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	3/49 Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $705,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 30/09/2024 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	G11/1567 High St GLEN IRIS 3146	$925,000	07/08/2024
2	24/233 Burke Rd GLEN IRIS 3146	$1,135,000	24/09/2024
3	3/1522 Malvern Rd GLEN IRIS 3146	$1,000,000	05/09/2024

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: 04/12/2024 16:53

3/49 Osborne Avenue, Glen Iris Vic 3146

shelter. Real Estate
Christine Arazi
03 9889 3990
0409 231 653
christine@shelterrealestate.com.au



2 2 1

Property Type: Apartment

Agent Comments

Nestled in a prime position at the rear of the development, this ground-floor residence is one of just eight, offering a blend of modern design and spacious living.

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending September 2024: $705,000

Comparable Properties

G11/1567 High St GLEN IRIS 3146 (REI)

\- - -

Price: $925,000
Method:
Date: 07/08/2024
Property Type: Unit

Agent Comments



24/233 Burke Rd GLEN IRIS 3146 (REI)

2 2 2

Price: $1,135,000
Method: Private Sale
Date: 24/09/2024
Property Type: Unit

Agent Comments



3/1522 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $1,000,000
Method: Private Sale
Date: 05/09/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.