

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

24 Pasadena Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2025

to

30/06/2026

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	44 Golf Rd OAKLEIGH SOUTH 3167	\$1,525,000	05/09/2026
2	10 Florence St BENTLEIGH EAST 3165	\$1,470,000	05/09/2026
3	4 Sanicki Ct BENTLEIGH EAST 3165	\$1,610,000	07/08/2026

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:

15/09/2026 11:42

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4 2 3

Property Type: House

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending June 2026: \$1,460,000

Comparable Properties



44 Golf Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

4 2 4

Price: \$1,525,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 557 sqm approx



10 Florence St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,470,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)



4 Sanicki Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 4

Price: \$1,610,000
Method: Sold Before Auction
Date: 07/08/2026
Property Type: House (Res)
Land Size: 783 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604