

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

4/23 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Glen Iris

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	1/31 Osborne Av GLEN IRIS 3146	\$590,000	10/03/2026
2	3/8 Maitland St GLEN IRIS 3146	\$610,000	16/12/2025
3	5/1583 Malvern Rd GLEN IRIS 3146	\$620,000	17/11/2025

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:

01/04/2026 13:10



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending December 2025: \$650,000

Comparable Properties



1/31 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Sold Before Auction
Date: 10/03/2026
Property Type: Apartment



3/8 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment



5/1583 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 17/11/2025
Property Type: Apartment