

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

7/6 CREFDEN STREET 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

\$420,000

&

\$450,000

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

9/42 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$440,000	06-Nov-24
19/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$425,000	21-Jan-25
8/12 CREFDEN STREET MAIDSTONE VIC 3012	\$427,500	12-Mar-25

OR

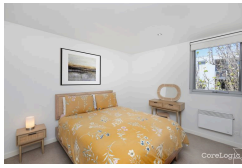
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 March 2025

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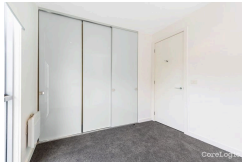


9/42 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 2 1

Sold Price **\$440,000** Sold Date **06-Nov-24**

Distance **0.33km**



19/46 EUCALYPTUS DRIVE MAIDSTONE VIC 3012

2 1 1

Sold Price ^{RS} **\$425,000** Sold Date **21-Jan-25**

Distance **0.29km**



8/12 CREFDEN STREET MAIDSTONE VIC 3012

2 2 1

Sold Price ^{RS} **\$427,500** Sold Date **12-Mar-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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