

## 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

8/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

18/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	22-Apr-26
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: 25 May 2026



**18/44 EUCALYPTUS DRIVE  
 MAIDSTONE VIC 3012**

 2  1  1

Sold Price <sup>RS</sup> **\$350,000** Sold Date **22-Apr-26**

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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