

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

35 Pasadena Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,120,000

&

\$1,220,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2025

to

31/12/2025

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	3 Luntar Rd OAKLEIGH SOUTH 3167	\$1,225,000	28/02/2026
2	12 Glover St BENTLEIGH EAST 3165	\$1,210,000	21/02/2026
3	7 Leigh St BENTLEIGH EAST 3165	\$1,250,000	29/11/2025

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:

19/03/2026 09:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,120,000 - \$1,220,000
Median House Price
Year ending December 2025: \$1,480,000

Comparable Properties



3 Luntar Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 697 sqm approx



12 Glover St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 567 sqm approx



7 Leigh St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 571 sqm approx

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