Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 13/10/2026

Property offered for sale

Address
Including suburb and postcode: 1 Russell Street, Tootgarook Vic 3941

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	3	125	918

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $965,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $892,500 Property type: House Suburb: Tootgarook

Period: from 01/10/2025 to 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	127 John St TOOTGAROOK 3941		
Sale price	$900,000	Date of sale	07/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	700

Comparable property 2

Address	36 Melville St TOOTGAROOK 3941		
Sale price	$950,000	Date of sale	29/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	3	N/A	982

Comparable property 3

Address	2 Burdett St TOOTGAROOK 3941		
Sale price	$950,000	Date of sale	29/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	844

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=4990ef2b8b81e80934a19c44ad05a6c1

1 Russell Street, Tootgarook Vic 3941

BARRYPLANT



4 2 3

Property Type: House
Land Size: 918 sqm approx

Agent Comments

Indicative Selling Price
$965,000
Median House Price
Year ending September 2026: $892,500

Comparable Properties



127 John St TOOTGAROOK 3941 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 700 sqm approx

Agent Comments

Internal Floor Area not available on PDOL



36 Melville St TOOTGAROOK 3941 (REI)

4 3 3

Price: $950,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 982 sqm approx

Agent Comments

Internal Floor Area not available on PDOL



2 Burdett St TOOTGAROOK 3941 (REI)

3 1 1

Price: $950,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 844 sqm approx

Agent Comments

Internal Floor Area not available on PDOL

Account - Barry Plant (Monash) | P: 03 9803 0400

REIV THE DIFFERENCE

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