



Tootgarook

# Suburb Report



Your connection to property insights



**JellisCraig**

TOOTGAROOK SUBURB REPORT

Median house price<sup>1</sup>

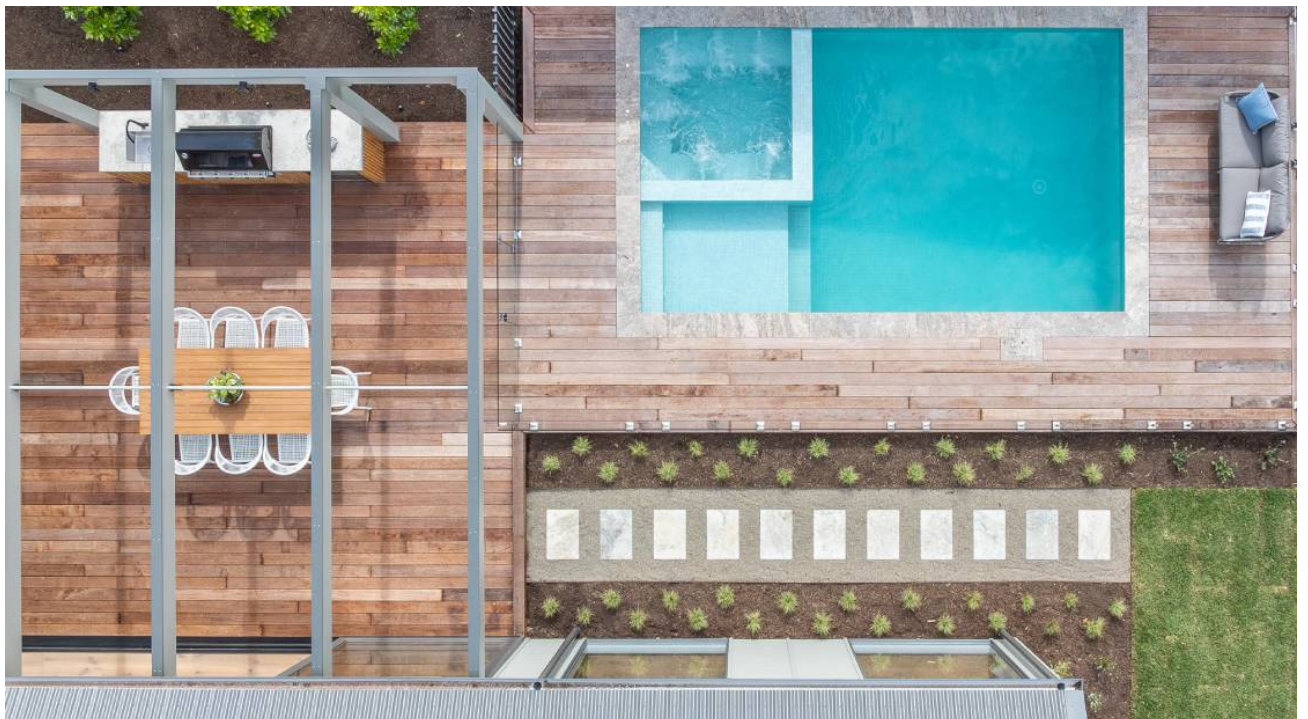
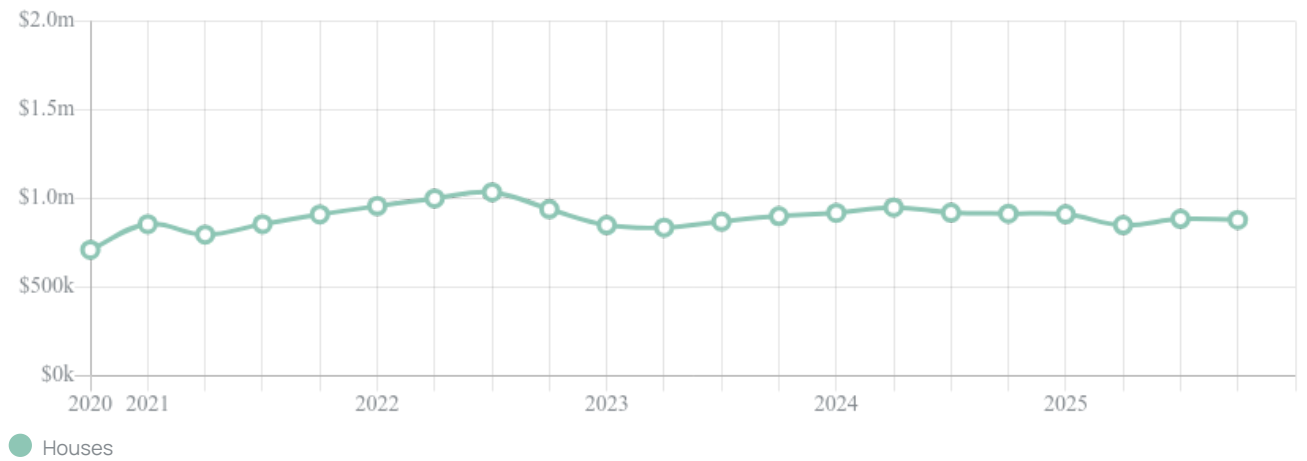
Median

\$880k

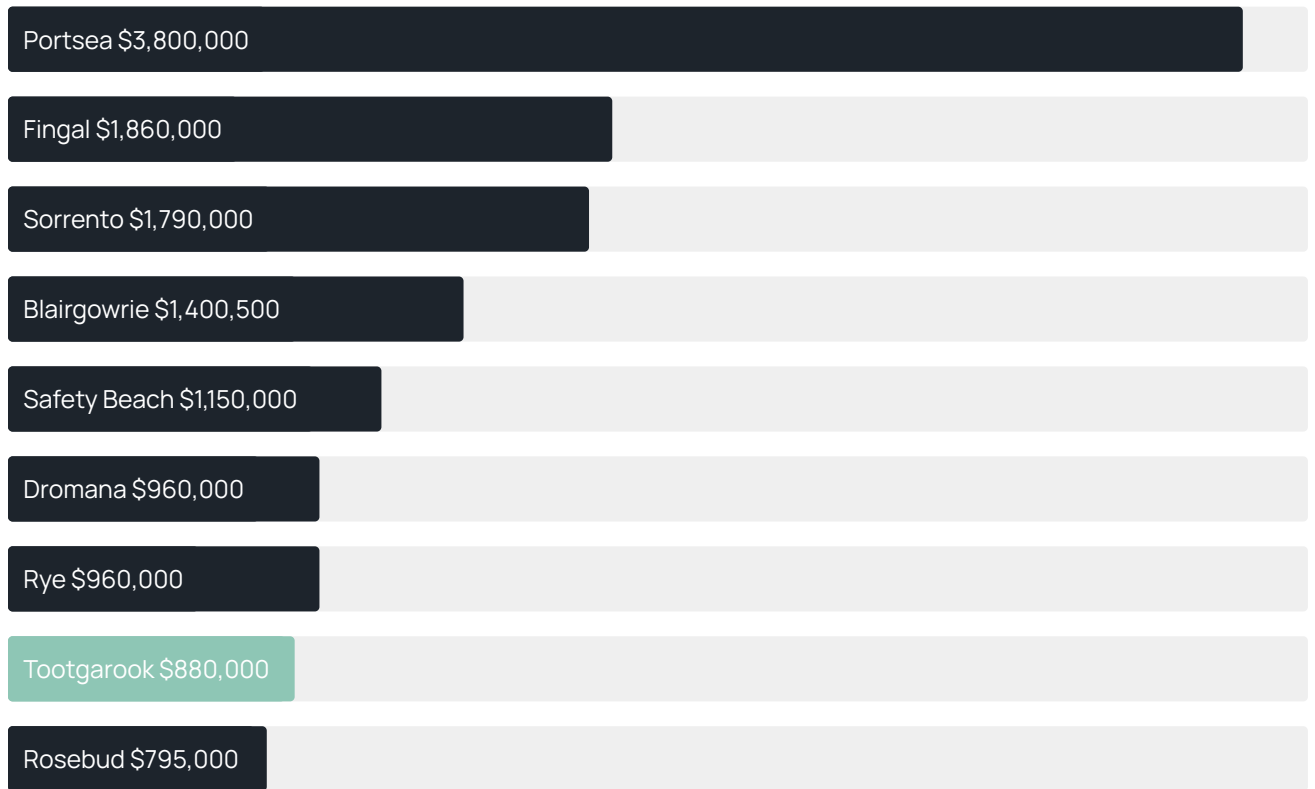
Quarterly price change

-0.56% ↓

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 13%  
● Private 87%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

58 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

58 groups

Average hold period<sup>1</sup>

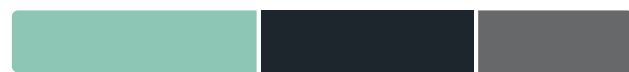
8.0 years

Dwelling type<sup>5</sup>



● Houses 97% ● Units 3%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

3,178

Median asking rent<sup>1</sup>

\$550 per week

Population growth<sup>5</sup>

10.77%

Rental yield<sup>1</sup>

2.95%

Median age<sup>5</sup>

46 years











Median household size<sup>5</sup>

2.3 people





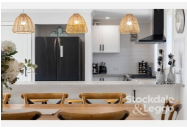





TOOTGAROOK SUBURB REPORT

## Recent Tootgarook sales








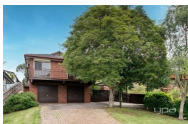


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

| Address   | Bedrooms | Type  | Price     | Sold        |
|---|----------|-------|-----------|-------------|
|  116 Alma St<br>Tootgarook         | 3        | House | \$585,000 | 20 Mar 2026 |
|  61 Booran Pde<br>Tootgarook       | 4        | House | \$900,000 | 17 Mar 2026 |
|  30 Avocet Ct<br>Tootgarook        | 3        | House | \$750,000 | 17 Mar 2026 |
|  4 Iris Cl<br>Tootgarook          | 2        | House | \$815,000 | 12 Mar 2026 |
|  50 Bella Vista Dr<br>Tootgarook | 4        | House | \$965,000 | 05 Mar 2026 |
|  18 Laura St<br>Tootgarook       | 3        | House | \$867,000 | 05 Mar 2026 |
|  36 Belar Rd<br>Tootgarook       | 5        | House | \$980,000 | 02 Mar 2026 |
|  62 Truemans Rd<br>Tootgarook    | 4        | House | \$840,000 | 25 Feb 2026 |
|  49 Highbury Rd<br>Tootgarook    | 3        | House | \$711,000 | 24 Feb 2026 |
|  63 Leonard St<br>Tootgarook     | 4        | House | \$880,000 | 24 Feb 2026 |

## TOOTGAROOK SUBURB REPORT

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  4-6 Vellvue Av<br>Tootgarook | 5        | House | \$995,000   | 21 Feb 2026 |
|  49 Leonard St<br>Tootgarook  | 2        | House | \$716,000   | 21 Feb 2026 |
|  38 Truemans Rd<br>Tootgarook | 4        | House | \$300,000   | 19 Feb 2026 |
|  9 Hillcrest Dr<br>TOOTGAROOK | 2        | House | \$705,000   | 18 Feb 2026 |
|  12 Russell St<br>Tootgarook | 4        | House | \$1,340,000 | 17 Feb 2026 |
|  37 John St<br>Tootgarook   | 3        | House | \$801,000   | 16 Feb 2026 |
|  29 Guest St<br>Tootgarook  | 5        | House | \$780,000   | 12 Feb 2026 |
|  18 Mathis Av<br>Tootgarook | 4        | House | \$925,000   | 10 Feb 2026 |
|  35 Ronald St<br>Tootgarook | 2        | House | \$780,000   | 09 Feb 2026 |
|  22 Pratt St<br>Tootgarook  | 2        | House | \$815,000   | 06 Feb 2026 |

## TOOTGAROOK SUBURB REPORT

| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  99 Raymond St<br>Tootgarook       | 3        | House | \$735,000   | 04 Feb 2026 |
|  8 Hillcrest Dr<br>Tootgarook      | 3        | House | \$940,000   | 04 Feb 2026 |
|  158 Truemans Rd<br>Tootgarook     | 4        | House | \$900,000   | 02 Feb 2026 |
|  6 Romney Av<br>Tootgarook         | 5        | House | \$1,570,000 | 30 Jan 2026 |
|  32 Morris St<br>Tootgarook       | 4        | House | \$1,165,000 | 24 Jan 2026 |
|  46 Bella Vista Dr<br>Tootgarook | 5        | House | \$965,000   | 21 Jan 2026 |
|  4 Meadow Av<br>Tootgarook       | 4        | House | \$885,000   | 08 Jan 2026 |
|  61 Guest St<br>Tootgarook       | 3        | House | \$878,000   | 07 Jan 2026 |
|  18 Kareela Dr<br>Tootgarook     | 4        | House | \$1,205,000 | 30 Dec 2025 |
|  12 Keith St<br>Tootgarook       | 4        | House | \$1,080,000 | 28 Dec 2025 |



**Jellis Craig Rye**  
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03 5984 0999

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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