

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

8 IRIS 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

\$785,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Tootgarook

Period-from

01 Mar 2025

to

28 Feb 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

4 IRIS CLOSE TOOTGAROOK VIC 3941	\$815,000	12-Mar-26
30 BRIGHTS DRIVE TOOTGAROOK VIC 3941	\$750,000	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 March 2026



4 IRIS CLOSE TOOTGAROOK VIC 3941

Sold Price

^{RS}

\$815,000

Sold Date

12-Mar-26

 2

 1

 1

Distance

0.05km



30 BRIGHTS DRIVE TOOTGAROOK VIC 3941

Sold Price

\$750,000

Sold Date

17-Oct-25

 3

 1

 2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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