

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

Range between

\$350,000

&

\$365,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Maidstone

Period - From

06/07/2025

to

05/07/2026

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	8/48 Eucalyptus Dr MAIDSTONE 3012	\$350,000	17/06/2026
2			
3			

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:

06/07/2026 13:36



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$365,000
Median Unit Price
06/07/2025 - 05/07/2026: \$680,000

Comparable Properties



8/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 17/06/2026
Property Type: Apartment

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.