

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

3/13 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$750,000 & \$825,000

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	1/12 Osborne Av GLEN IRIS 3146	\$800,000	15/10/2025
2	5/43 Clifton Rd HAWTHORN EAST 3123	\$790,000	24/09/2025
3	6/20 Lysterville Av MALVERN 3144	\$810,000	08/09/2025

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:

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Rooms: 5
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
December quarter 2025: \$717,500

Comparable Properties



1/12 Osborne Av GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$800,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment



5/43 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$790,000
Method: Private Sale
Date: 24/09/2025
Property Type: Unit



6/20 Lysterville Av MALVERN 3144 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$810,000
Method: Private Sale
Date: 08/09/2025
Property Type: Unit