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	3 CAROOL CLOSE TOOTGAROOK VIC 3941

Indicative selling price

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

~~Single Price~~		or range between	$1,095,000	&	$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	Property type	House	Suburb	Tootgarook
Period-from	01 Aug 2025	to	31 Jul 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
32 BOORAN PARADE TOOTGAROOK VIC 3941	$1,130,000	14-Mar-26
14 COWRIE COURT TOOTGAROOK VIC 3941	$1,055,000	21-May-25
6 PANORAMA DRIVE TOOTGAROOK VIC 3941	$1,120,000	22-Jul-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: 07 August 2026

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32 BOORAN PARADE TOOTGAROOK VIC 3941

4 2 2

Sold Price **$1,130,000** Sold Date **14-Mar-26**

Distance **0.24km**



14 COWRIE COURT TOOTGAROOK VIC 3941

4 2 4

Sold Price **$1,055,000** Sold Date **21-May-25**

Distance **0.24km**



6 PANORAMA DRIVE TOOTGAROOK VIC 3941

5 2 4

Sold Price **$1,120,000** Sold Date **22-Jul-25**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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