

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

12/50 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

\$355,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2025

to

31 Aug 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

23/44 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$351,000	14-Aug-26
4/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$350,000	07-Jul-26
14/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$360,000	12-Jun-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: 07 September 2026

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**23/44 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 1 1

Sold Price ^{RS} **\$351,000** Sold Date **14-Aug-26**

Distance **0km**



**4/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

1 1 1

Sold Price **\$350,000** Sold Date **07-Jul-26**

Distance **0km**



**14/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 1 1

Sold Price **\$360,000** Sold Date **12-Jun-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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