



2 CHENHALL CRESCENT TRARALGON VIC 3844

Prepared on 12th November 2025



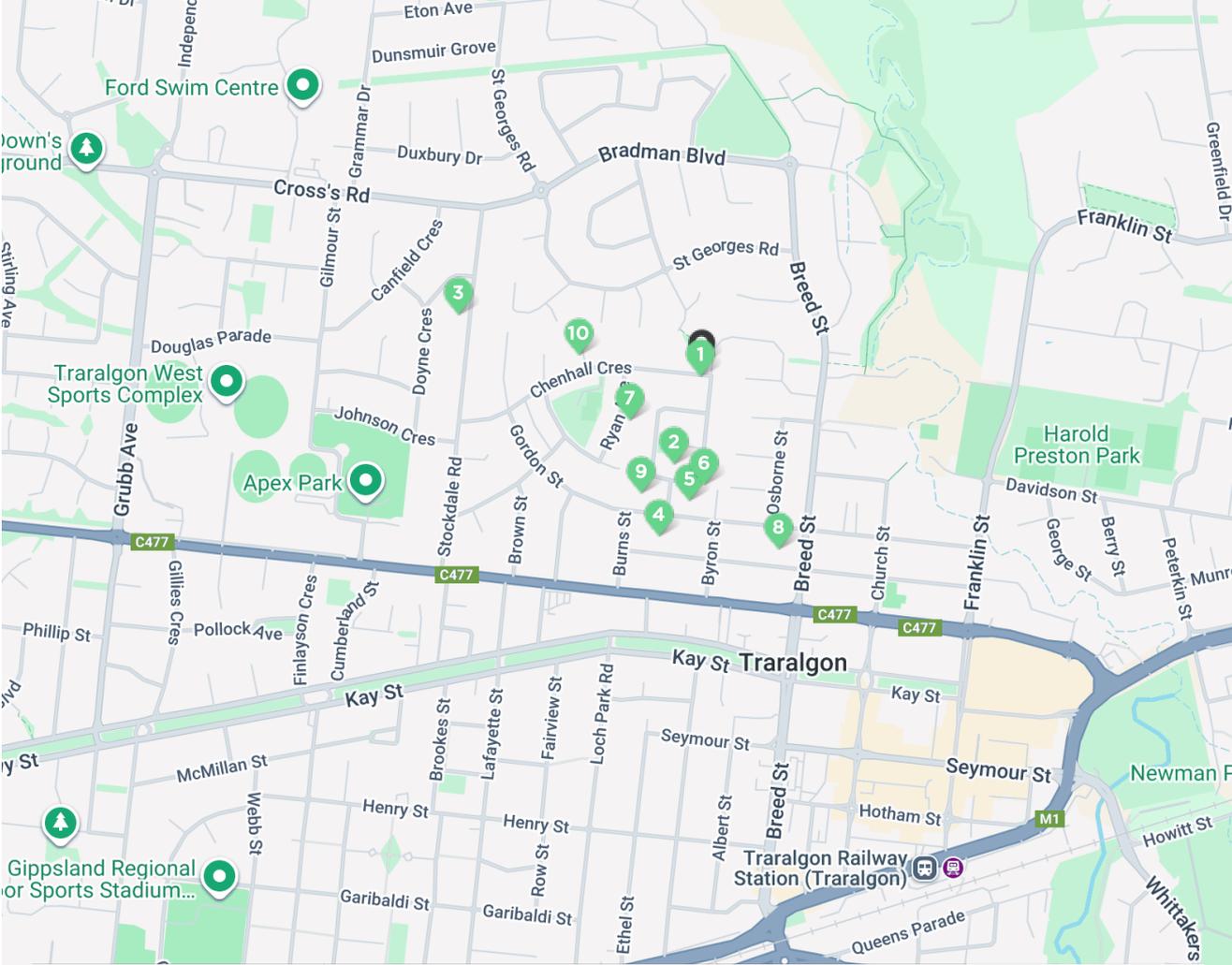
Anthony Bloomfield
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Traralgon VIC 3844

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Comps Map: Rentals



Pin Number	Property Address	Icon 1	Icon 2	Icon 3	Price
1	1 CHENHALL CRESCENT TRARALGON VIC 3844	3	1	3	\$460
2	6 PAX ROAD TRARALGON VIC 3844	3	1	2	\$440
3	57 STOCKDALE ROAD TRARALGON VIC 3844	3	1	1	\$460
4	62 MOORE STREET TRARALGON VIC 3844	3	1	3	\$500
5	62 GORDON STREET TRARALGON VIC 3844	3	1	4	\$450
6	13 PAX ROAD TRARALGON VIC 3844	3	1	-	\$490
7	8 RYAN AVENUE TRARALGON VIC 3844	3	1	-	\$410
8	32 MOORE STREET TRARALGON VIC 3844	3	1	2	\$400
9	74 GORDON STREET TRARALGON VIC 3844	3	1	1	\$415
10	32 CHENHALL CRESCENT TRARALGON VIC 3844	3	1	1	\$480



Map data ©2025 Google

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

Comparable Rentals

1 CHENHALL CRESCENT TRARALGON VIC 3844



3 1 3 704m² 97m²
 Year Built 1970 DOM 34 days
 Listing Date 02-Mar-25 Distance 0.04km
 Listing Price \$460/WEEKLY

2 6 PAX ROAD TRARALGON VIC 3844



3 1 2 588m² 93m²
 Year Built 1960 DOM 47 days
 Listing Date 19-Jun-25 Distance 0.26km
 Listing Price \$440/WEEKLY

3 57 STOCKDALE ROAD TRARALGON VIC 3844



3 1 1 686m² 81m²
 Year Built 1950 DOM 18 days
 Listing Date 13-Jun-25 Distance 0.59km
 Listing Price \$460/WEEKLY

4 62 MOORE STREET TRARALGON VIC 3844



3 1 3 611m² 146m²
 Year Built 1965 DOM 12 days
 Listing Date 27-Jun-25 Distance 0.43km
 Listing Price \$500/WEEKLY

5 62 GORDON STREET TRARALGON VIC 3844



3 1 4 598m² 114m²
 Year Built 1950 DOM 11 days
 Listing Date 03-Feb-25 Distance 0.34km
 Listing Price \$450/WEEKLY

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 13 PAX ROAD TRARALGON VIC 3844



3 1 - 1,057m² 115m²
 Year Built 1950 DOM 26 days
 Listing Date 29-Sep-25 Distance 0.3km
 Listing Price \$490/WEEKLY

7 8 RYAN AVENUE TRARALGON VIC 3844



3 1 - 724m² 120m²
 Year Built 1960 DOM 20 days
 Listing Date 23-Oct-25 Distance 0.22km
 Listing Price \$410/WEEKLY

8 32 MOORE STREET TRARALGON VIC 3844



3 1 2 808m² -
 Year Built - DOM 26 days
 Listing Date 13-Jan-25 Distance 0.49km
 Listing Price \$400/WEEKLY

9 74 GORDON STREET TRARALGON VIC 3844



3 1 1 717m² 93m²
 Year Built 1950 DOM 26 days
 Listing Date 29-May-25 Distance 0.35km
 Listing Price \$415/WEEKLY

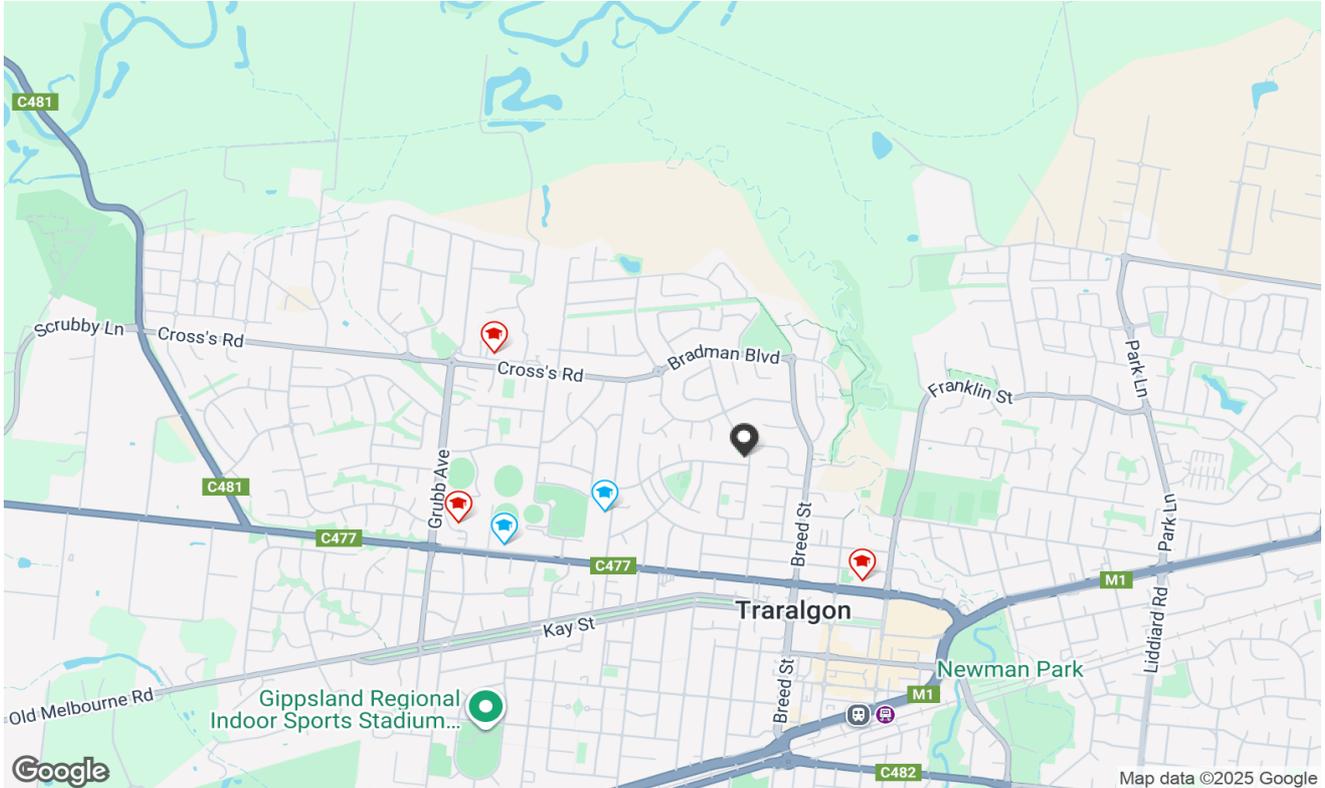
10 32 CHENHALL CRESCENT TRARALGON VIC 3844



3 1 1 548m² 111m²
 Year Built 1960 DOM 15 days
 Listing Date 12-Sep-25 Distance 0.3km
 Listing Price \$480/WEEKLY

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

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.67km	Primary	Mixed	Government	0-6
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	0.81km	Primary	Mixed	Government	0-6
 Traralgon College 1.15km	1.15km	Secondary	Mixed	Government	7-12
 St Paul's Anglican Grammar School - Traralgon Campus 46 Crosss Road Traralgon VIC 3844	1.22km	Combined	Mixed	Non-Government	-
 Lavalla Catholic College - St Paul's Campus 206-220 Grey Street Traralgon VIC 3844	1.31km	Secondary	Mixed	Non-Government	-



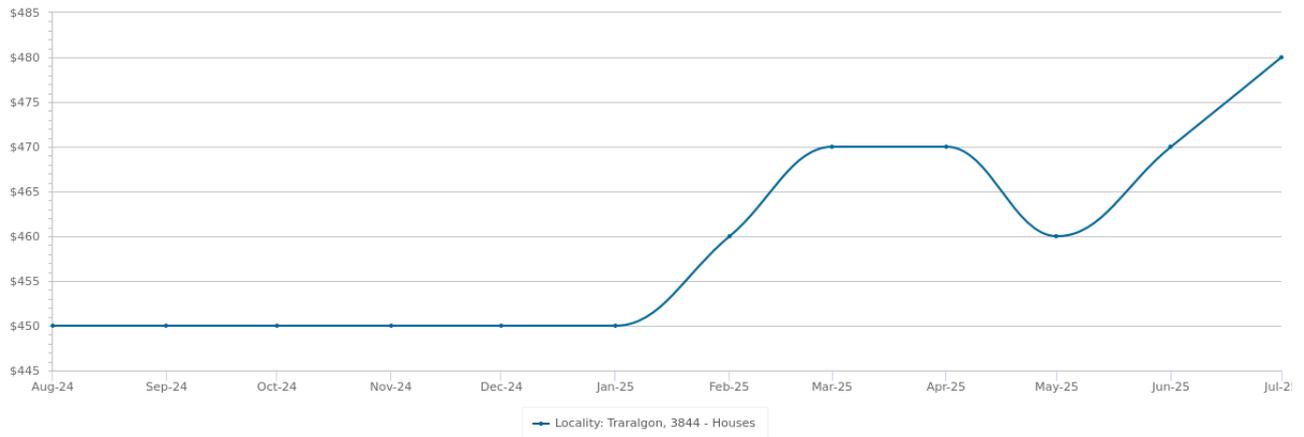
Property is within school catchment area



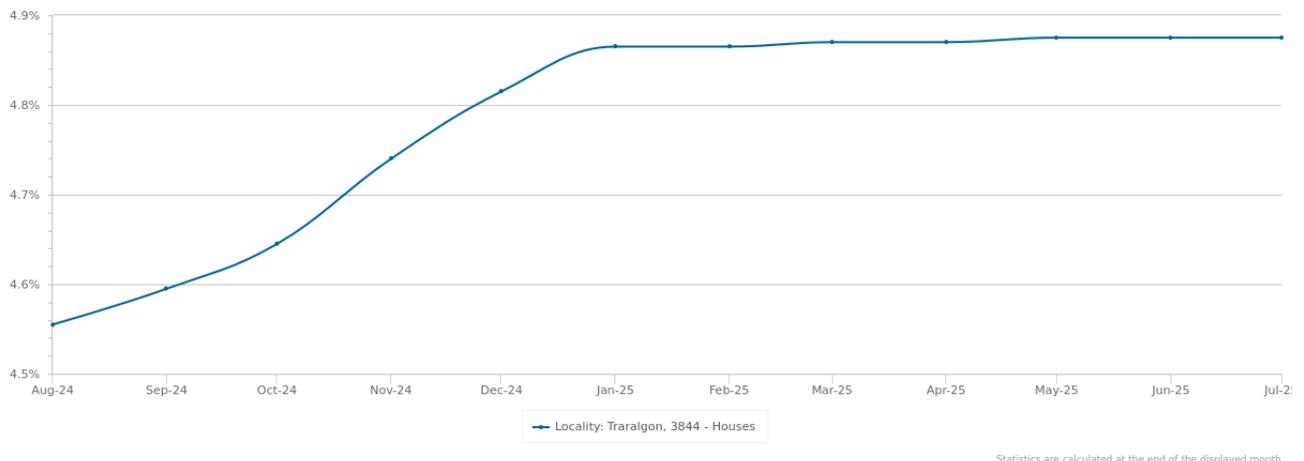
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



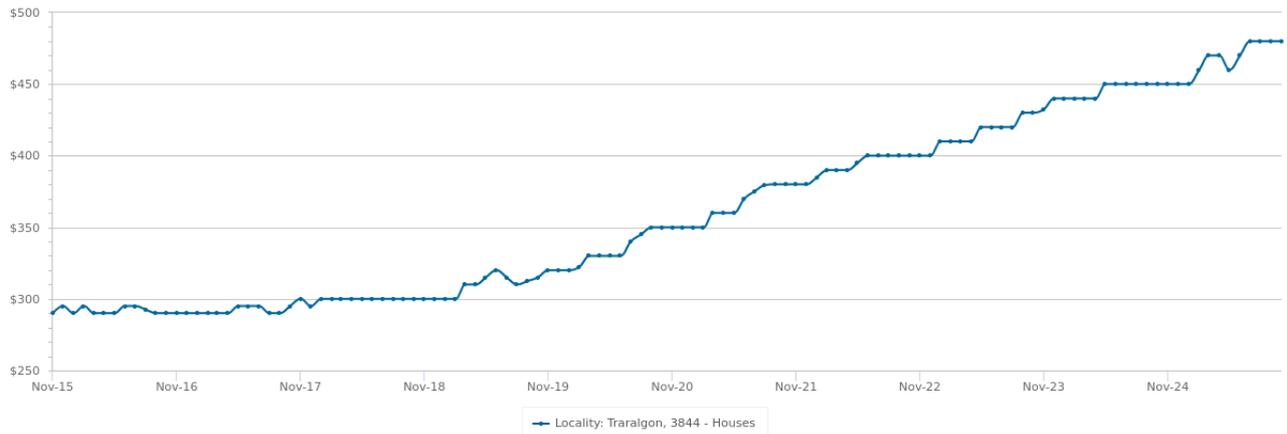
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jul 2025	\$480	2.1% ▲	4.9%	471
Jun 2025	\$470	2.2% ▲	4.9%	463
May 2025	\$460	-2.1% ▼	4.9%	456
Apr 2025	\$470	0.0%	4.9%	443
Mar 2025	\$470	2.2% ▲	4.9%	442
Feb 2025	\$460	2.2% ▲	4.9%	442
Jan 2025	\$450	0.0%	4.9%	455
Dec 2024	\$450	0.0%	4.8%	458
Nov 2024	\$450	0.0%	4.7%	460
Oct 2024	\$450	0.0%	4.6%	446
Sep 2024	\$450	0.0%	4.6%	464
Aug 2024	\$450	0.0%	4.6%	455

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
2025	\$480	6.7% ▲	4.8%	531
2024	\$450	4.7% ▲	4.6%	446
2023	\$430	7.5% ▲	4.5%	558
2022	\$400	5.3% ▲	4.3%	591
2021	\$380	8.6% ▲	4.9%	571
2020	\$350	11.1% ▲	5.2%	495
2019	\$315	5.0% ▲	5.3%	536
2018	\$300	1.7% ▲	5.4%	683
2017	\$295	1.7% ▲	5.4%	853
2016	\$290	0.0%	5.6%	900

Summary

2 CHENHALL CRESCENT TRARALGON VIC 3844



Appraisal price range

Notes from your agent

\$460 - \$480

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