

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 6 Norman Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$5,600,000 & \$6,100,000

Median sale price

Median price \$2,212,500 Property Type House Suburb South Yarra

Period - From 15/04/2025 to 14/04/2026 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	20 Jessamine Av PRAHRAN 3181	\$6,000,000	17/12/2025
2	25 Ross St TOORAK 3142	\$5,775,000	13/11/2025
3	675 Orrong Rd TOORAK 3142	\$5,860,000	15/10/2025

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: 15/04/2026 17:21



4 3 2

Rooms: 6
Property Type: House
Land Size: 449 sqm approx
 Agent Comments

Indicative Selling Price
 \$5,600,000 - \$6,100,000
Median House Price
 15/04/2025 - 14/04/2026: \$2,212,500

Comparable Properties



20 Jessamine Av PRAHRAN 3181 (REI/VG)

Agent Comments

5 2 2

Price: \$6,000,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 765 sqm approx

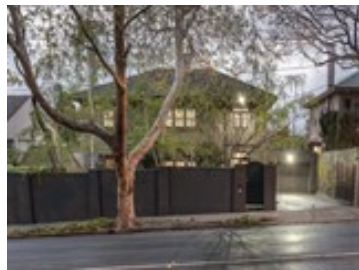


25 Ross St TOORAK 3142 (REI)

Agent Comments

3 2 4

Price: \$5,775,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 555 sqm approx



675 Orrong Rd TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$5,860,000
Method: Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 626 sqm approx

Account - Marshall White | P: 03 9822 9999