

# 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

14/56 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

\$1,400,000

&

\$1,540,000

### Median sale price

Median price

\$1,315,000

Property Type

Townhouse

Suburb

Glen Iris

Period - From

11/08/2024

to

10/08/2025

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 Norfolk PI MALVERN 3144	\$1,450,000	10/07/2025
2	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,530,000	28/06/2025
3	5/50 Osborne Av GLEN IRIS 3146	\$1,490,000	25/04/2025

**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:

11/08/2025 10:26



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 181 sqm approx

**Agent Comments**

This stylish townhouse features an expansive open-plan living and dining area opening to an oversized north-facing balcony, ideal for alfresco entertaining. Ample storage, private gated driveway, double lockup garage. (163sqm internal area)

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median Townhouse Price**

11/08/2024 - 10/08/2025: \$1,315,000

## Comparable Properties



**18 Norfolk PI MALVERN 3144 (REI/VG)**

3 2 2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 10/07/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Similar sized property, with inferior outdoor entertaining space and natural light.



**3/12 Kenilworth Gr GLEN IRIS 3146 (REI)**

3 2 2

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Comparable property built in the same development



**5/50 Osborne Av GLEN IRIS 3146 (VG)**

3 - -

**Price:** \$1,490,000

**Method:** Sale

**Date:** 25/04/2025

**Property Type:** Strata Unit/Townhouse - Conjoined

**Agent Comments**

Smaller floorplan, triple story layout, inferior outdoor entertaining space and no views

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