

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

1/37 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Glen Iris

Period - From 15/06/2025 to 14/06/2026 Source Property Data

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	59/1501-1503 Malvern Rd GLEN IRIS 3146	\$325,000	22/04/2026
2	45/1501-1503 Malvern Rd GLEN IRIS 3146	\$310,000	30/03/2026
3	20/4 Wills St GLEN IRIS 3146	\$325,000	25/03/2026

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:

15/06/2026 13:35



Rooms: 2

Property Type: Flat

Agent Comments

Comparable Properties



59/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment



45/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



20/4 Wills St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 25/03/2026

Property Type: Apartment