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	4-6 VELLVUE AVENUE 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	$920,000	&	$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$860,000	Property type	House	Suburb	Tootgarook
Period-from	01 Feb 2025	to	31 Jan 2026	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
41 KURINGAI ROAD TOOTGAROOK VIC 3941	$992,500	06-Feb-26

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.

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41 KURINGAI ROAD TOOTGAROOK VIC 3941

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Sold Price RS **$992,500** Sold Date **06-Feb-26**

Distance **0.69km**

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

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