

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

7/48 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

\$395,000

&

\$430,000

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

18/12 CREFDEN STREET MAIDSTONE VIC 3012	\$426,000	09-Feb-26
38/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$385,000	15-Apr-26
16/2 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$430,000	25-Feb-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

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**18/12 CREFDEN STREET
MAIDSTONE VIC 3012**

 2  2  1

Sold Price

\$426,000

Sold Date **09-Feb-26**

Distance

0km



**38/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price

\$385,000

Sold Date **15-Apr-26**

Distance

0km



**16/2 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  1  1

Sold Price

\$430,000

Sold Date **25-Feb-26**

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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