

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

46 BELLA VISTA DRIVE 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

\$995,000

or range
between

&

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

14 PANORAMA DRIVE TOOTGAROOK VIC 3941	\$985,000	09-Sep-25
5 WEEROONA STREET RYE VIC 3941	\$975,000	18-Jun-25
42 OZONE STREET RYE VIC 3941	\$970,000	16-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: 19 November 2025



14 PANORAMA DRIVE TOOTGAROOK VIC 3941

4 2 1

Sold Price **\$985,000** Sold Date **09-Sep-25**

Distance **0.41km**



5 WEEROONA STREET RYE VIC 3941

3 - -

Sold Price **\$975,000** Sold Date **18-Jun-25**

Distance **1.35km**



42 OZONE STREET RYE VIC 3941

4 2 1

Sold Price ^{RS} **\$970,000** Sold Date **16-Oct-25**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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