

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

3/31 OSBORNE AVENUE GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

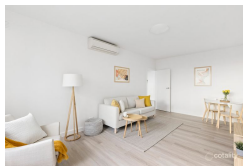
Date of sale

5/46 EDGAR STREET GLEN IRIS VIC 3146	\$545,000	04-Jun-25
1/1395 HIGH STREET GLEN IRIS VIC 3146	\$575,000	10-Jun-25
7/14 FINLAYSON STREET MALVERN VIC 3144	\$559,000	06-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025



**5/46 EDGAR STREET GLEN IRIS
VIC 3146**

 2  1  1

Sold Price

\$545,000

Sold Date

04-Jun-25

Distance

0.27km



**1/1395 HIGH STREET GLEN IRIS VIC
3146**

 2  1  1

Sold Price

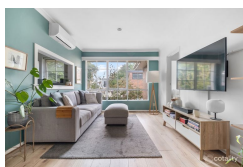
\$575,000

Sold Date

10-Jun-25

Distance

0.45km



**7/14 FINLAYSON STREET
MALVERN VIC 3144**

 2  1  1

Sold Price

\$559,000

Sold Date

06-Jun-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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