

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

41/44 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

\$385,000

 or range between

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 &

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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
36/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$450,000	13-Mar-24
45/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$375,000	11-Dec-25
8/12 CREFDEN STREET MAIDSTONE VIC 3012	\$427,500	27-Feb-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: 19 February 2026

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**36/44 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$450,000** Sold Date **13-Mar-24**

Distance **0km**



**45/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$375,000** Sold Date **11-Dec-25**

Distance **0km**



**8/12 CREFDEN STREET
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$427,500** Sold Date **27-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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