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	1 Pasadena Crescent, Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,310,000 & $1,350,000

Median sale price

Median price $1,460,000 Property Type House Suburb Bentleigh East

Period - From 22/10/2024 to 21/04/2025 Source core_logic

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 six 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
10 Bonny Street Bentleigh East VIC 3165	$1,330,000	29/11/2024
2 Elswill Street Bentleigh East VIC 3165	$1,325,000	23/11/2024
9 Rebecca Court Bentleigh East VIC 3165	$1,310,000	05/04/2025

This Statement of Information was prepared on: 23/04/2025