

# 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

21 Belar Road, Tootgarook Vic 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Tootgarook

Period - From

01/01/2025

to

31/12/2025

Source

REIV

### 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	32 Morris St TOOTGAROOK 3941	\$1,165,000	24/01/2026
2	18 Kareela Dr TOOTGAROOK 3941	\$1,205,000	30/12/2025
3	94 Russell St TOOTGAROOK 3941	\$1,225,000	23/10/2025

**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:

15/03/2026 18:25



 5  2  2

**Property Type:** House  
**Land Size:** 906 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000  
**Median House Price**  
Year ending December 2025: \$880,000

## Comparable Properties



**32 Morris St TOOTGAROOK 3941 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 24/01/2026  
**Property Type:** House (Res)  
**Land Size:** 1068 sqm approx



**18 Kareela Dr TOOTGAROOK 3941 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 30/12/2025  
**Property Type:** House  
**Land Size:** 1635 sqm approx



**94 Russell St TOOTGAROOK 3941 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,225,000  
**Method:** Expression of Interest  
**Date:** 23/10/2025  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

**Account - Jellis Craig** | P: 03 5984 0999 | F: 03 5984 0522