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	3/15 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $676,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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	9/2 Victor Rd GLEN IRIS 3146	$1,285,000	22/04/2026
2	2/100 Tooronga Rd MALVERN EAST 3145	$1,200,000	12/02/2026
3	7/47 Grant St MALVERN EAST 3145	$1,200,000	17/12/2025

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: 05/06/2026 08:10

3/15 Osborne Avenue, Glen Iris Vic 3146

JellisCraig



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median Unit Price
Year ending March 2026: $676,000

Comparable Properties



9/2 Victor Rd GLEN IRIS 3146 (REI)

3 2 1

Price: $1,285,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Single)
Land Size: 182 sqm approx

Agent Comments



2/100 Tooronga Rd MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)

Agent Comments



7/47 Grant St MALVERN EAST 3145 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 17/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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