

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

22 DARVALL STREET 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

\$875,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Other

Suburb

Tootgarook

Period-from

01 Aug 2024

to

31 Jul 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

19 CAPEL AVENUE CAPEL SOUND VIC 3940

\$870,000

19-Mar-25

33 CAIN ROAD RYE VIC 3941

\$925,000

05-Aug-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: 06 August 2025



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**19 CAPEL AVENUE CAPEL SOUND
VIC 3940**

- 1 -

Sold Price

\$870,000

Sold Date

19-Mar-25

Distance

1.98km



33 CAIN ROAD RYE VIC 3941

3 2 2

Sold Price

^{RS}**\$925,000**

Sold Date

05-Aug-25

Distance

4.35km

RS = Recent sale

UN = Undisclosed Sale

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