

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

23/46 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Aug 2025

to

31 Jul 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

13/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$345,000	17-Apr-26
14/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$360,000	12-Jun-26
6/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$305,000	16-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: 31 August 2026


**13/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**
 2  1  1

Sold Price **\$345,000** Sold Date **17-Apr-26**

Distance **0km**

**14/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**
 2  1  1

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

Distance **0km**

**6/46 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**
 1  1  1

Sold Price **\$305,000** Sold Date **16-Jun-26**

Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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