

## 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 IRIS CLOSE TOOTGAROOK VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Tootgarook

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

16 LANCIA DRIVE TOOTGAROOK VIC 3941	\$805,000	07-Jun-25
20 BIENIAS CRESCENT TOOTGAROOK VIC 3941	\$700,000	10-Nov-25
30 BRIGHTS DRIVE TOOTGAROOK VIC 3941	\$750,000	17-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 03 June 2026



## 16 LANCIA DRIVE TOOTGAROOK VIC 3941

3 2 2

Sold Price **\$805,000** Sold Date **07-Jun-25**

Distance **0.22km**



## 20 BIENIAS CRESCENT TOOTGAROOK VIC 3941

3 1 2

Sold Price **\$700,000** Sold Date **10-Nov-25**

Distance **0.19km**



## 30 BRIGHTS DRIVE TOOTGAROOK VIC 3941

3 1 2

Sold Price **\$750,000** Sold Date **17-Oct-25**

Distance **0.1km**



## 4 IRIS CLOSE TOOTGAROOK VIC 3941

2 1 1

Sold Price **\$815,000** Sold Date **23-Feb-26**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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