

## 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

33 BRIGHTS DRIVE TOOTGAROOK VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Tootgarook

Period-from

01 Jul 2024

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 82 RUSSELL STREET TOOTGAROOK VIC 3941 | \$790,000 | 27-Feb-25 |
| 15 MONICA STREET TOOTGAROOK VIC 3941  | \$795,000 | 01-May-25 |
| 9 ALMA STREET TOOTGAROOK VIC 3941     | \$780,000 | 05-Mar-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: 23 July 2025



## 82 RUSSELL STREET TOOTGAROOK VIC 3941

3 2 1

Sold Price **\$790,000** Sold Date **27-Feb-25**

Distance **0.97km**



## 15 MONICA STREET TOOTGAROOK VIC 3941

3 2 3

Sold Price **\$795,000** Sold Date **01-May-25**

Distance **1km**



## 9 ALMA STREET TOOTGAROOK VIC 3941

3 1 2

Sold Price **\$780,000** Sold Date **05-Mar-25**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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