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: 6 Kareela Drive, Tootgarook Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $1,650,000 & $1,800,000

Median sale price

Median price: $880,000 Property Type: House Suburb: Tootgarook

Period - From: 01/01/2025 to: 31/12/2025 Source: REIV

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 six 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
1	20 Shirlow Av RYE 3941	$1,975,000	18/12/2025
2	10 Morris St TOOTGAROOK 3941	$1,630,000	30/07/2025
3			

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 six months.

This Statement of Information was prepared on: 27/01/2026 14:49

6 Kareela Drive, Tootgarook Vic 3941

JellisCraig



3 2 2

Rooms: 4
Property Type: House
Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
Year ending December 2025: $880,000

Comparable Properties



20 Shirlow Av RYE 3941 (REI/VG)

5 2 2

Price: $1,975,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 953 sqm approx

Agent Comments



10 Morris St TOOTGAROOK 3941 (REI/VG)

5 3 2

Price: $1,630,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 771 sqm approx

Agent Comments

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 six months.

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

REIV THE DIFFERENCE | propertydata.com.au

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