

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$400,000	07-Sep-25
102/77 VILLAGE WAY MARIBYRNONG VIC 3032	\$395,000	30-Sep-25
25/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$389,000	12-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 February 2026

Demi Theoharou

M 03) 83268888

E sunshineleasing@barryplant.com.au

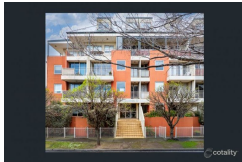


**2/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$400,000** Sold Date **07-Sep-25**

Distance **1.08km**



**102/77 VILLAGE WAY
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$395,000** Sold Date **30-Sep-25**

Distance **1.2km**



**25/44 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$389,000** Sold Date **12-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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