

# 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

6/9 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

\$520,000

&

\$570,000

### Median sale price

Median price

830,000

Property Type

Unit

Suburb

GLEN IRIS

Period - From

11/05/2024

to

10/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
1	7/1512 Malvern Road Glen Iris Vic 3146	\$520,000	2024-11-04
2	5/68 Edgar Street North Glen Iris Vic 3146	\$515,000	2024-08-29
3	10/1512 Malvern Road Glen Iris Vic 3146	\$575,000	2024-06-19

This Statement of Information was prepared on:

11/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.