## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sal	le								
Address Including suburb and postcode	1923 POINT NEPEAN ROAD TOOTGAROOK VIC 3941								
Indicative selling price									
For the meaning of this price	e see consumer.vio	c.gov.aı	u/underquo	ting (*E	Delete single price	e or range a	s applicable)		
Single Price			or range between		\$1,100,000	&	\$1,200,000		
Median sale price									
(*Delete house or unit as ap	plicable)								
Median Price	\$820,000	Property type			House	Suburb	Tootgarook		
Period-from	01 Oct 2024	to	to 30 Sep 2		Source		Cotality		
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#### 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	
88 RUSSELL STREET TOOTGAROOK VIC 3941	\$1,200,000	25-May-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: 01 October 2025





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88 RUSSELL STREET **TOOTGAROOK VIC 3941** 

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Sold Price **\$1,200,000** Sold Date **25-May-25** 

> 0.85km Distance

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

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