



Property Price Statement

Single residential property located in the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Date prepared: 1 October 2026

Property offered for sale

Address	29/48 Eucalyptus Drive, Maidstone VIC 3012
Suburb & Postcode	Maidstone VIC 3012

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Apartment / Unit	2	1	1	64 m ²

Indicative selling price

Range between	\$330,000	&	\$350,000
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Median sale price

Median price	\$625,000	Property type	Unit / Apartment
Period: from	1 October 2025	to	30 September 2026
Source	realestate.com.au		

Comparable property sales

Comparable Property 1

Address	8/48 Eucalyptus Drive, Maidstone VIC 3012			
Sale Price	\$350,000			
Date of Sale	22 June 2026			
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Unit / Apartment	2	1	1	64 m ²

Comparable Property 2

Address	23/44 Eucalyptus Drive, Maidstone VIC 3012			
Sale Price	\$351,000			
Date of Sale	14 August 2026			
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Unit / Apartment	2	1	1	62 m ²

Comparable Property 3

Address	13/46 Eucalyptus Drive, Maidstone VIC 3012			
Sale Price	\$345,000			
Date of Sale	05 July 2026			
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Unit / Apartment	2	1	1	65 m ²

Reason there are fewer than three comparable properties

Explanation	N/A - Three comparable properties have been provided.
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Sale outcome

Sale price	\$ _____
Unconditional sale date	____ / ____ / ____