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	1/27 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $615,000 Property Type Unit Suburb Glen Iris

Period - From 02/02/2025 to 01/02/2026 Source Property Data

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	18/1737 Malvern Rd GLEN IRIS 3146	$948,000	18/12/2025
2	2/42 Wills St GLEN IRIS 3146	$920,000	10/11/2025
3	8/443 Burke Rd GLEN IRIS 3146	$845,000	27/10/2025

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: 02/02/2026 18:49

1/27 Osborne Avenue, Glen Iris Vic 3146

Nelson Alexander



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median Unit Price
02/02/2025 - 01/02/2026: $615,000

Comparable Properties



18/1737 Malvern Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $948,000
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment

Agent Comments

2/42 Wills St GLEN IRIS 3146 (VG)

3 - -

Price: $920,000
Method: Sale
Date: 10/11/2025
Property Type: Strata Unit/Flat

Agent Comments



8/443 Burke Rd GLEN IRIS 3146 (VG)

3 - -

Price: $845,000
Method: Sale
Date: 27/10/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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