



Tootgarook

Suburb Report



Your connection to property insights



JellisCraig

TOOTGAROOK SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

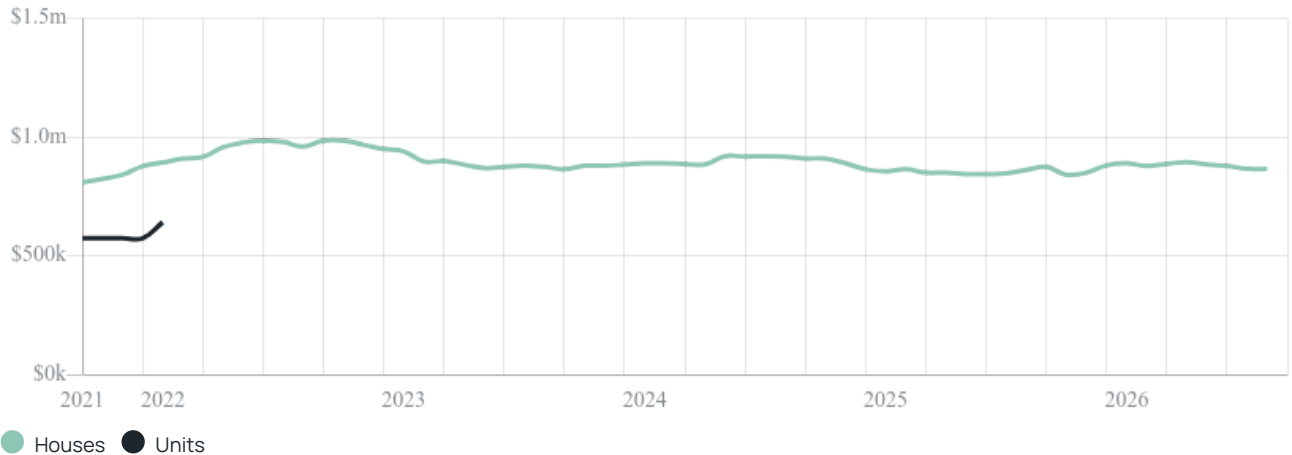
\$867k

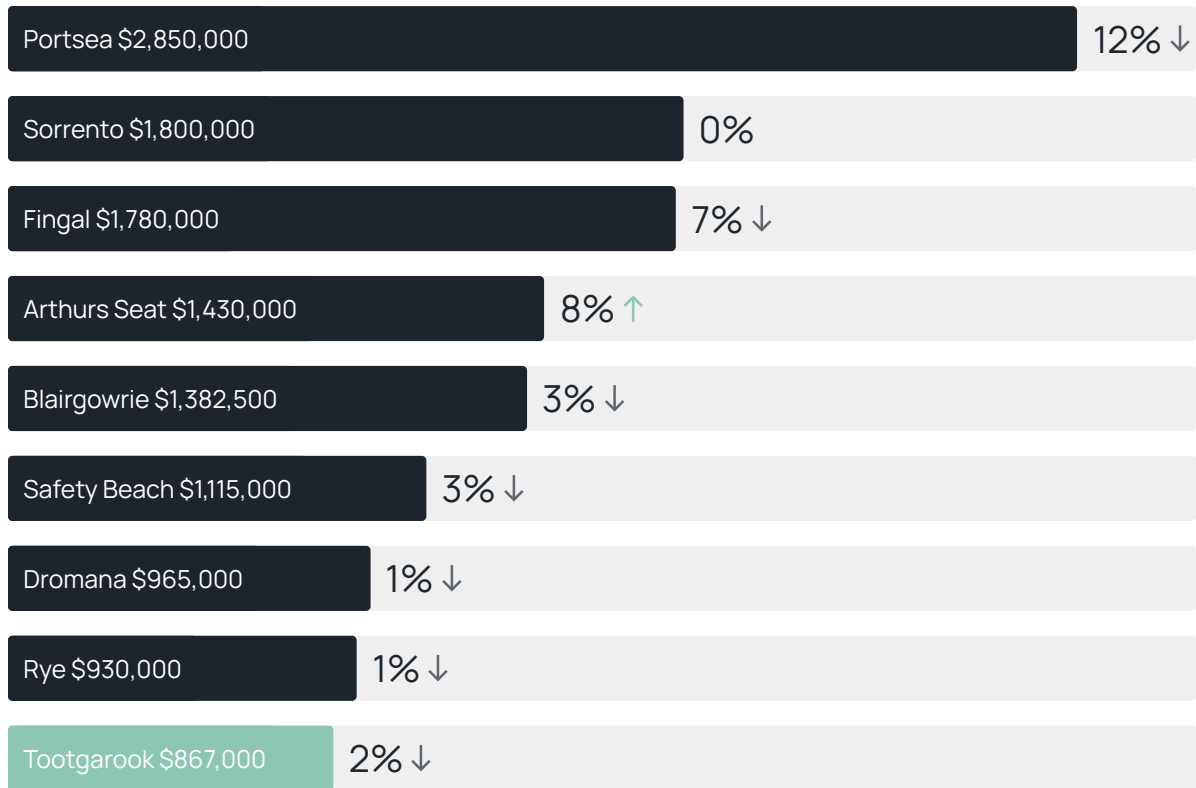
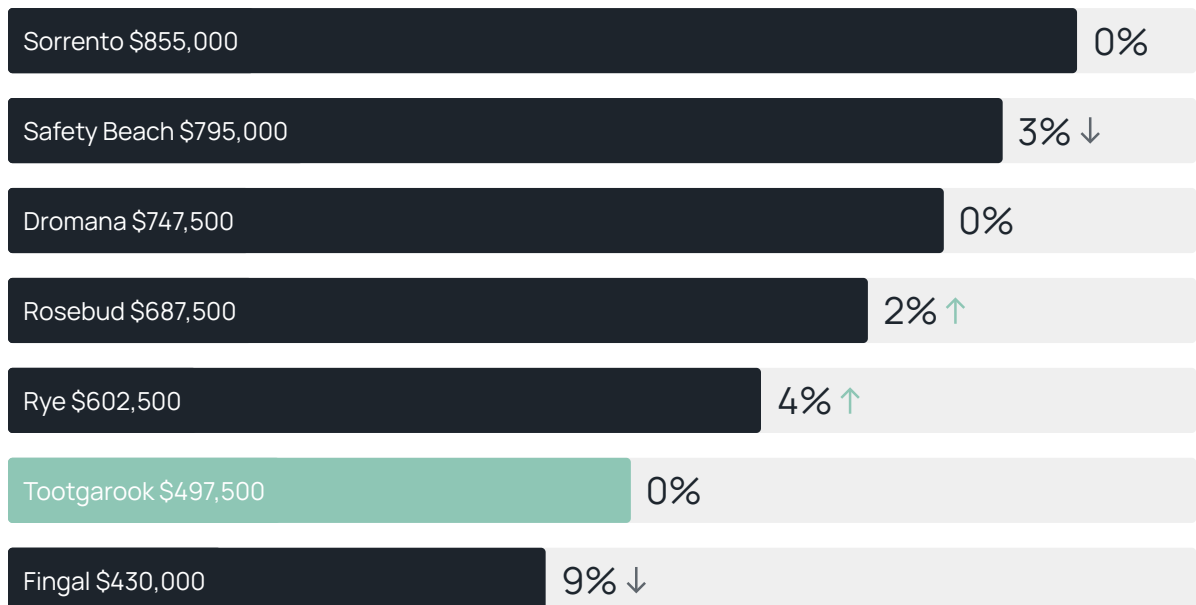
0.00% ↓

\$643k

11.74% ↑

Tootgarook quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 8%
● Private 92%

Auction clearance rate³

100%

Median days on market³

House

Unit

50 days

47 days

Jellis Craig average inspection attendance per listing⁴

15 groups

Average hold period¹

House

Unit

15.9 years

4.3 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 38% ● Mortgaged 33% ● Rented 29%

Population⁵

3,178

Median asking rent per week¹

Unit

\$585

\$450

Population growth⁵

10.77%

Rental yield¹

House

Unit

4.17%

4.48%

Median age⁵

46 years

Median household size⁵

2.3 people

Recent Tootgarook sales²

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

Address	Bedrooms	Type	Price	Sold
 6/1967 Point Nepean Road Tootgarook	2	Unit	\$465,000	30 Sep 2026
 22 Summerhill Road Tootgarook	4	House	\$1,173,000	29 Sep 2026
 1/49 Morris Street Tootgarook	2	Unit	\$632,500	12 Sep 2026
 82 Alma Street Tootgarook	3	House	\$746,500	10 Sep 2026
 12 Dixie Close Tootgarook	3	House	\$645,000	03 Sep 2026
 5 Vincent Street Tootgarook	3	House	Undisclosed	03 Sep 2026
 45 Maine Street Tootgarook	5	House	\$1,605,000	28 Aug 2026
 28 Bienias Crescent Tootgarook	3	House	\$820,000	27 Aug 2026
 15 Acheron Avenue Tootgarook	1	House	\$515,000	26 Aug 2026
 3 Carool Close Tootgarook	4	House	Undisclosed	17 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 127 Highbury Road Tootgarook	3	House	\$1,000,000	12 Aug 2026
 74 Alma Street Tootgarook	3	House	\$605,000	12 Aug 2026
 71 Plain Street Tootgarook	4	House	\$1,030,000	11 Aug 2026
 127 John Street Tootgarook	3	House	\$900,000	07 Aug 2026
 104 John Street Tootgarook	3	House	\$675,000	07 Aug 2026
 36 Melville Street Tootgarook	4	House	Undisclosed	03 Aug 2026
 51 Kareela Drive Tootgarook	3	House	Undisclosed	03 Aug 2026
 59 Keith Street Tootgarook	4	House	\$865,000	31 Jul 2026
 77 Alma Street Tootgarook	3	House	\$600,000	30 Jul 2026
 59 Marshall Street Tootgarook	4	House	\$805,000	18 Jul 2026

TOOTGAROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Darvall Street Tootgarook	3	House	\$770,000	17 Jul 2026
 19 Brights Drive Tootgarook	3	House	\$757,000	15 Jul 2026
 19 Kuringai Road Tootgarook	3	House	\$770,000	26 Jun 2026
 72 Booran Parade Tootgarook	3	House	\$740,000	24 Jun 2026
 15 Lancia Drive Tootgarook	3	House	\$715,000	08 Jun 2026
 29 Kevin Street Tootgarook	4	House	\$1,060,000	05 Jun 2026
 25 Burdett Street Tootgarook	3	House	\$785,000	30 May 2026
 2 Burdett Street Tootgarook	3	House	\$950,000	29 May 2026
 26 Curran Way Tootgarook	3	House	\$780,000	27 May 2026
 98 Alma Street Tootgarook	3	House	\$605,000	13 May 2026



Jellis Craig Rye
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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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