

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

28 Murray Court, Tootgarook Vic 3941

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$882,500

Property Type House

Suburb Tootgarook

Period - From 01/04/2025

to 31/03/2026

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	42 Highbury Rd RYE 3941	\$875,000	25/03/2026
2	18 Mathis Av TOOTGAROOK 3941	\$925,000	10/02/2026
3	8 Hillcrest Dr TOOTGAROOK 3941	\$940,000	04/02/2026

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:

27/05/2026 11:27



3
 1
 2

Property Type: House (Previously Occupied - Detached)
Land Size: 790 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 Year ending March 2026: \$882,500

Comparable Properties



42 Highbury Rd RYE 3941 (REI)

Agent Comments

3
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 2

Price: \$875,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 892 sqm approx



18 Mathis Av TOOTGAROOK 3941 (REI/VG)

Agent Comments

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Price: \$925,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 563 sqm approx



8 Hillcrest Dr TOOTGAROOK 3941 (REI/VG)

Agent Comments

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 1
 1

Price: \$940,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 1005 sqm approx

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