

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

14/44 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Dec 2024

to

30 Nov 2025

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

2/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$570,000	09-Oct-25
3/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$550,000	16-Jul-25
4/42 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$585,000	04-Oct-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: 03 December 2025

**2/17 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$570,000** Sold Date **09-Oct-25**Distance **0.12km****3/17 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 2

Sold Price **\$550,000** Sold Date **16-Jul-25**Distance **0.12km****4/42 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$585,000** Sold Date **04-Oct-25**Distance **0.13km****35 CAVALRY CIRCUIT
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$500,000** Sold Date **17-Sep-25**Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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