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	27 Pasadena Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,520,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Marlborough St BENTLEIGH EAST 3165	$1,530,000	23/08/2025
2	37 Warwick St BENTLEIGH EAST 3165	$1,490,000	05/07/2025
3	19 Lesden St BENTLEIGH EAST 3165	$1,605,000	28/06/2025

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 six months.~~

This Statement of Information was prepared on: 03/10/2025 12:04

27 Pasadena Crescent, Bentleigh East Vic 3165

Gavin van Rooyen
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4 2 2

Property Type: House

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2025: $1,520,000

Comparable Properties



18 Marlborough St BENTLEIGH EAST 3165 (REI)

4 2 3

Price: $1,530,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



37 Warwick St BENTLEIGH EAST 3165 (REI/VG)

4 2 3

Price: $1,490,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 587 sqm approx

Agent Comments



19 Lesden St BENTLEIGH EAST 3165 (REI/VG)

4 2 5

Price: $1,605,000
Method: Sold Before Auction
Date: 28/06/2025
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

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