

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

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

11/12 CREFDEN STREET MAIDSTONE VIC 3012	\$375,000	22-Aug-24
25/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$389,000	12-Nov-25
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: 12 February 2026



**11/12 CREFDEN STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$375,000** Sold Date **22-Aug-24**

Distance **0km**



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

 2  1  1

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

Distance **0km**



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

 2  2  1

Sold Price **\$350,000** Sold Date **03-Dec-25**

Distance **0km**

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

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