

# 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

7/12 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 \$580,000 & \$620,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 to 31/03/2025 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	4/14 Nash St GLEN IRIS 3146	\$615,000	13/05/2025
2	6/2 Belmont Av GLEN IRIS 3146	\$601,000	09/03/2025
3	5/6 Maitland St GLEN IRIS 3146	\$600,000	07/03/2025

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:

04/06/2025 12:10

7/12 Osborne Avenue, Glen Iris Vic 3146



Jay Price  
0478 106 669  
jay.price@belleproperty.com



2 1 1

**Rooms:** 1  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
Year ending March 2025: \$685,000

## Comparable Properties



**4/14 Nash St GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 13/05/2025  
**Property Type:** Unit



**6/2 Belmont Av GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$601,000  
**Method:** Private Sale  
**Date:** 09/03/2025  
**Property Type:** Apartment



**5/6 Maitland St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 07/03/2025  
**Property Type:** Apartment

**Account - Belle Property Glen Iris** | P: 03 98181888



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