

# 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

15 Pasadena Crescent, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,380,000 & \$1,450,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2025 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	23 Normanby Rd BENTLEIGH EAST 3165	\$1,410,000	22/11/2025
2	3 Opal Ct BENTLEIGH EAST 3165	\$1,485,000	20/09/2025
3	19 Greendale Rd BENTLEIGH EAST 3165	\$1,431,000	09/09/2025

**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.~~

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**Indicative Selling Price**

\$1,380,000 - \$1,450,000

**Median House Price**

December quarter 2025: \$1,585,000



**Rooms:** 3

**Property Type:** House

## Comparable Properties



**23 Normanby Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 596 sqm approx



**3 Opal Ct BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 609 sqm approx



**19 Greendale Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,431,000

**Method:** Sold Before Auction

**Date:** 09/09/2025

**Property Type:** House (Res)

**Land Size:** 540 sqm approx

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