

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

29/48 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Aug 2025

to

31 Jul 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

14/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$360,000	06-Jul-26
38/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$385,000	15-Apr-26
8/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	04-Jun-26

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: 04 August 2026