



Tootgarook

Suburb Report



Your connection to property insights



JellisCraig

TOOTGAROOK SUBURB REPORT

Median house price¹

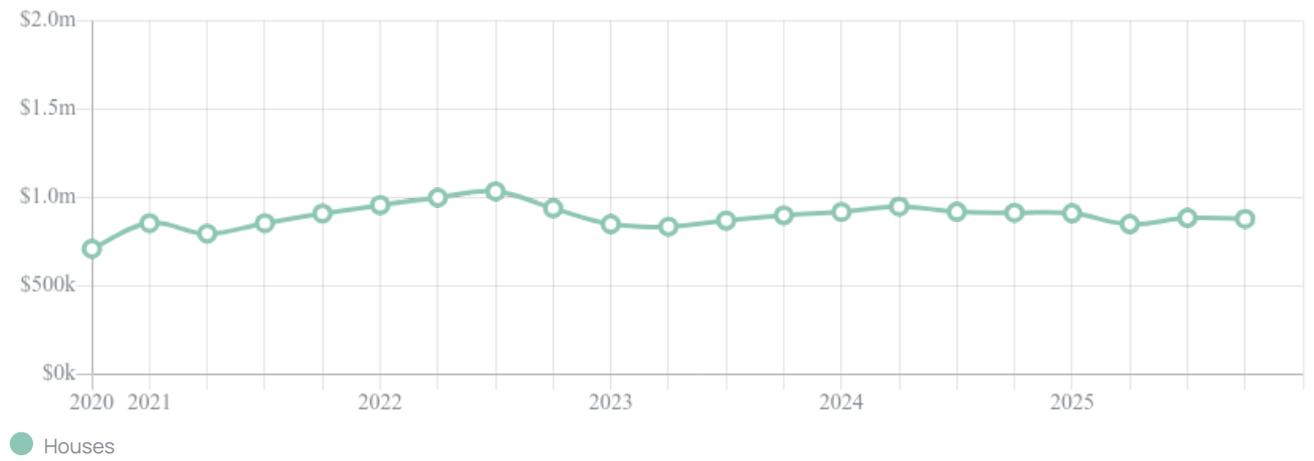
Median

\$880k

Quarterly price change

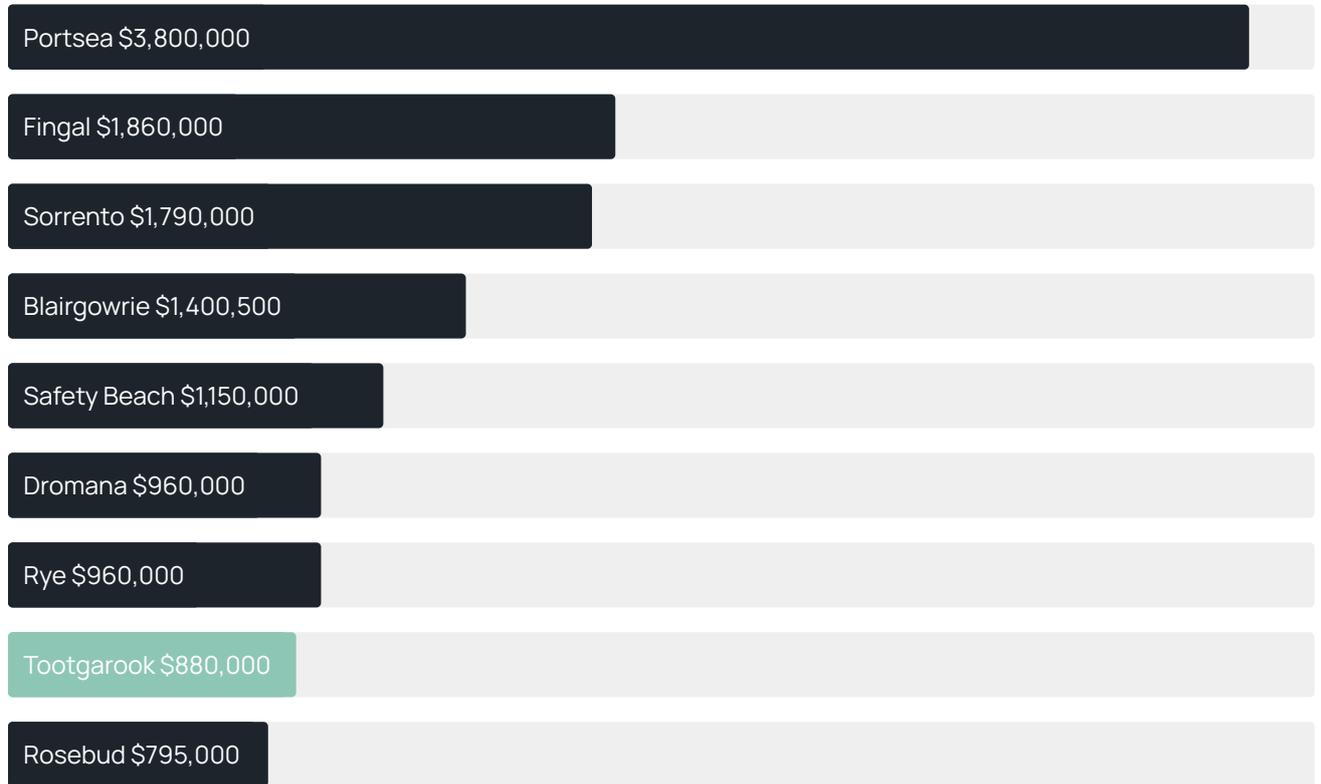
-0.56% ↓

Quarterly price change¹



TOOTGAROOK SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 12%
● Private 88%

Auction clearance rate³

100%

Median days on market³

51 days

Jellis Craig average inspection attendance per listing⁴

51 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
 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
 49 Leonard St Tootgarook	2	House	\$716,000	21 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
 37 John St Tootgarook	3	House	\$801,000	16 Feb 2026
 136 Highbury Rd Tootgarook	4	House	\$1,635,000	13 Feb 2026
 18 Mathis Av Tootgarook	4	House	\$925,000	10 Feb 2026

TOOTGAROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 35 Ronald St Tootgarook	2	House	\$780,000	09 Feb 2026
 41 Kuringai Rd Tootgarook	5	House	\$992,500	06 Feb 2026
 22 Pratt St Tootgarook	2	House	\$815,000	06 Feb 2026
 99 Raymond St Tootgarook	3	House	\$735,000	04 Feb 2026
 8 Hillcrest Dr Tootgarook	3	House	\$940,000	04 Feb 2026
 158 Truemans Rd Tootgarook	4	House	\$900,000	02 Feb 2026
 6 Romney Av Tootgarook	5	House	\$1,570,000	30 Jan 2026
 32 Morris St Tootgarook	4	House	\$1,165,000	24 Jan 2026
 46 Bella Vista Dr Tootgarook	5	House	\$965,000	21 Jan 2026
 4 Meadow Av Tootgarook	4	House	\$885,000	08 Jan 2026

TOOTGAROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 60 Russell St Tootgarook	3	House	\$705,000	23 Dec 2025
 48 Raymond St Tootgarook	3	House	\$955,000	20 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
 73 Keith St TOOTGAROOK	3	House	\$810,000	11 Dec 2025
 55 Keith St Tootgarook	3	House	\$795,000	06 Dec 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 01/03/2026

- 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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