

## 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

51 GUEST STREET TOOTGAROOK VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Tootgarook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6 BELLA VISTA DRIVE TOOTGAROOK VIC 3941	\$851,000	05-Jan-25
29 WILLIAMSON STREET TOOTGAROOK VIC 3941	\$845,000	29-Mar-25
28 RONALD STREET TOOTGAROOK VIC 3941	\$800,000	22-May-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: 02 July 2025



## 6 BELLA VISTA DRIVE TOOTGAROOK VIC 3941

3 1 2

Sold Price

**\$851,000**

Sold Date

**05-Jan-25**

Distance

**0.29km**



## 29 WILLIAMSON STREET TOOTGAROOK VIC 3941

3 1 2

Sold Price

**\$845,000**

Sold Date

**29-Mar-25**

Distance

**0.8km**



## 28 RONALD STREET TOOTGAROOK VIC 3941

2 1 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**22-May-25**

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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