

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

9 HILLCREST 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

or range
between

\$685,000

&

\$750,000

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

3 MEADOW AVENUE TOOTGAROOK VIC 3941	\$715,000	06-Sep-25
63 RUSSELL STREET TOOTGAROOK VIC 3941	\$695,000	13-Jun-25
64 ALMA STREET TOOTGAROOK VIC 3941	\$707,500	28-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: 11 November 2025

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**3 MEADOW AVENUE
TOOTGAROOK VIC 3941**

3 1 1

Sold Price **\$715,000** Sold Date **06-Sep-25**

Distance **0.48km**



**63 RUSSELL STREET
TOOTGAROOK VIC 3941**

2 1 2

Sold Price **\$695,000** Sold Date **13-Jun-25**

Distance **0.78km**



**64 ALMA STREET TOOTGAROOK
VIC 3941**

3 1 4

Sold Price **\$707,500** Sold Date **28-Jun-25**

Distance **0.54km**

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

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