

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

1/25 Morris Street, Tootgarook Vic 3941

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$890,000

Property Type House

Suburb Tootgarook

Period - From 04/07/2025

to

03/07/2026

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	30 Avocet Ct TOOTGAROOK 3941	\$750,000	17/03/2026
2	49 Cootamundra Av CAPEL SOUND 3940	\$775,000	10/03/2026
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:

04/07/2026 15:18

1/25 Morris Street, Tootgarook Vic 3941

Harcourts

John Konidaris

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

04/07/2025 - 03/07/2026: \$890,000



3 1 1

Property Type: House

Land Size: 488 sqm approx

Agent Comments

Comparable Properties



30 Avocet Ct TOOTGAROOK 3941 (REI/VG)

Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 727 sqm approx



49 Cootamundra Av CAPEL SOUND 3940 (REI/VG)

Agent Comments

3 1 3

Price: \$775,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 693 sqm approx



37 John St TOOTGAROOK 3941 (REI/VG)

Agent Comments

3 1 1

Price: \$801,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 690 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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