



Tootgarook

Suburb Report



Your connection to property insights



JellisCraig

TOOTGAROOK SUBURB REPORT

Median house price¹

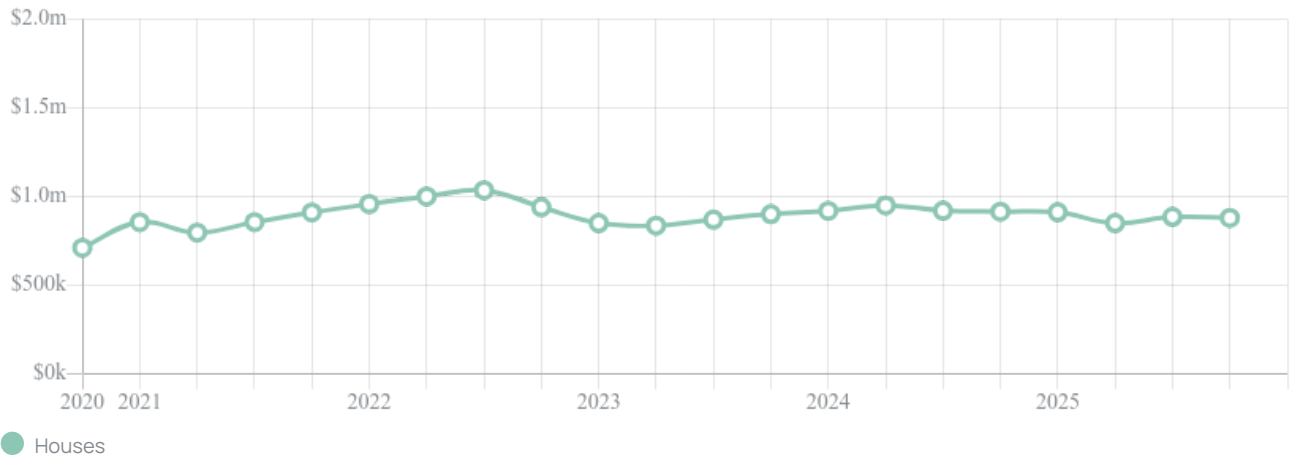
Median

\$880k

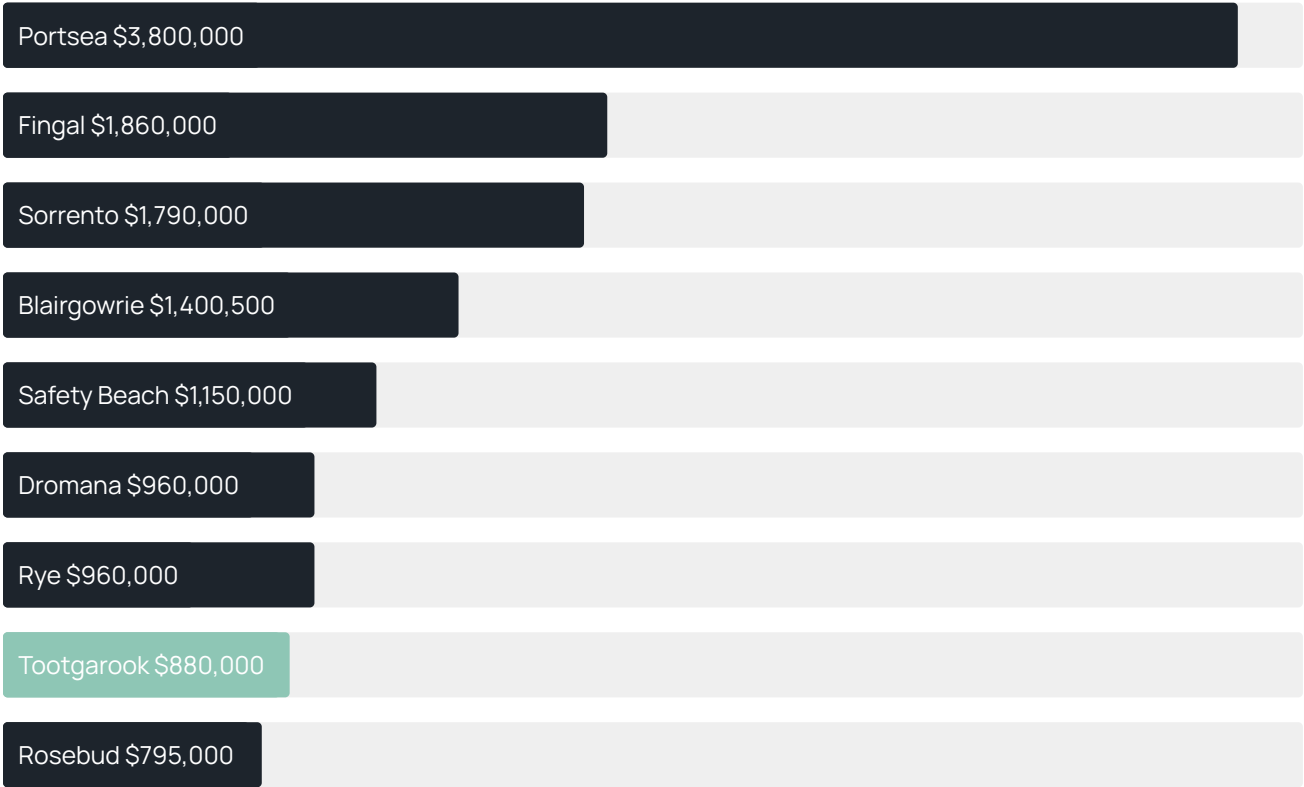
Quarterly price change

-0.56%↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 8%
● Private 92%

Auction clearance rate³

100%

Median days on market³

52 days

Jellis Craig average inspection attendance per listing⁴

52 groups

Average hold period¹

8.0 years

Dwelling type⁵

● Houses 97% ● Units 3%

Ownership⁵

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

Population⁵

3,178

Median asking rent¹

\$550 per week

Population growth⁵

10.77%

Rental yield¹

2.95%

Median age⁵

46 years




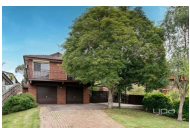






Median household size⁵

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 jellisCraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  6 Romney Av Tootgarook | 5 | House | \$1,570,000 | 30 Jan 2026 |
|  32 Morris St Tootgarook | 4 | House | \$1,165,000 | 24 Jan 2026 |
|  4 Meadow Av Tootgarook | 4 | House | \$885,000 | 08 Jan 2026 |
|  61 Guest St Tootgarook | 3 | House | \$878,000 | 07 Jan 2026 |
|  18 Kareela Dr Tootgarook | 4 | House | \$1,205,000 | 30 Dec 2025 |
|  12 Keith St Tootgarook | 4 | House | \$1,080,000 | 28 Dec 2025 |
|  71 Darvall St Tootgarook | 3 | House | \$315,000 | 19 Dec 2025 |
|  17 Lancia Dr Tootgarook | 3 | House | \$717,500 | 18 Dec 2025 |
|  115 Highbury Rd Tootgarook | 4 | House | \$1,125,000 | 15 Dec 2025 |
|  55 Keith St Tootgarook | 3 | House | \$795,000 | 06 Dec 2025 |

TOOTGAROOK SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  1923 Point Nepean Rd Tootgarook | 3 | House | \$1,030,000 | 06 Dec 2025 |
|  102 Morris St Tootgarook | 4 | House | \$845,000 | 04 Dec 2025 |
|  49 Keith St TOOTGAROOK | 4 | House | \$1,240,000 | 04 Dec 2025 |
|  68 Booran Pde Tootgarook | 4 | House | \$835,000 | 03 Dec 2025 |
|  20 Bienias Cr Tootgarook | 3 | House | \$700,000 | 29 Nov 2025 |
|  118 Russell St Tootgarook | 3 | House | \$1,050,000 | 28 Nov 2025 |
|  59 Leonard St Tootgarook | 5 | House | \$1,400,000 | 21 Nov 2025 |
|  20 Kareela Dr Tootgarook | 3 | House | \$825,000 | 19 Nov 2025 |
|  42 Raymond St Tootgarook | 4 | House | \$1,070,000 | 16 Nov 2025 |
|  30 Brights Dr Tootgarook | 3 | House | \$750,000 | 30 Oct 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  156 Truemans Rd Tootgarook | 2 | House | \$685,000 | 27 Oct 2025 |
|  94 Russell St Tootgarook | 4 | House | \$1,225,000 | 23 Oct 2025 |
|  6 Pratt St Tootgarook | 3 | House | \$1,200,000 | 21 Oct 2025 |
|  96 Truemans Rd Tootgarook | 3 | House | \$775,000 | 19 Oct 2025 |
|  2 Guest St Tootgarook | 3 | House | \$730,000 | 17 Oct 2025 |
|  16 Melville St Tootgarook | 3 | House | \$951,000 | 16 Oct 2025 |
|  5 Yolland St Tootgarook | 3 | House | \$810,000 | 15 Oct 2025 |
|  2/17 Burdett St Tootgarook | 2 | Unit | \$460,000 | 07 Oct 2025 |
|  2033 Point Nepean Rd Tootgarook | 3 | Land | \$1,300,000 | 01 Oct 2025 |
|  14 Darvall St Tootgarook | 4 | House | \$1,040,000 | 24 Sep 2025 |



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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.

Data is current as of PDF generation date 01/02/2026

- 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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