

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

1 Russell Street, Tootgarook Vic 3941

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$945,000

Property Type House

Suburb Tootgarook

Period - From 01/04/2026

to 30/06/2026

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	36 Melville St TOOTGAROOK 3941	\$950,000	29/07/2026
2	29 Kevin St TOOTGAROOK 3941	\$1,060,000	05/06/2026
3			

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:

18/09/2026 11:44



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2026: \$945,000

Comparable Properties



36 Melville St TOOTGAROOK 3941 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 982 sqm approx



29 Kevin St TOOTGAROOK 3941 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 05/06/2026
Property Type: House
Land Size: 1183 sqm approx

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.