



95 MADDEN STREET MORWELL VIC 3840

Prepared on 19th February 2026



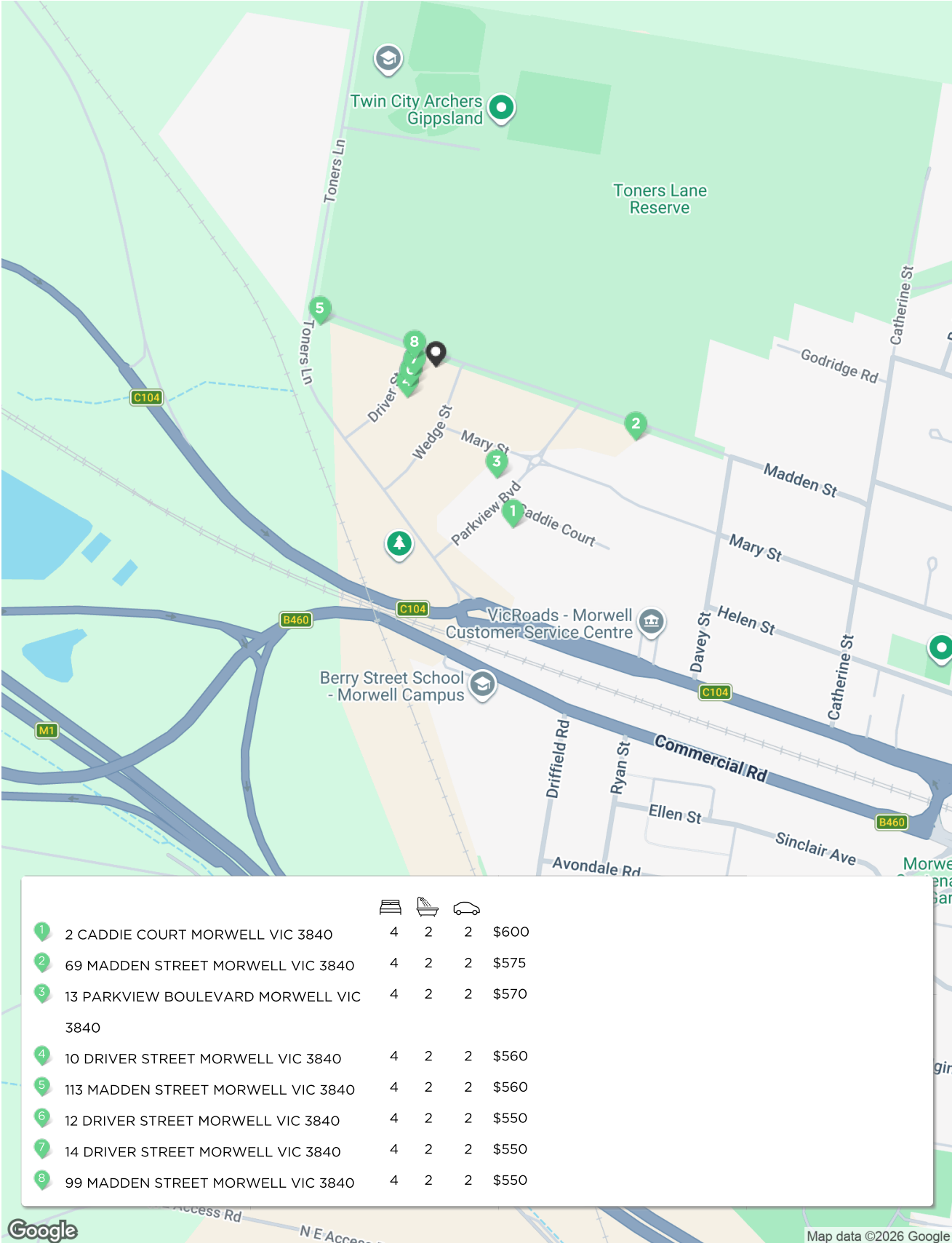
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Comps Map: Rentals



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 2 CADDIE COURT MORWELL VIC 3840



4 2 2 689m² 204m²
 Year Built 2021 DOM 21 days
 Listing Date 29-Jan-26 Distance 0.28km
 Listing Price \$600 WEEKLY

2 69 MADDEN STREET MORWELL VIC 3840



4 2 2 803m² -
 Year Built - DOM 59 days
 Listing Date 28-May-25 Distance 0.33km
 Listing Price \$575 per week

3 13 PARKVIEW BOULEVARD MORWELL VIC 3840



4 2 2 657m² 159m²
 Year Built 2022 DOM 28 days
 Listing Date 21-Nov-25 Distance 0.2km
 Listing Price \$570 Per Week

4 10 DRIVER STREET MORWELL VIC 3840



4 2 2 688m² -
 Year Built - DOM 47 days
 Listing Date 20-Jan-25 Distance 0.07km
 Listing Price \$560 per week

5 113 MADDEN STREET MORWELL VIC 3840



4 2 2 531m² 156m²
 Year Built 2024 DOM 16 days
 Listing Date 11-Aug-25 Distance 0.19km
 Listing Price \$560 PW / AVAIL. NOW

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 12 DRIVER STREET MORWELL VIC 3840



🏠 4 🛁 2 🚗 2 📏 654m² 📅 -
 Year Built - DOM 36 days
 Listing Date 21-Jan-25 Distance 0.05km
 Listing Price \$550 per week

7 14 DRIVER STREET MORWELL VIC 3840



🏠 4 🛁 2 🚗 2 📏 648m² 📅 -
 Year Built - DOM 72 days
 Listing Date 22-Jan-25 Distance 0.04km
 Listing Price \$550 per week

8 99 MADDEN STREET MORWELL VIC 3840






🏠 4 🛁 2 🚗 2 📏 546m² 📅 150m²
 Year Built 2025 DOM 16 days
 Listing Date 20-Feb-25 Distance 0.04km
 Listing Price \$550 per week

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

Local Schools

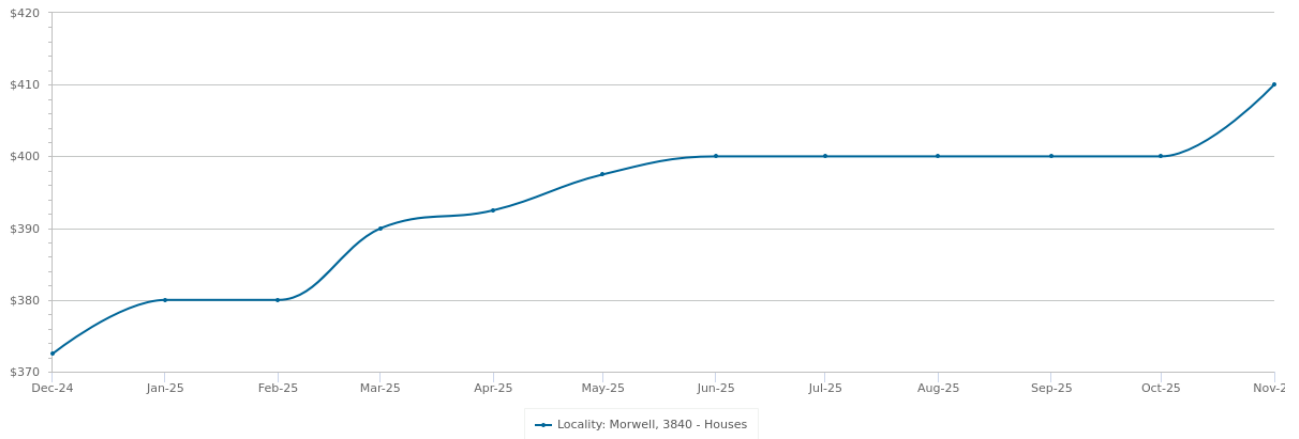


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Berry Street School - Morwell Campus 11A Driffield Road Morwell VIC 3840	0.7km	Special	Mixed	Non-Government	-
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	2.02km	Secondary	Mixed	Non-Government	-
 Morwell Central Primary School	2.16km	Primary	Mixed	Government	0-6
 Morwell Primary School	3.31km	Primary	Mixed	Government	1-6
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	3.71km	Primary	Mixed	Government	0-6

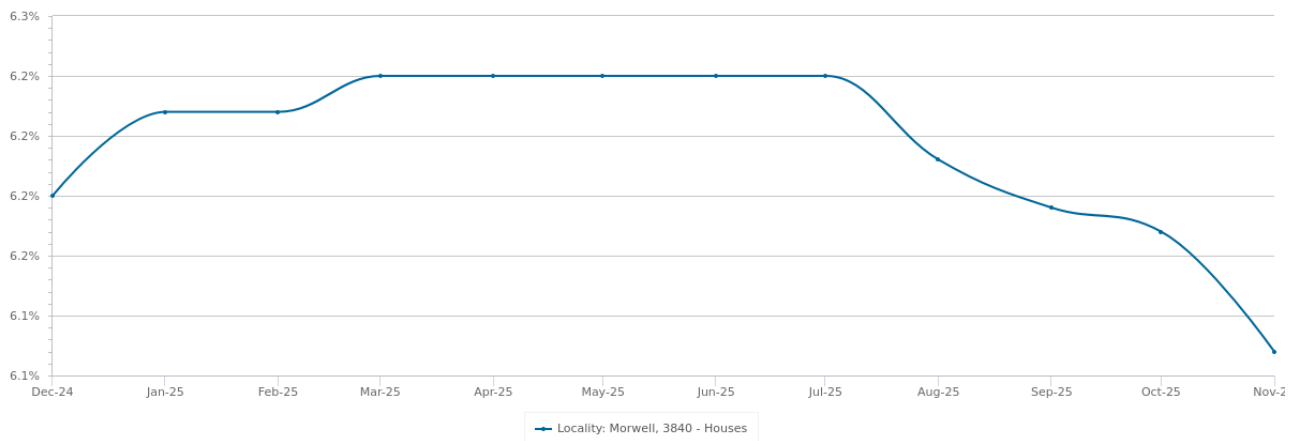
 Property is within school catchment area
  Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



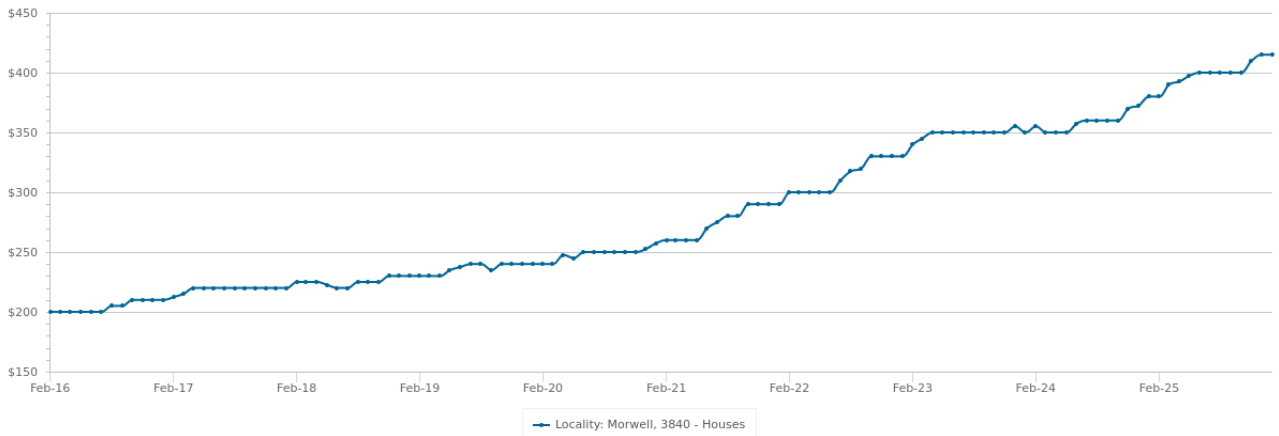
Gross Rental Yield - 12 months



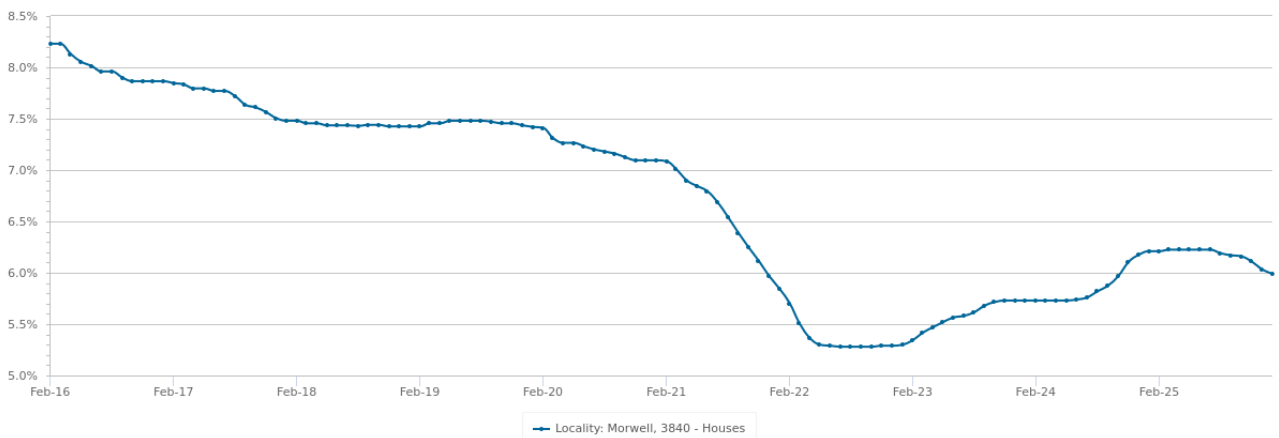
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$410	2.5% ▲	6.1%	326
Oct 2025	\$400	0.0%	6.2%	329
Sep 2025	\$400	0.0%	6.2%	317
Aug 2025	\$400	0.0%	6.2%	296
Jul 2025	\$400	0.0%	6.2%	296
Jun 2025	\$400	0.6% ▲	6.2%	294
May 2025	\$397	1.3% ▲	6.2%	295
Apr 2025	\$392	0.6% ▲	6.2%	290
Mar 2025	\$390	2.6% ▲	6.2%	296
Feb 2025	\$380	0.0%	6.2%	307
Jan 2025	\$380	2.0% ▲	6.2%	308
Dec 2024	\$372	0.7% ▲	6.2%	299

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$415	9.2% ▲	6%	326
2025	\$380	8.6% ▲	6.2%	308
2024	\$350	6.1% ▲	5.7%	355
2023	\$330	13.8% ▲	5.3%	335
2022	\$290	12.6% ▲	5.8%	305
2021	\$257	7.3% ▲	7.1%	292
2020	\$240	4.3% ▲	7.4%	371
2019	\$230	4.5% ▲	7.4%	415
2018	\$220	4.8% ▲	7.5%	491
2017	\$210	5.0% ▲	7.9%	521

Summary

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Appraisal price range
\$560 - \$590

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