

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

25 Morris Street, Tootgarook Vic 3941

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$900,000 Property Type House Suburb Tootgarook

Period - From 22/06/2025 to 21/06/2026 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	49 Cootamundra Av CAPEL SOUND 3940	\$775,000	10/03/2026
2	1/10 Weeroona St RYE 3941	\$820,000	03/03/2026
3	37 John St TOOTGAROOK 3941	\$801,000	16/02/2026

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:

22/06/2026 16:26



Property Type: House

Agent Comments

Comparable Properties



49 Cootamundra Av CAPEL SOUND 3940 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 693 sqm approx



1/10 Weeroona St RYE 3941 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Land Size: 534 sqm approx



37 John St TOOTGAROOK 3941 (REI/VG)

Agent Comments



Price: \$801,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 690 sqm approx