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	2/17 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	$530,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$628,000	Property type	Unit	Suburb	Maidstone
Period-from	01 Sep 2024	to	31 Aug 2025	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
3/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	$550,000	16-Jul-25
6/6 BOSQUET STREET MAIDSTONE VIC 3012	$575,000	04-Apr-25
1/134 BALLARAT ROAD MAIDSTONE VIC 3012	$550,000	07-May-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.~~

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3/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 2 2

Sold Price **$550,000** Sold Date **16-Jul-25**

Distance **0km**



6/6 BOSQUET STREET MAIDSTONE VIC 3012

2 2 1

Sold Price **$575,000** Sold Date **04-Apr-25**

Distance **0.55km**



1/134 BALLARAT ROAD MAIDSTONE VIC 3012

2 1 1

Sold Price **$550,000** Sold Date **07-May-25**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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