

## 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

16 ALMA STREET 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Tootgarook

Period-from

01 Sep 2025

to

31 Aug 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 3 CAROOL CLOSE TOOTGAROOK VIC 3941  | \$1,160,000 | 17-Aug-26 |
| 71 PLAIN STREET TOOTGAROOK VIC 3941 | \$1,030,000 | 06-Aug-26 |
| 7 BALOOK STREET RYE VIC 3941        | \$1,065,000 | 10-Jul-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.~~

This Statement of Information was prepared on: 14 September 2026



## 3 CAROOL CLOSE TOOTGAROOK VIC 3941

Sold Price <sup>RS</sup> **\$1,160,000** <sup>UN</sup> Sold Date **17-Aug-26**

4 2 2

Distance **0.8km**



## 71 PLAIN STREET TOOTGAROOK VIC 3941

Sold Price **\$1,030,000** Sold Date **06-Aug-26**

4 3 2

Distance **0.68km**



## 7 BALOOK STREET RYE VIC 3941

Sold Price **\$1,065,000** Sold Date **10-Jul-26**

3 2 2

Distance **3.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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