

# 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

8/34 Osborne Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$850,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/07/2024

to

30/06/2025

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	2/80 Burke Rd MALVERN EAST 3145	\$830,000	11/07/2025
2	4/10 Coppin St MALVERN EAST 3145	\$785,000	14/05/2025
3	8/1537 Malvern Rd GLEN IRIS 3146	\$810,000	28/02/2025

**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:

16/07/2025 11:47



3 1 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/80 Burke Rd MALVERN EAST 3145 (REI)**

Agent Comments

2 1 1

**Price:** \$830,000

**Method:** Sold Before Auction

**Date:** 11/07/2025

**Property Type:** Apartment



**4/10 Coppin St MALVERN EAST 3145 (REI)**

Agent Comments

2 1 1

**Price:** \$785,000

**Method:** Sold Before Auction

**Date:** 14/05/2025

**Property Type:** Apartment



**8/1537 Malvern Rd GLEN IRIS 3146 (VG)**

Agent Comments

3 - -

**Price:** \$810,000

**Method:** Sale

**Date:** 28/02/2025

**Property Type:** Strata Unit/Flat