

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

116 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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Tootgarook

Period-from

01 Nov 2024

to

31 Oct 2025

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

2 WINGATE STREET TOOTGAROOK VIC 3941	1230000	08-Aug-25
6 PANORAMA DRIVE TOOTGAROOK VIC 3941	1120000	22-Jul-25
34 RAYMOND STREET TOOTGAROOK VIC 3941	1250000	11-Jun-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: 26 November 2025

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**2 WINGATE STREET
TOOTGAROOK VIC 3941**

3 3 3

Sold Price **1230000** Sold Date **08-Aug-25**

Distance **1.4km**



**6 PANORAMA DRIVE
TOOTGAROOK VIC 3941**

5 2 4

Sold Price **1120000** Sold Date **22-Jul-25**

Distance **0.91km**



**34 RAYMOND STREET
TOOTGAROOK VIC 3941**

4 2 3

Sold Price **1250000** Sold Date **11-Jun-25**

Distance **1.58km**

RS = Recent sale UN = Undisclosed Sale

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