

## 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

4 ANNE COURT TOOTGAROOK VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Tootgarook

Period-from

01 Apr 2025

to

31 Mar 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

30 BRIGHTS DRIVE TOOTGAROOK VIC 3941	\$750,000	17-Oct-25
49 Highbury Road Tootgarook VIC 3941	\$711,000	06-Feb-26

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: 14 April 2026


**30 BRIGHTS DRIVE TOOTGAROOK  
VIC 3941**
 3
  1
  2

Sold Price

**\$750,000**

Sold Date

**17-Oct-25**

Distance

**0.43km**

**49 HIGBURY ROAD  
TOOTGAROOK VIC 3941**
 3
  1
  2

Sold Price

**\$711,000**

Sold Date

**06-Feb-26**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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