

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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Apr 2025

to

31 Mar 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

33/12 CREFDEN STREET MAIDSTONE VIC 3012	\$365,000	24-Aug-25
28/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	05-Feb-26
26/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	03-Dec-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: 15 April 2026



**33/12 CREFDEN STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$365,000** Sold Date **24-Aug-25**

Distance **0km**



**28/44 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$350,000** Sold Date **05-Feb-26**

Distance **0km**



**26/48 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  2  1

Sold Price Sold Date **03-Dec-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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