MADDISON
ESTATE AGENTS
The Agent with The Guarantee

Property Price Statement

Single residential property located in the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Date prepared: 1 October 2026

Property offered for sale

Address	29/48 Eucalyptus Drive, Maidstone VIC 3012
Suburb & Postcode	Maidstone VIC 3012

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Apartment / Unit	2	1	1	64 m²

Indicative selling price

Range between	$330,000	**&**	$350,000

Median sale price

Median price	$625,000	**Property type**	Unit / Apartment
Period: from	1 October 2025	**to**	30 September 2026
Source	realestate.com.au		

Comparable property sales

Comparable Property 1

Address	8/48 Eucalyptus Drive, Maidstone VIC 3012
Sale Price	$350,000
Date of Sale	22 June 2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Unit / Apartment	2	1	1	64 m²

Comparable Property 2

Address	23/44 Eucalyptus Drive, Maidstone VIC 3012
Sale Price	$351,000
Date of Sale	14 August 2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Unit / Apartment	2	1	1	62 m²

Comparable Property 3

Address	13/46 Eucalyptus Drive, Maidstone VIC 3012
Sale Price	$345,000
Date of Sale	05 July 2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space
Unit / Apartment	2	1	1	65 m²

Reason there are fewer than three comparable properties

Explanation	N/A - Three comparable properties have been provided.

Sale outcome

Sale price	$_____
Unconditional sale date	_____ / _____ / _____