

# 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

2/10 Osborne Avenue, Glen Iris VIC 3146

### Indicative selling price

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

Range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Glen Iris

Period - From

27/02/2026

to

26/08/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 2/41 Aintree Rd, Glen Iris Vic | \$772,500 | 15/08/2026   |
| 3/29 Osborne Av, Glen Iris Vic | \$650,000 | 19/06/2026   |
| 1/29 Osborne Av, Glen Iris Vic | \$760,000 | 27/04/2026   |

This Statement of Information was prepared on:

27/08/2026