

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,525,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

10/08/2024

to

09/02/2025

Source

core\_logic

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
47 Stockdale Avenue, Bentleigh East, VIC 3165	\$1,465,000	13/10/2024
42 Hill Street Bentleigh East, VIC 3165	\$1,505,000	18/10/2024
23 Stockdale Avenue Bentleigh East, VIC 3165	\$1,555,000	24/08/2024

This Statement of Information was prepared on:

10/02/2025