



Tootgarook

Suburb Report



Your connection to property insights



JellisCraig

TOOTGAROOK SUBURB REPORT

Median house price¹

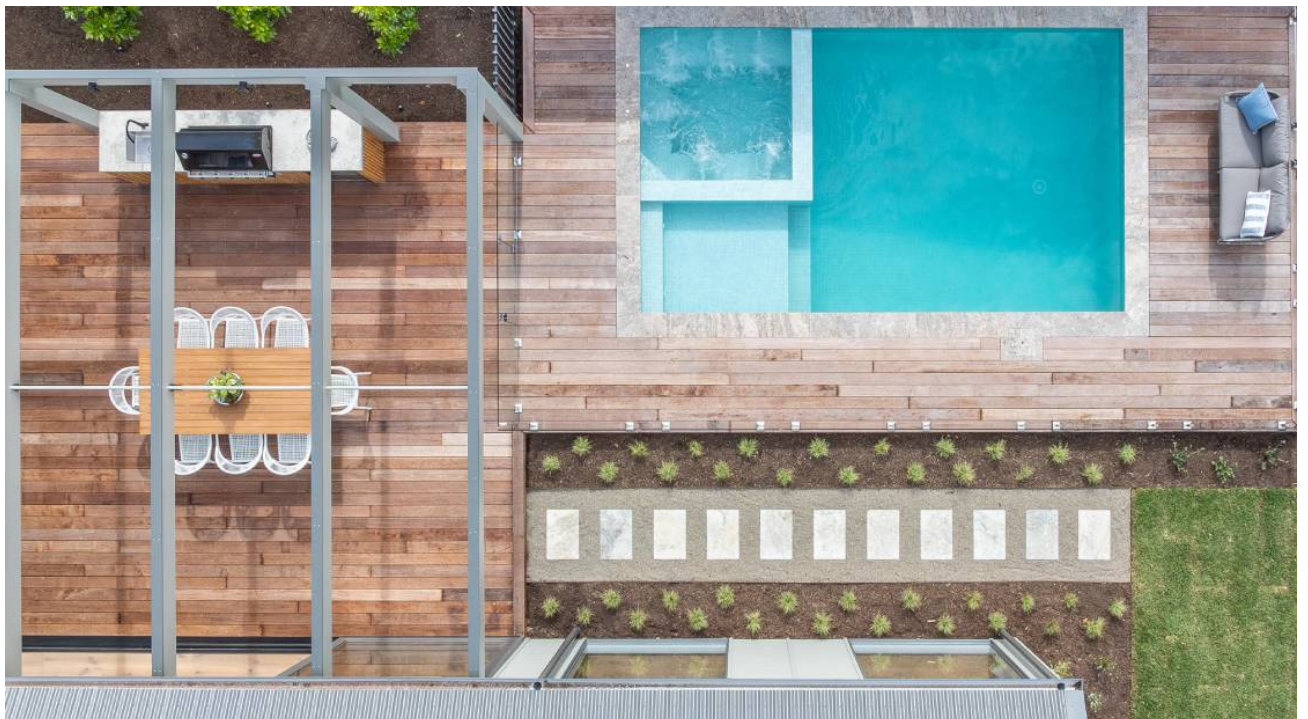
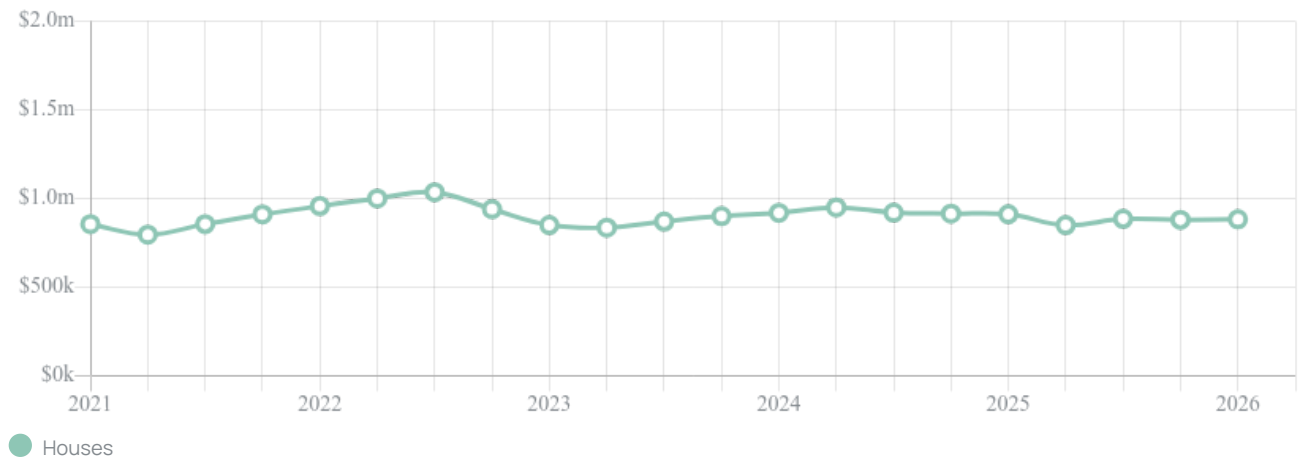
Median

\$883k

Quarterly price change

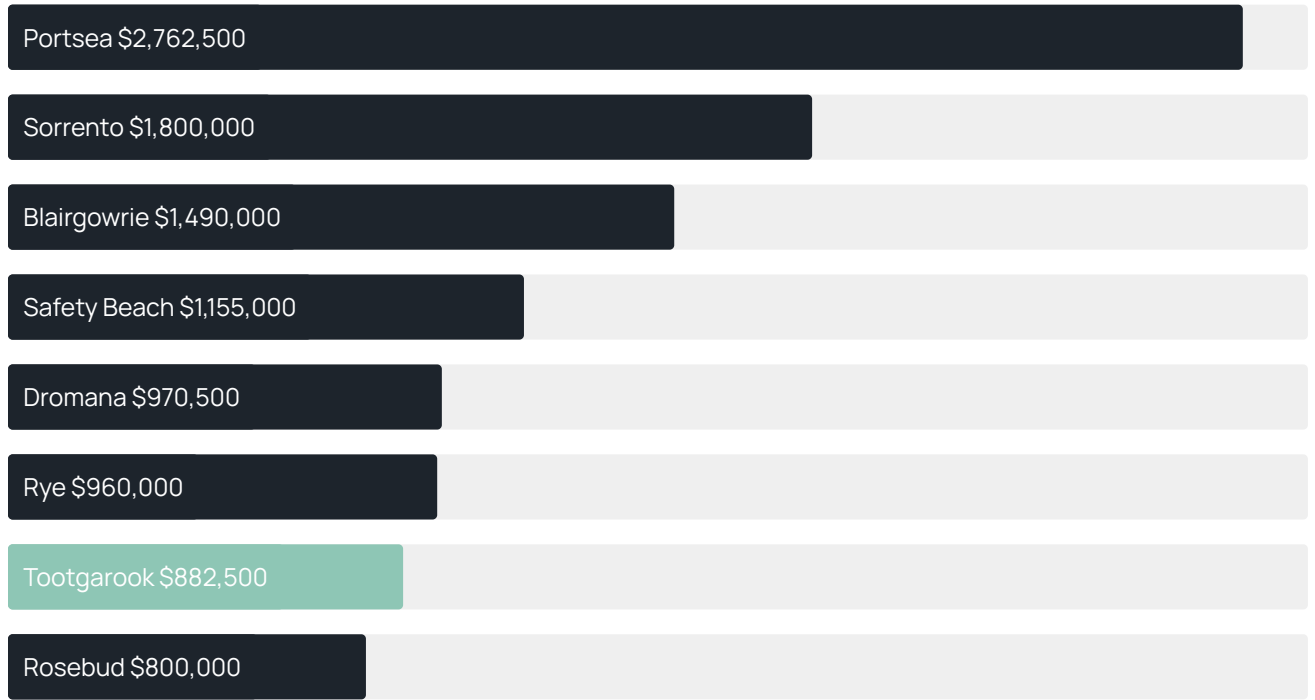
0.28% ↑

Quarterly price change¹



TOOTGAROOK SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 11%
● Private 89%

Auction clearance rate³

100%

Median days on market³

57 days

Jellis Craig average inspection attendance per listing⁴

57 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

\$568 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
 4 Karatoga Ct Tootgarook	4	House	\$1,225,000	15 Apr 2026
 5/14-16 Morris St TOOTGAROOK	2	Unit	\$535,000	08 Apr 2026
 5 Bella Vista Dr Tootgarook	4	House	\$1,450,000	07 Apr 2026
 116 Alma St Tootgarook	3	House	\$585,000	20 Mar 2026
 61 Booran Pde Tootgarook	4	House	\$900,000	17 Mar 2026
 32 Booran Pde Tootgarook	4	House	\$1,130,000	17 Mar 2026
 30 Avocet Ct Tootgarook	3	House	\$750,000	17 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

TOOTGAROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 36 Belar Rd Tootgarook	5	House	\$980,000	02 Mar 2026
 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
 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

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Address	Bedrooms	Type	Price	Sold
 37 John St Tootgarook	3	House	\$801,000	16 Feb 2026
 29 Guest St Tootgarook	5	House	\$780,000	12 Feb 2026
 18 Mathis Av Tootgarook	4	House	\$925,000	10 Feb 2026
 35 Ronald St Tootgarook	2	House	\$780,000	09 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



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 01/05/2026

- 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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