

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

73 Highbury Road 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

\$765,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Tootgarook

Period-from

01 Feb 2025

to

31 Jan 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

20 KAREELA DRIVE TOOTGAROOK VIC 3941	825000	29-Oct-25
73 KEITH STREET TOOTGAROOK VIC 3941	810000	11-Dec-25
96 TRUEMANS ROAD TOOTGAROOK VIC 3941	775000	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: 24 February 2026



20 KAREELA DRIVE TOOTGAROOK VIC 3941 Sold Price

825000 Sold Date **29-Oct-25**

 3  2  2

Distance **1.2km**



73 KEITH STREET TOOTGAROOK VIC 3941 Sold Price

^{RS} **810000** Sold Date **11-Dec-25**

 3  1  4

Distance **1.16km**



96 TRUEMANS ROAD TOOTGAROOK VIC 3941 Sold Price

775000 Sold Date **17-Oct-25**

 3  1  4

Distance **1.86km**

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

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