



Tootgarook

# Suburb Report



Your connection to property insights



**JellisCraig**

TOOTGAROOK SUBURB REPORT

Median house price<sup>1</sup>

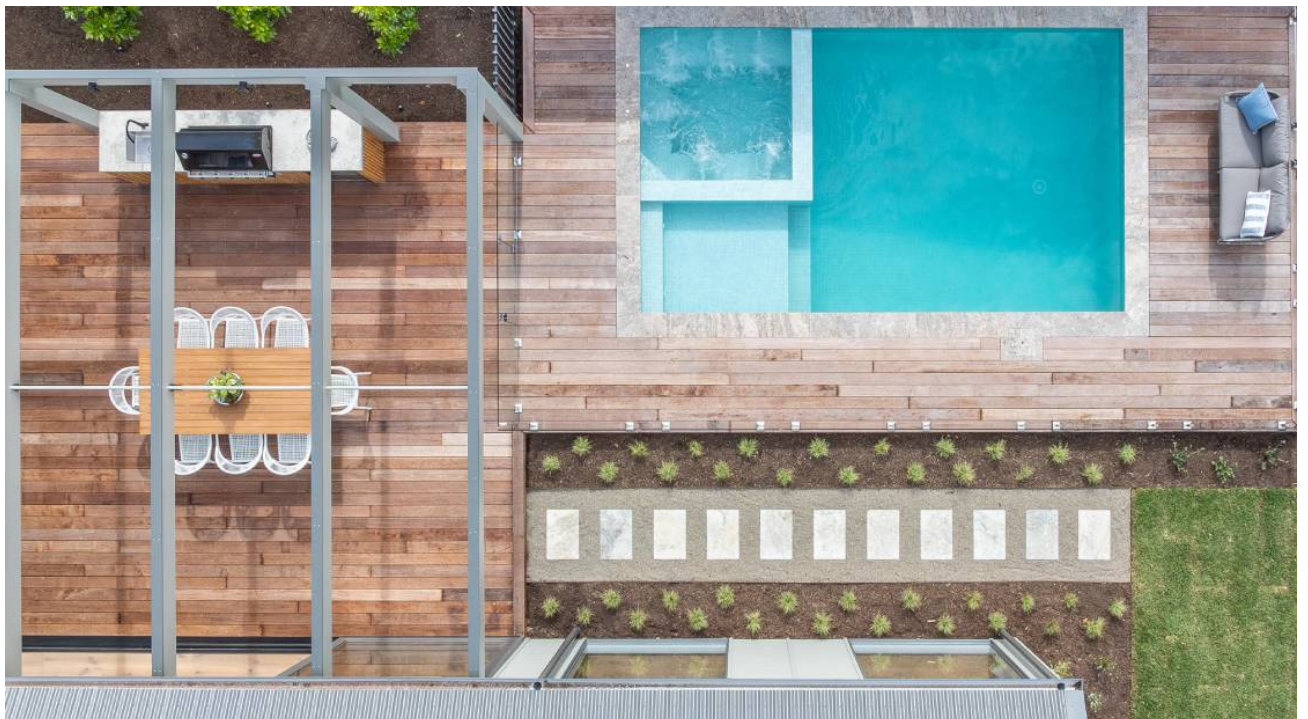
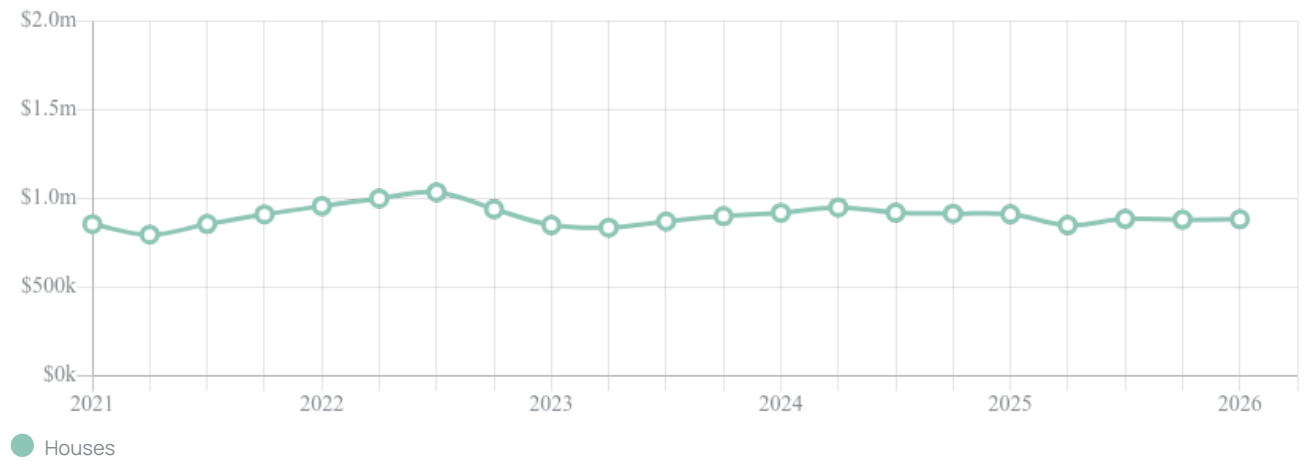
Median

\$883k

Quarterly price change

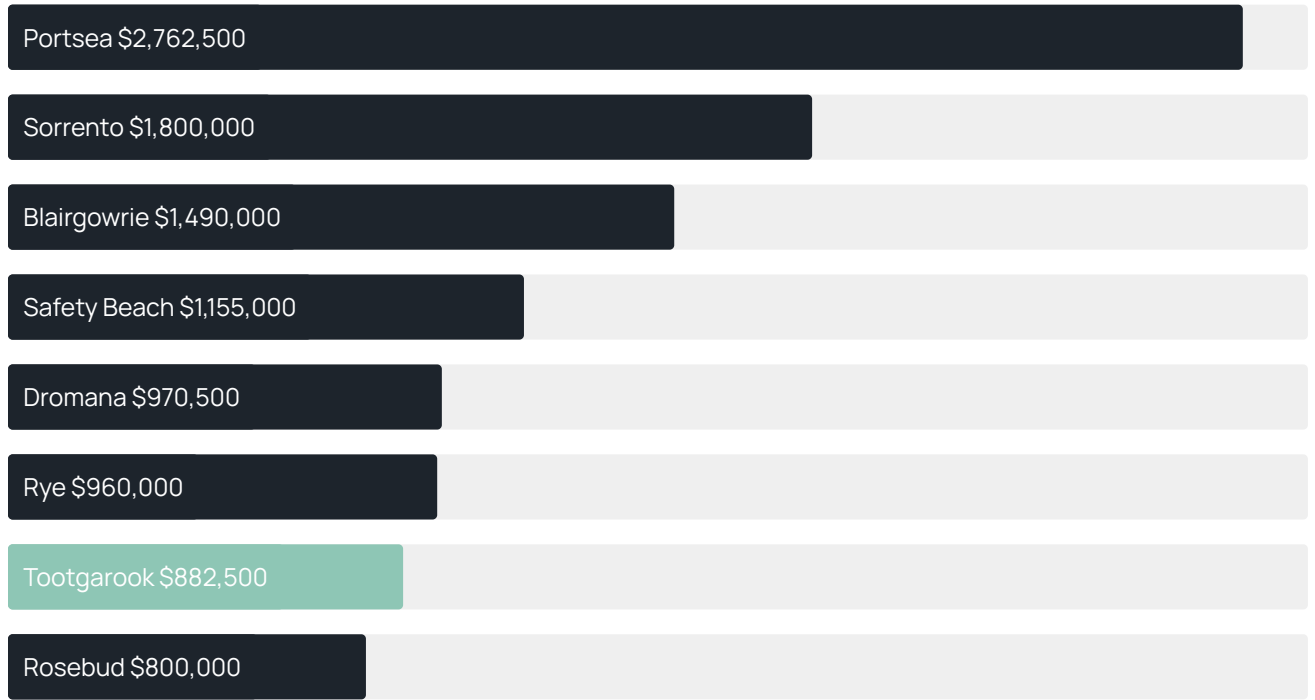
0.28% ↑

Quarterly price change<sup>1</sup>



TOOTGAROOK SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 8%  
● Private 92%

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

41 days

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

41 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>

\$568 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
 15 Lancia Dr Tootgarook	3	House	\$715,000	08 Jun 2026
 29 Kevin St Tootgarook	4	House	\$1,060,000	05 Jun 2026
 2 Burdett St Tootgarook	3	House	\$950,000	29 May 2026
 26 Curran Way Tootgarook	3	House	\$780,000	27 May 2026
 98 Alma St Tootgarook	3	House	\$605,000	13 May 2026
 21 Vincent St Tootgarook	3	House	\$1,092,500	08 May 2026
 116 Highbury Rd Tootgarook	4	House	\$940,000	06 May 2026
 4 Karatoga Ct Tootgarook	4	House	\$1,225,000	15 Apr 2026
 56 Guest St Tootgarook	1	House	\$182,500	14 Apr 2026
 5/14-16 Morris St TOOTGAROOK	2	Unit	\$535,000	08 Apr 2026

## TOOTGAROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Bella Vista Dr Tootgarook	4	House	\$1,450,000	07 Apr 2026
 116 Alma St Tootgarook	3	House	\$585,000	20 Mar 2026
 30 Avocet Ct Tootgarook	3	House	\$750,000	17 Mar 2026
 32 Booran Pde Tootgarook	4	House	\$1,130,000	17 Mar 2026
 61 Booran Pde Tootgarook	4	House	\$900,000	17 Mar 2026
 59 Russell St Tootgarook	3	House	\$805,000	14 Mar 2026
 4 Iris Cl Tootgarook	2	House	\$815,000	12 Mar 2026
 18 Laura St Tootgarook	3	House	\$867,000	05 Mar 2026
 50 Bella Vista Dr Tootgarook	4	House	\$965,000	05 Mar 2026
 36 Belar Rd Tootgarook	5	House	\$980,000	02 Mar 2026

## TOOTGAROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 42 Truemans Rd Tootgarook	2	House	\$800,000	27 Feb 2026
 62 Truemans Rd Tootgarook	4	House	\$840,000	25 Feb 2026
 49 Highbury Rd Tootgarook	3	House	\$711,000	24 Feb 2026
 63 Leonard St Tootgarook	4	House	\$880,000	24 Feb 2026
 4-6 Vellvue Av Tootgarook	5	House	\$995,000	21 Feb 2026
 1951 Point Nepean Rd TOOTGAROOK	4	House	\$1,310,000	21 Feb 2026
 49 Leonard St Tootgarook	2	House	\$716,000	21 Feb 2026
 38 Truemans Rd Tootgarook	4	House	\$300,000	19 Feb 2026
 9 Hillcrest Dr TOOTGAROOK	2	House	\$705,000	18 Feb 2026
 12 Russell St Tootgarook	4	House	\$1,340,000	17 Feb 2026



**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.

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Data is current as of PDF generation date 01/07/2026

- 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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