



1/26 OLD SALE ROAD MOE VIC 3825

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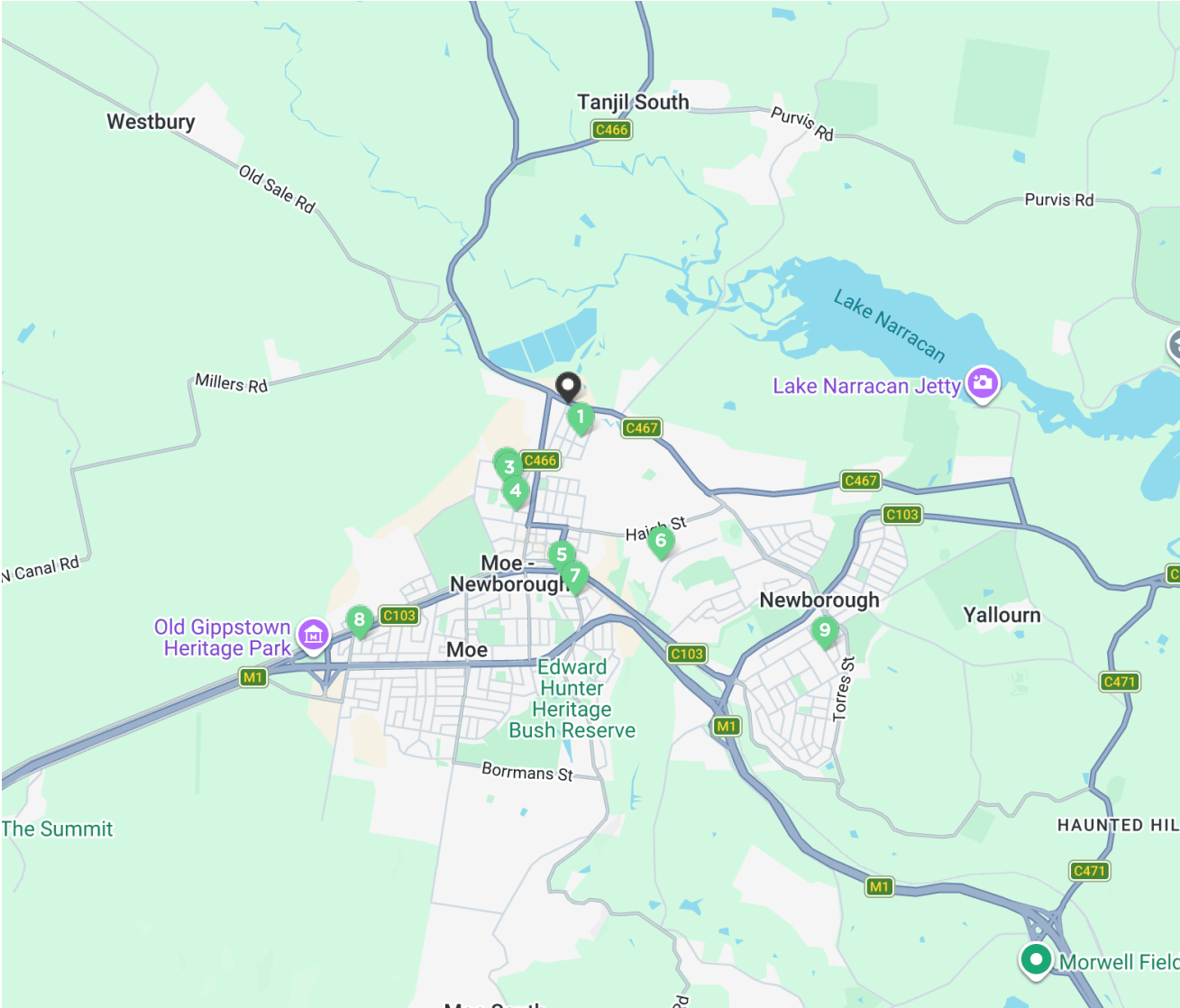
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Comps Map: Rentals



1 1/5 HYLAND STREET MOE VIC 3825	2	1	1	\$330
2 2/6 BUBB STREET MOE VIC 3825	2	1	1	\$290
3 2/7 BUBB STREET MOE VIC 3825	2	1	1	\$300
4 5/14-18 BELL STREET MOE VIC 3825	2	1	1	Not Disclosed
5 4/5 HIGH STREET MOE VIC 3825	2	1	1	\$300
6 4/45 DINWOODIE DRIVE NEWBOROUGH VIC 3825	2	1	1	\$350
7 5/17 HIGH STREET MOE VIC 3825	2	1	1	Not Disclosed
8 1/12 PARKIN STREET MOE VIC 3825	2	1	1	\$350
9 4/21 LEITH STREET NEWBOROUGH VIC 3825	2	1	1	\$320



Narracan Primary School

Drinfeld Memorial

Map data ©2026 Google

* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

1 1/5 HYLAND STREET MOE VIC 3825



2 1 1 90m² 72m²
 Year Built 1970 DOM 54 days
 Listing Date 07-Aug-25 Distance 0.37km
 Listing Price \$330 per week

2 2/6 BUBB STREET MOE VIC 3825



2 1 1 1,210m² 86m²
 Year Built - DOM 14 days
 Listing Date 07-Nov-25 Distance 1.01km
 Listing Price \$290 Per Week

3 2/7 BUBB STREET MOE VIC 3825



2 1 1 104m² 82m²
 Year Built 1970 DOM 53 days
 Listing Date 09-Jan-26 Distance 1.04km
 Listing Price \$300 per week

4 5/14-18 BELL STREET MOE VIC 3825



2 1 1 99m² 72m²
 Year Built 1980 DOM 16 days
 Listing Date 16-Sep-25 Distance 1.21km
 Listing Price UNDER APPLICATION

5 4/5 HIGH STREET MOE VIC 3825



2 1 1 1,322m² 77m²
 Year Built 1970 DOM 33 days
 Listing Date 29-Jan-26 Distance 1.73km
 Listing Price \$300 PER WEEK

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

6 4/45 DINWOODIE DRIVE NEWBOROUGH VIC 3825



2 1 1 163m² 82m²
 Year Built 1982 DOM 39 days
 Listing Date 05-Dec-25 Distance 1.84km
 Listing Price \$350.00 per week

7 5/17 HIGH STREET MOE VIC 3825



2 1 1 1,023m² 62m²
 Year Built 1970 DOM 47 days
 Listing Date 23-Dec-25 Distance 1.94km
 Listing Price 320

8 1/12 PARKIN STREET MOE VIC 3825



2 1 1 914m² 322m²
 Year Built 1975 DOM 12 days
 Listing Date 05-Feb-26 Distance 3.16km
 Listing Price \$350 PER WEEK

9 4/21 LEITH STREET NEWBOROUGH VIC 3825

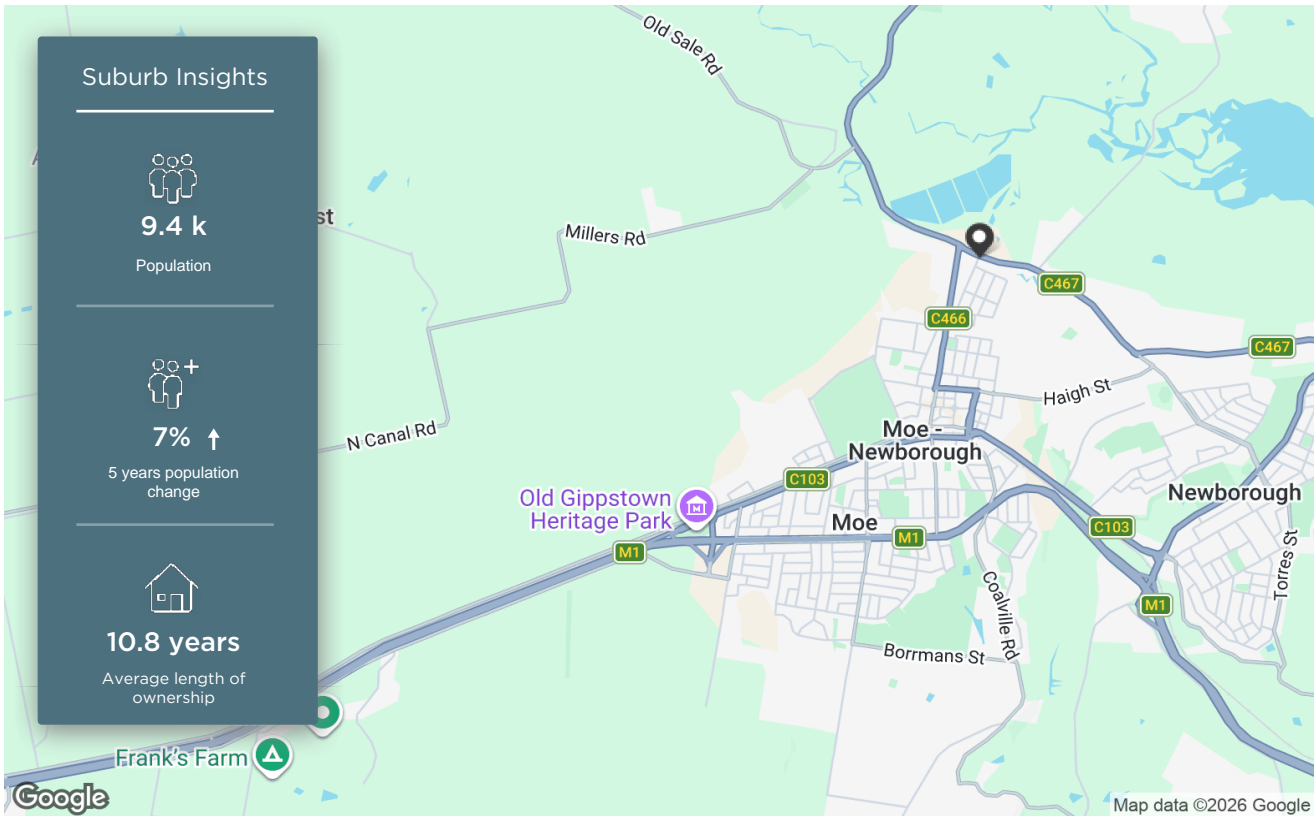


2 1 1 467m² -
 Year Built 1982 DOM 0 days
 Listing Date 03-Mar-26 Distance 3.57km
 Listing Price \$320 PER WEEK

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Moe

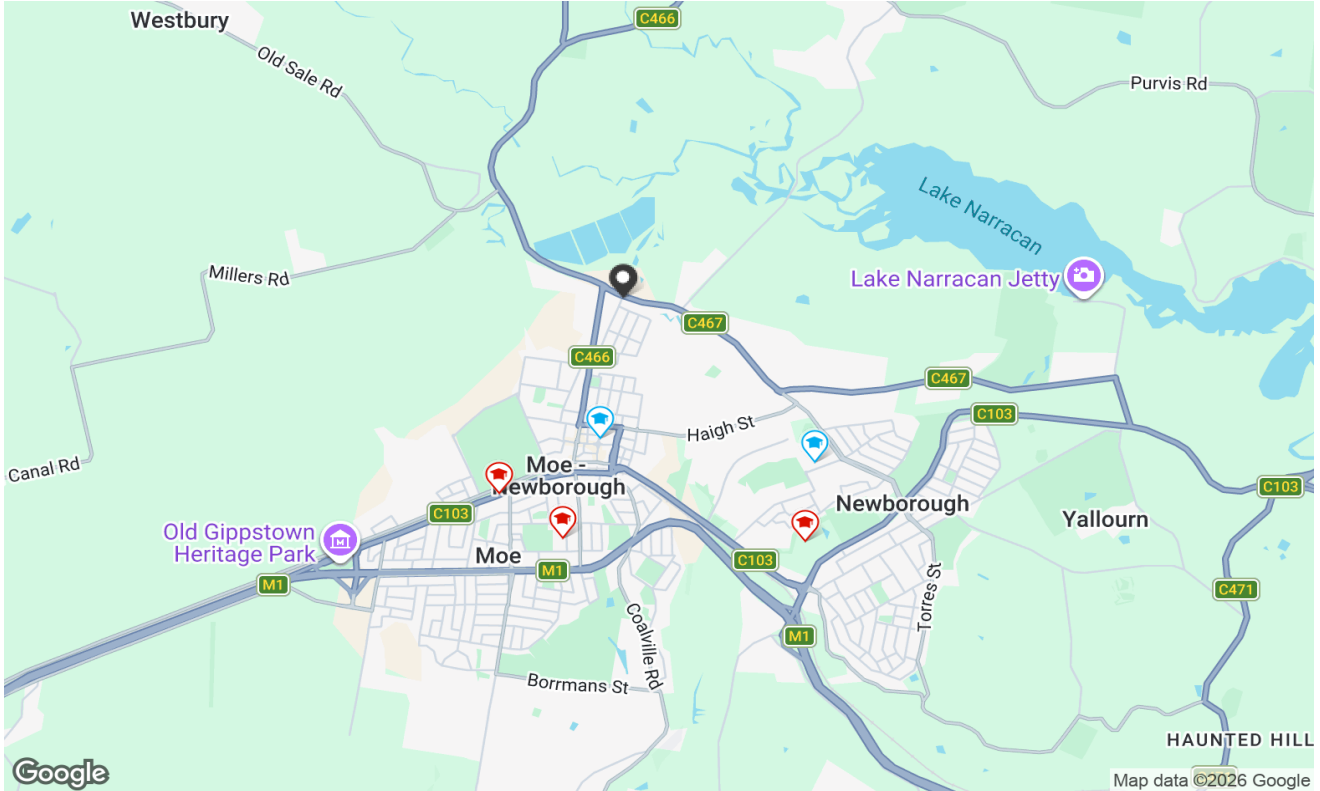
Demographic








The size of Moe is approximately 18.2 square kilometres. It has 28 parks covering nearly 7.1% of total area. The population of Moe in 2016 was 8778 people. By 2021 the population was 9375 showing a population growth of 6.8% in the area during that time. The predominant age group in Moe is 60-69 years. Households in Moe are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Moe work in a trades occupation. In 2021, 61.40% of the homes in Moe were owner-occupied compared with 61.30% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.0	Not Stated	3.1	0-15.6K	5.1	0-9	10.2
Other	2.0	Renting	33.9	15.6-33.8K	27.4	10-19	10.3
Couples with Children	30.3	Purchaser	25.5	130-182K	6.1	90-99	1.2
Single Parents	26.7	Owns Outright	35.9	182K+	4.5	30-39	11.3
		Other	1.6	33.8-52K	17.6	20-29	11.6
				78-130K	14.9	100+	0.0
				52-78K	16.1	50-59	13.1
						40-49	10.4
						70-79	11.7
						80-89	5.0

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Moe (Albert Street) Primary School 40-42 Albert Street Moe VIC 3825	1.35km	Primary	Mixed	Government	0-6
 St Kieran's School 107 Lloyd Street Moe VIC 3825	2.17km	Primary	Mixed	Non-Government	0-6
 Moe (South Street) Primary School South Street Moe VIC 3825	2.36km	Primary	Mixed	Government	0-6
 Lowanna College 72-96 Newark Avenue Newborough VIC 3825	2.36km	Secondary	Mixed	Government	7-12
 Lavalla Catholic College - Presentation Campus 45 John Field Drive Newborough VIC 3825	2.87km	Secondary	Mixed	Non-Government	-



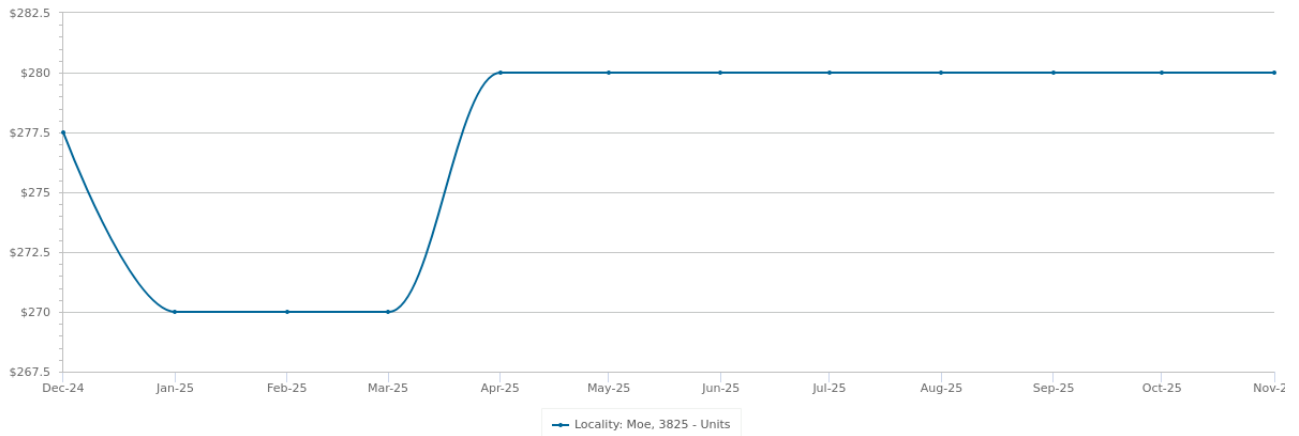
Property is within school catchment area



Property is outside school catchment area

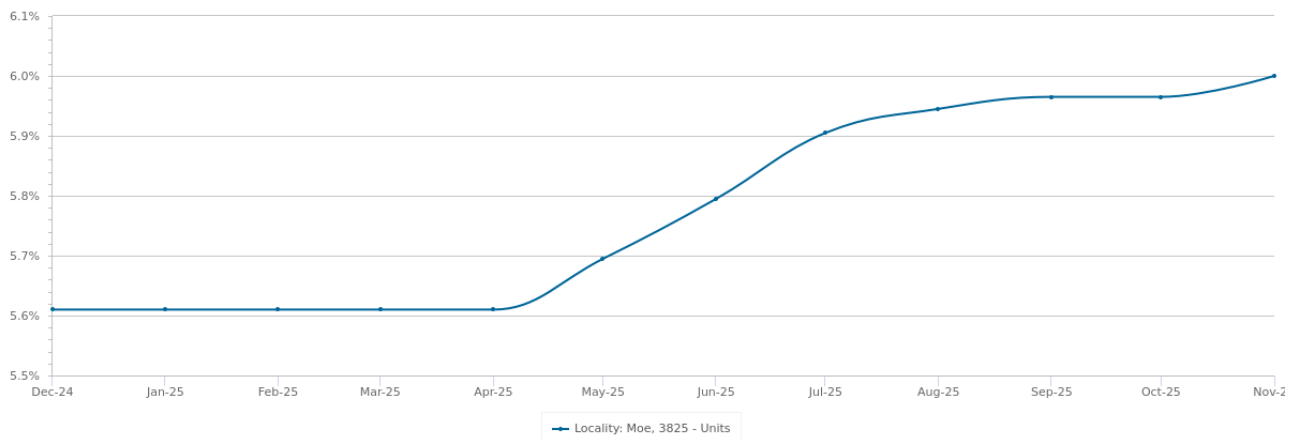
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

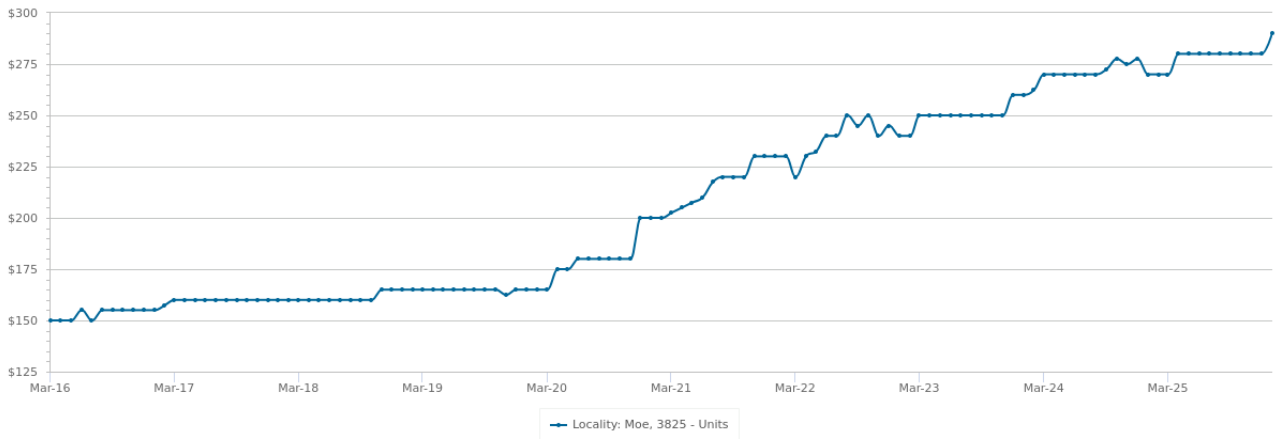


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$280	0.0%	6%	42
Oct 2025	\$280	0.0%	6%	42
Sep 2025	\$280	0.0%	6%	44
Aug 2025	\$280	0.0%	5.9%	43
Jul 2025	\$280	0.0%	5.9%	47
Jun 2025	\$280	0.0%	5.8%	53
May 2025	\$280	0.0%	5.7%	52
Apr 2025	\$280	3.7% ▲	5.6%	55
Mar 2025	\$270	0.0%	5.6%	57
Feb 2025	\$270	0.0%	5.6%	59
Jan 2025	\$270	-2.7% ▼	5.6%	62
Dec 2024	\$277	0.9% ▲	5.6%	64

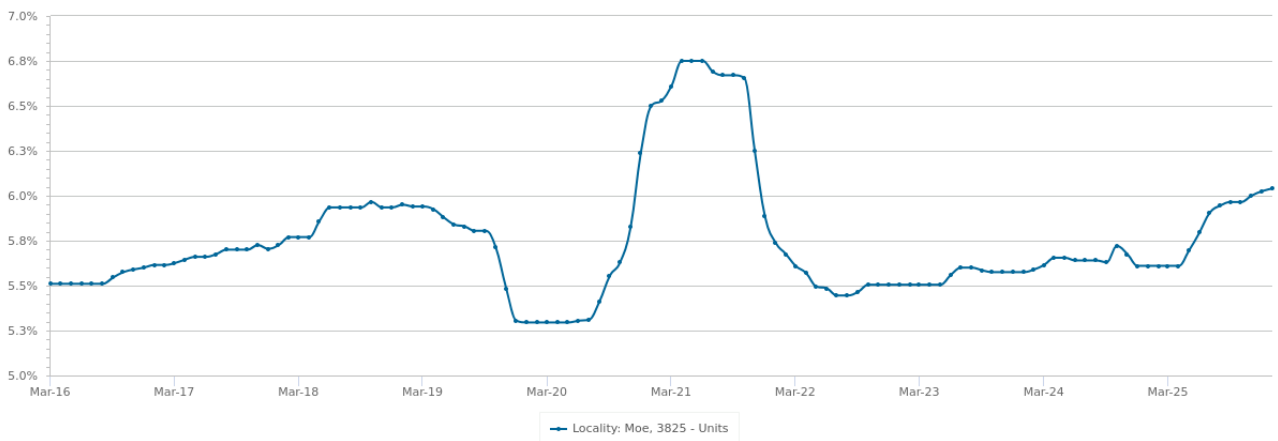
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$290	7.4% ▲	6%	39
2025	\$270	3.8% ▲	5.6%	62
2024	\$260	8.3% ▲	5.6%	61
2023	\$240	4.3% ▲	5.5%	80
2022	\$230	15.0% ▲	5.7%	69
2021	\$200	21.2% ▲	6.5%	79
2020	\$165	0.0%	5.3%	69
2019	\$165	3.1% ▲	5.9%	125
2018	\$160	3.2% ▲	5.7%	123
2017	\$155	-	5.6%	141

Summary

1/26 OLD SALE ROAD MOE VIC 3825



Appraisal price range
\$320 - \$350

Notes from your agent

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