

# 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

42 Pasadena Crescent, Bentleigh East VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,455,000

Property Type

House

Suburb

Bentleigh East

Period - From

21/07/2024

to

20/01/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

Address of comparable property	Price	Date of sale
23 Stockdale Avenue Bentleigh East, VIC 3165	\$1,555,000	24/08/2025
42 Hill Street Bentleigh East, VIC 3165	\$1,505,000	18/10/2024

This Statement of Information was prepared on:

21/01/2025