



Tootgarook Suburb Report

Your connection to property insights



JellisCraig

Property Prices

TOOTGAROOK SUBURB REPORT

Median house price¹

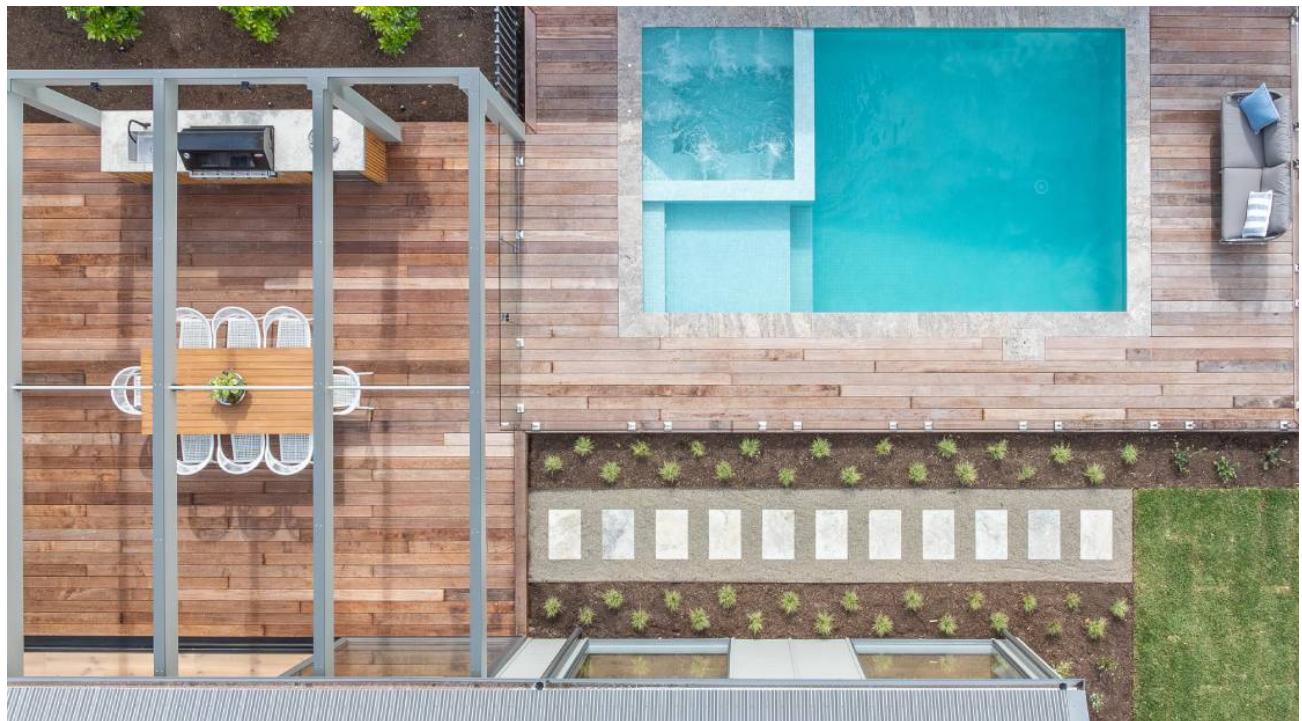
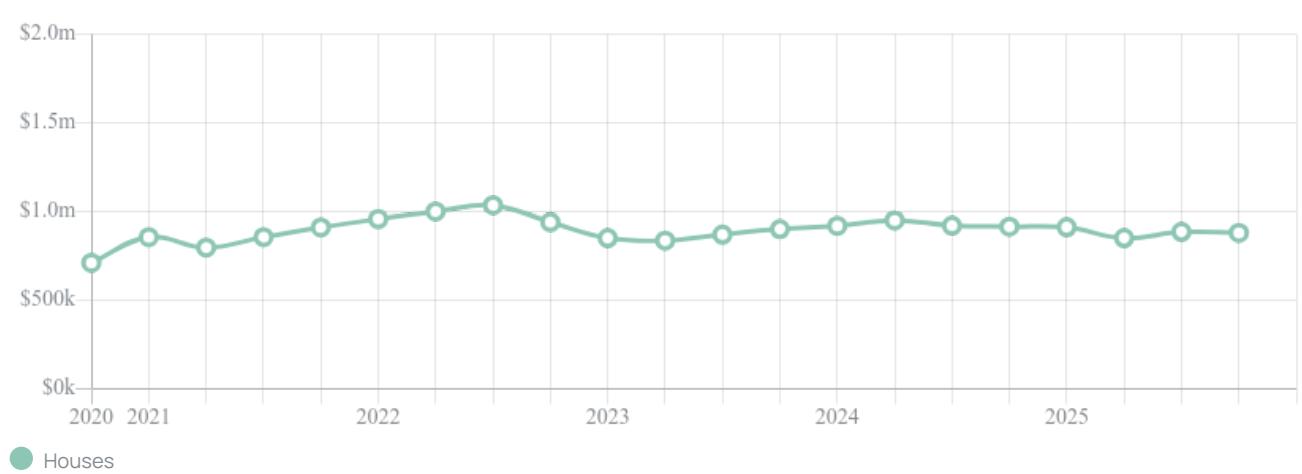
Median

\$880k

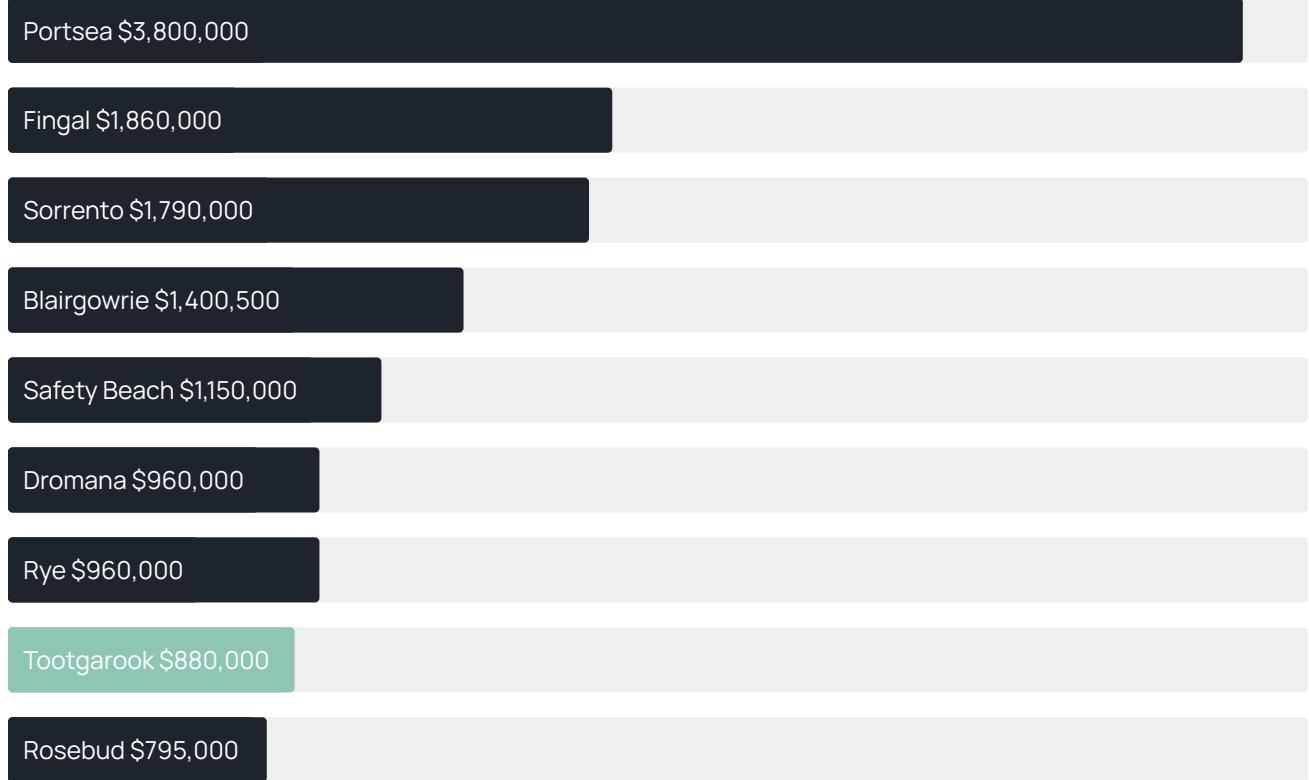
Quarterly price change

-0.56% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

TOOTGAROOK SUBURB REPORT

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

Insights

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

Sold Properties

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

Sold Properties

TOOTGAROOK SUBURB REPORT

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 Darvell St Tootgarook	4	House	\$1,040,000	24 Sep 2025



Jellis Craig Rye
2273 Point Nepean Road, Rye
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.

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.