

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

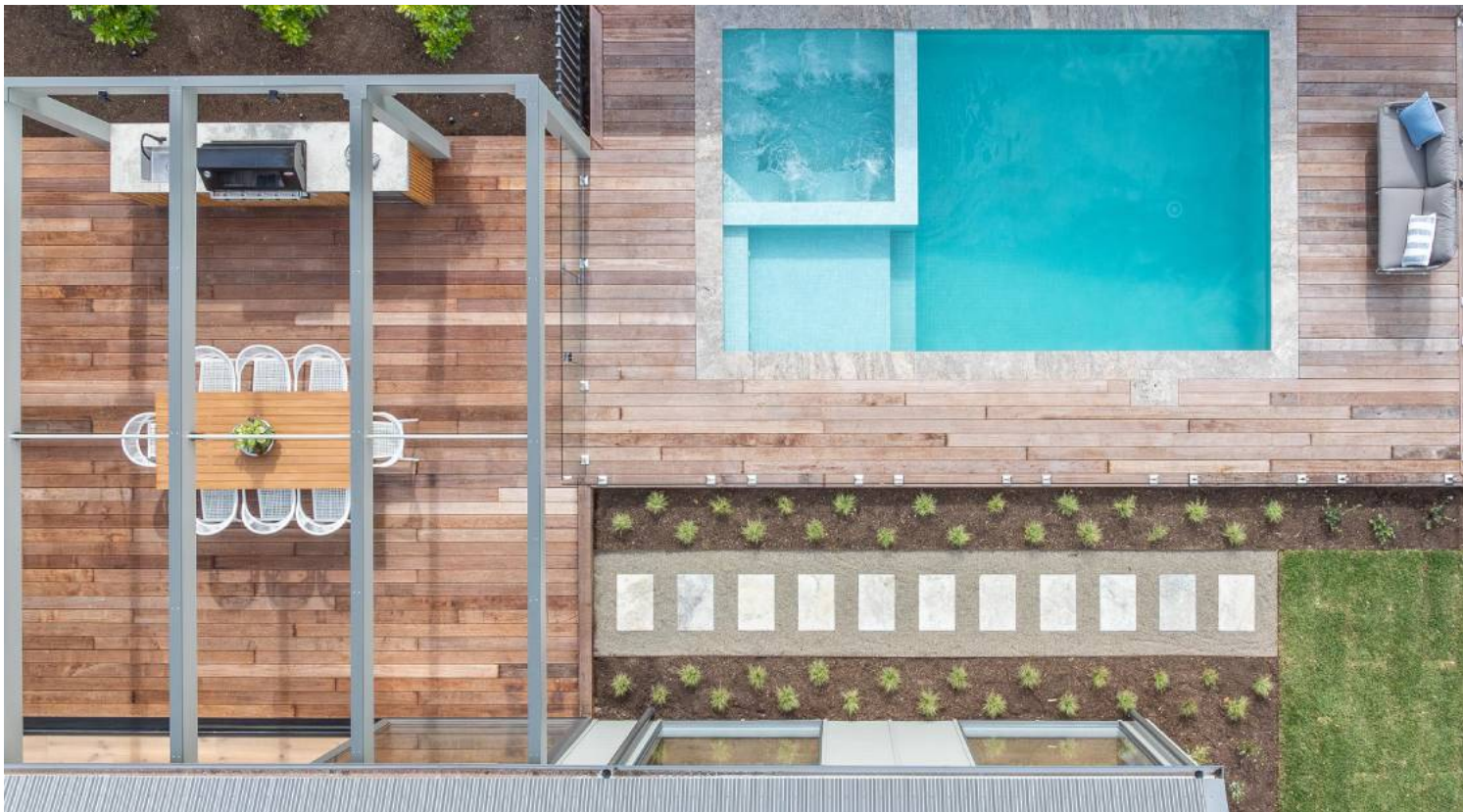
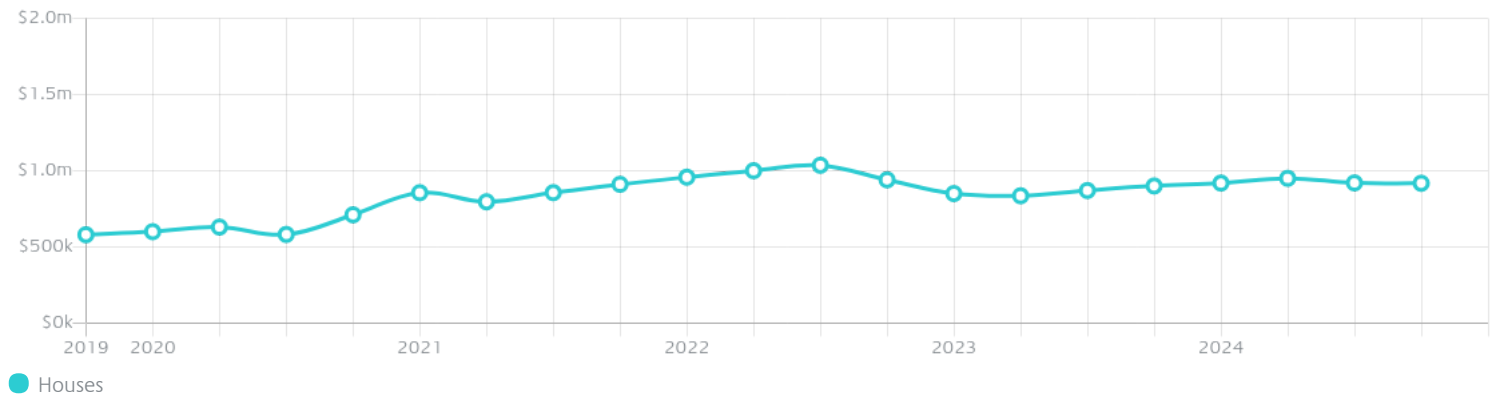
Median

**\$918k**

Quarterly Price Change

**-0.27% ↓**

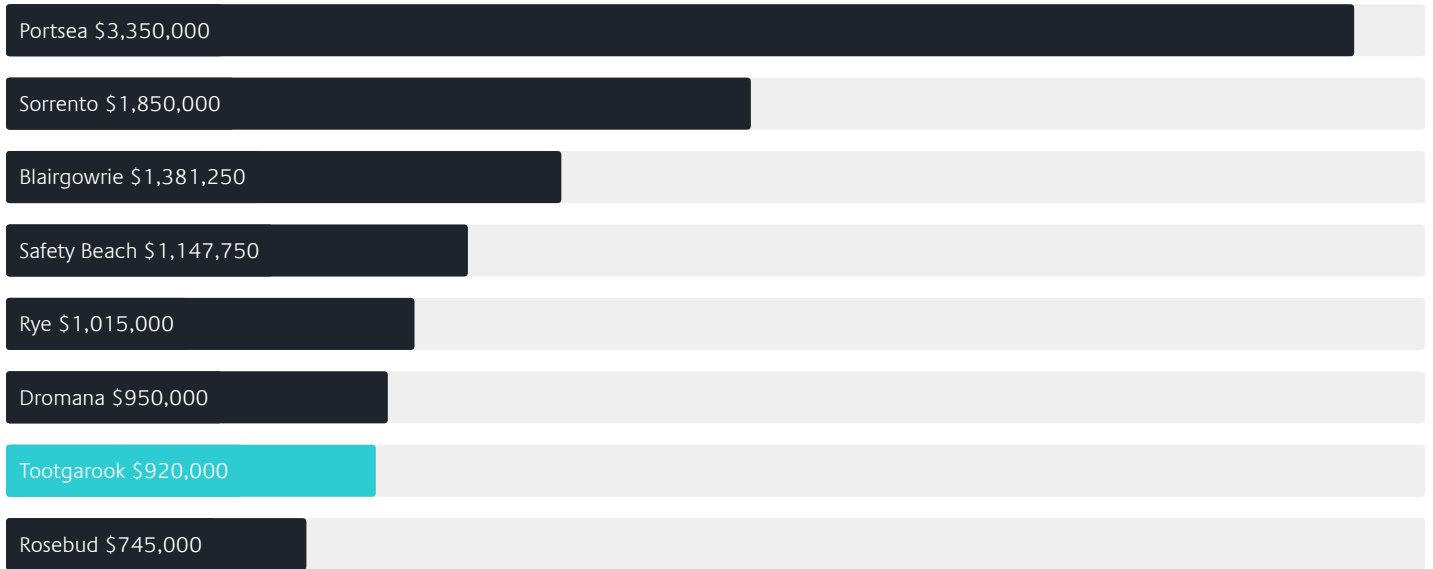
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 8%  
● Private 92%

Auction Clearance Rate<sup>\*</sup>

50%

Median Days on Market<sup>^</sup>

77 days

Average Hold Period<sup>\*</sup>

8.0 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 97% ● Units 3%

Ownership<sup>^</sup>



● Owned Outright 40% ● Mortgaged 35% ● Rented 25%

Population<sup>^</sup>

3,178

Median Asking Rent per week<sup>\*</sup>

\$540

Population Growth<sup>^</sup>

10.77%

Rental Yield<sup>\*</sup>

2.95%

Median Age<sup>^</sup>







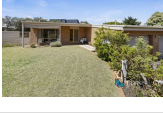





46 years

Median Household Size<sup>^</sup>










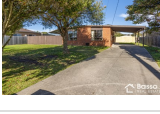
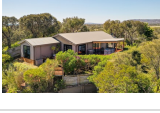

2.3 people

# Sold Properties~






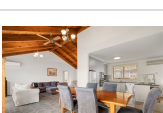
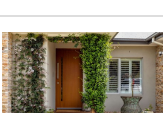


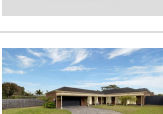
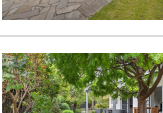
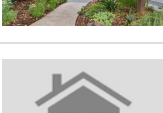
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 24 Belar Rd Tootgarook	4	House	\$1,420,000	31 Mar 2025
 63 Bella Vista Dr Tootgarook	4	House	\$1,687,500	20 Mar 2025
 9 Alma St Tootgarook	3	House	\$780,000	18 Mar 2025
 2/25 Morris St Tootgarook	3	Unit	\$790,000	04 Mar 2025
 32 Acheron Av Tootgarook	3	House	\$917,500	03 Mar 2025
 67 Alma St Tootgarook	3	House	\$625,000	26 Feb 2025
 1 Roblyn Cr Tootgarook	3	House	\$768,000	24 Feb 2025
 10 Acheron Av Tootgarook	5	House	\$1,050,000	11 Feb 2025
 23 Burdett St Tootgarook	4	House	\$1,041,000	28 Jan 2025
 20 Keith St TOOTGAROOK	3	House	\$990,000	25 Jan 2025
 28 Raymond St Tootgarook	3	House	\$785,000	24 Jan 2025
 111 Raymond St Tootgarook	4	House	\$770,000	22 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 67 Brights Dr Tootgarook	3	House	\$675,000	21 Jan 2025
 1 Field St Tootgarook	4	House	\$695,000	17 Jan 2025
 12 Vincent St Tootgarook	3	House	\$695,000	07 Jan 2025
 6 Bella Vista Dr Tootgarook	3	House	\$851,000	06 Jan 2025
 8 Curran Way Tootgarook	3	House	\$830,000	13 Dec 2024
 45 Brights Dr Tootgarook	2	House	\$700,000	11 Dec 2024
 6 Andrew Cr Tootgarook	4	House	\$860,000	11 Dec 2024
 17 John St Tootgarook	3	House	\$715,000	09 Dec 2024
 52 Morris St Tootgarook	3	House	\$400,000	05 Dec 2024
 49 Alma St Tootgarook	3	House	\$650,000	30 Nov 2024
 10 Boomerang Ct Tootgarook	3	House	\$900,000	28 Nov 2024
 9 Bienias Cr Tootgarook	3	House	\$665,000	19 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 101 Guest St Tootgarook	3	House	\$1,018,000	18 Nov 2024
 9 Vincent St Tootgarook	3	House	\$753,000	16 Nov 2024
 59 Alma St Tootgarook	3	House	\$630,000	13 Nov 2024
 31 Vincent St Tootgarook	2	House	\$665,000	13 Nov 2024
 33 Russell St Tootgarook	3	House	\$950,000	06 Nov 2024
 99 Russell St Tootgarook	4	House	\$1,020,000	01 Nov 2024
 20 Cowrie Ct Tootgarook	4	House	\$1,385,000	25 Oct 2024
 20 Neil Ct Tootgarook	3	House	\$603,750	21 Oct 2024
 8 Williamson St Tootgarook	3	House	\$880,000	21 Oct 2024
 36 Maine St Tootgarook	4	House	\$1,110,000	17 Oct 2024
 1 Laura St Tootgarook	3	House	\$1,620,000	14 Oct 2024
 21 Yolland St Tootgarook	4	House	\$1,450,000	14 Oct 2024



Rye Office  
2273 Point Nepean Road, Rye  
03 5984 0999

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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