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	9/37 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $320,000 & $350,000

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	7/12 Belmont Av GLEN IRIS 3146	$340,000	15/12/2025
2	1/4 Wills St GLEN IRIS 3146	$320,000	15/11/2025
3	5/4 Wills St GLEN IRIS 3146	$342,000	11/11/2025

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: 27/03/2026 11:49

Thomson:



1 1 1

Property Type: Apartment
Land Size: 40 sqm approx

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
December quarter 2025: $717,500

Agent Comments

Ideally positioned in a quiet, tree-lined street just moments from Malvern Road's vibrant café and retail strip, this well-presented first floor, end position apartment offers a compelling lifestyle opportunity, moments from the best of Glen Iris.

Comparable Properties



7/12 Belmont Av GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $340,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Agent Comments



1/4 Wills St GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $320,000
Method: Private Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments



5/4 Wills St GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $342,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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