

# 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 6/36 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$717,500 Property Type Unit Suburb Glen Iris

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	3/153 Finch St GLEN IRIS 3146	\$1,089,000	15/11/2025
2	2/1679 Malvern Rd GLEN IRIS 3146	\$1,023,000	04/10/2025
3	6/6 Park St MALVERN 3144	\$970,000	13/09/2025

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.~~

This Statement of Information was prepared on: 24/02/2026 16:52



**Rooms:** 5

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/153 Finch St GLEN IRIS 3146 (VG)**

**Agent Comments**



**Price:** \$1,089,000

**Method:** Sale

**Date:** 15/11/2025

**Property Type:** Flat/Unit/Apartment (Res)



**2/1679 Malvern Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$1,023,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** Villa



**6/6 Park St MALVERN 3144 (REI/VG)**

**Agent Comments**



**Price:** \$970,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Apartment