

# 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 23/44 Eucalyptus Drive, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$380,000

### Median sale price

Median price \$420,000 Property Type Unit Suburb Maidstone

Period - From 20/05/2025 to 19/05/2026 Source Property Data

### 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 six 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
1	38/46 Eucalyptus Dr MAIDSTONE 3012	\$385,000	15/04/2026
2	28/44 Eucalyptus Dr MAIDSTONE 3012	\$350,000	05/02/2026
3	21/12 Crefden St MAIDSTONE 3012	\$380,000	04/02/2026

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 six months.~~

This Statement of Information was prepared on: 20/05/2026 10:01



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$360,000 - \$380,000

**Median Unit Price**

20/05/2025 - 19/05/2026: \$420,000

## Comparable Properties



**38/46 Eucalyptus Dr MAIDSTONE 3012 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 15/04/2026

**Property Type:** Apartment



**28/44 Eucalyptus Dr MAIDSTONE 3012 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 05/02/2026

**Property Type:** Unit



**21/12 Crefden St MAIDSTONE 3012 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 04/02/2026

**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9317 5577