

## 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

12/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

26/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$370,000	18-Sep-24
11/12 CREFDEN STREET MAIDSTONE VIC 3012	\$375,000	22-Aug-24
22/12 CREFDEN STREET MAIDSTONE VIC 3012	\$377,500	29-Aug-24

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: 12 March 2025



## 26/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

 2  1  1

Sold Price **\$370,000** Sold Date **18-Sep-24**

Distance **0km**

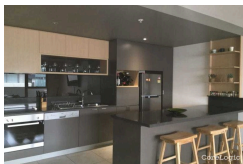


## 11/12 CREFDEN STREET MAIDSTONE VIC 3012

 2  1  1

Sold Price **\$375,000** Sold Date **22-Aug-24**

Distance **0km**



## 22/12 CREFDEN STREET MAIDSTONE VIC 3012

 2  1  -

Sold Price **\$377,500** Sold Date **29-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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