



3 GREEN STREET MORWELL VIC 3840

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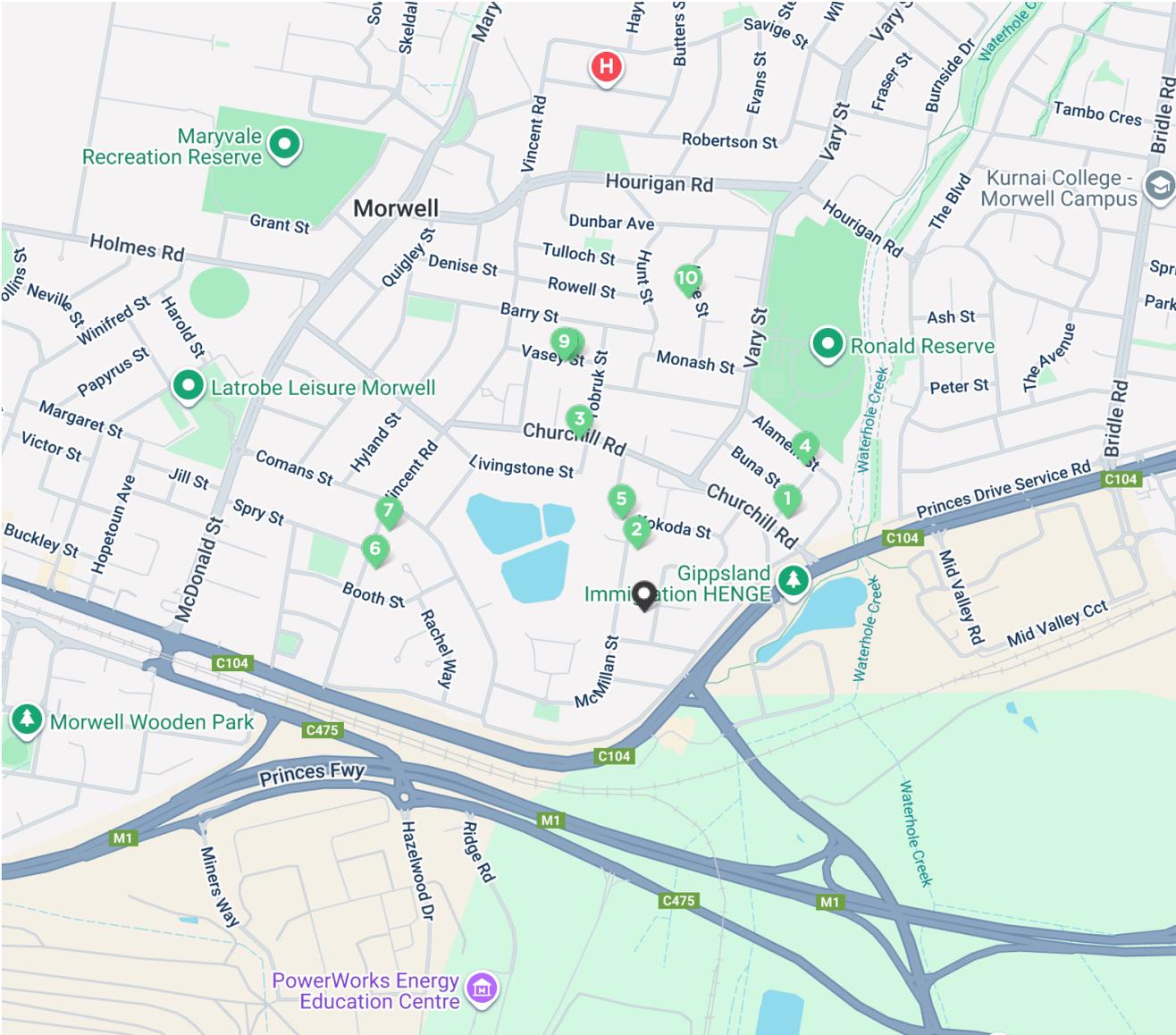
Floor Plan



Cotality



Comps Map: Rentals



Property ID	Address	Icon 1	Icon 2	Icon 3	Price
1	91 CHURCHILL ROAD MORWELL VIC 3840	3	1	2	\$350
2	62 MCMILLAN STREET MORWELL VIC 3840	3	1	2	\$360
3	34 CHURCHILL ROAD MORWELL VIC 3840	3	1	1	\$410
4	66 ALAMEIN STREET MORWELL VIC 3840	3	1	1	\$370
5	73 MCMILLAN STREET MORWELL VIC 3840	3	1	2	\$350
6	20 VINCENT ROAD MORWELL VIC 3840	3	1	-	\$400
7	32 VINCENT ROAD MORWELL VIC 3840	3	1	1	\$380
8	16 VASEY STREET MORWELL VIC 3840	3	1	1	\$385
9	14 VASEY STREET MORWELL VIC 3840	3	1	2	\$350
10	15 HARE STREET MORWELL VIC 3840	3	1	1	\$330



C456

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 91 CHURCHILL ROAD MORWELL VIC 3840



3 1 2 678m² 116m²
 Year Built 1960 DOM 8 days
 Listing Date 29-Aug-25 Distance 0.43km
 Listing Price \$350/WEEKLY

2 62 MCMILLAN STREET MORWELL VIC 3840



3 1 2 694m² 86m²
 Year Built 1955 DOM 57 days
 Listing Date 16-Sep-24 Distance 0.15km
 Listing Price \$360/WEEKLY

3 34 CHURCHILL ROAD MORWELL VIC 3840



3 1 1 630m² 103m²
 Year Built 1970 DOM 22 days
 Listing Date 04-Aug-25 Distance 0.46km
 Listing Price \$410/WEEKLY

4 66 ALAMEIN STREET MORWELL VIC 3840



3 1 1 643m² 106m²
 Year Built 1950 DOM 57 days
 Listing Date 15-Apr-25 Distance 0.54km
 Listing Price \$370/WEEKLY

5 73 MCMILLAN STREET MORWELL VIC 3840



3 1 2 620m² 83m²
 Year Built 1950 DOM 25 days
 Listing Date 02-Sep-24 Distance 0.24km
 Listing Price \$350/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 20 VINCENT ROAD MORWELL VIC 3840



3 1 - 728m² 93m²
 Year Built 1960 DOM 32 days
 Listing Date 11-Jul-25 Distance 0.68km
 Listing Price \$400/WEEKLY

7 32 VINCENT ROAD MORWELL VIC 3840



3 1 1 731m² 94m²
 Year Built 1950 DOM 8 days
 Listing Date 12-Mar-25 Distance 0.67km
 Listing Price \$380/WEEKLY

8 16 VASEY STREET MORWELL VIC 3840



3 1 1 626m² 97m²
 Year Built 1950 DOM 31 days
 Listing Date 30-Apr-25 Distance 0.65km
 Listing Price \$385/WEEKLY

9 14 VASEY STREET MORWELL VIC 3840



3 1 2 638m² 84m²
 Year Built 1960 DOM 50 days
 Listing Date 03-Jan-25 Distance 0.66km
 Listing Price \$350/WEEKLY

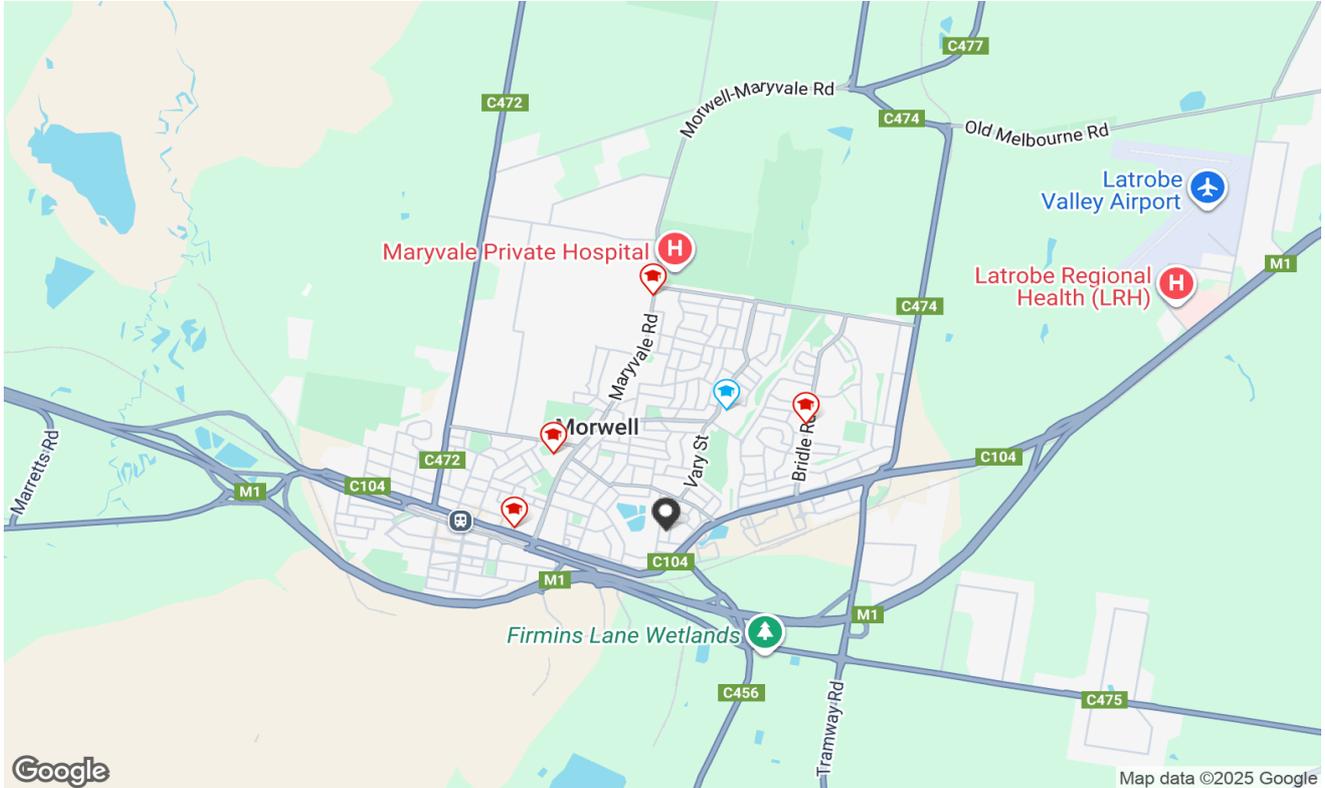
10 15 HARE STREET MORWELL VIC 3840



3 1 1 840m² 88m²
 Year Built 1960 DOM 60 days
 Listing Date 23-Jun-25 Distance 0.79km
 Listing Price \$330/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
 Morwell Central Primary School	1.24km	Primary	Mixed	Government	0-6
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.29km	Primary	Mixed	Government	0-6
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.34km	Secondary	Mixed	Non-Government	-
 Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.65km	Secondary	Mixed	Government	7-12
 Morwell Primary School	2.27km	Primary	Mixed	Government	1-6



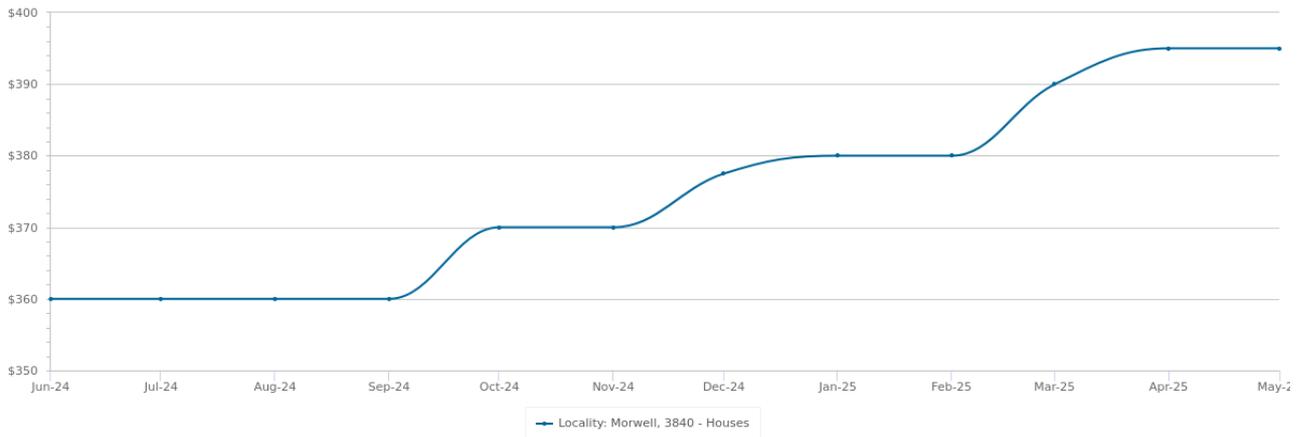
Property is within school catchment area



Property is outside school catchment area

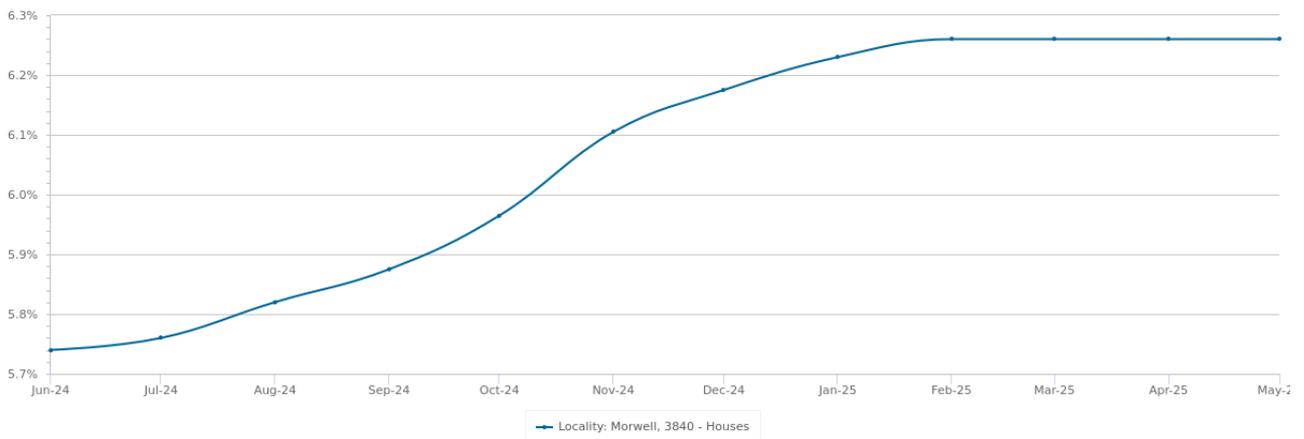
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

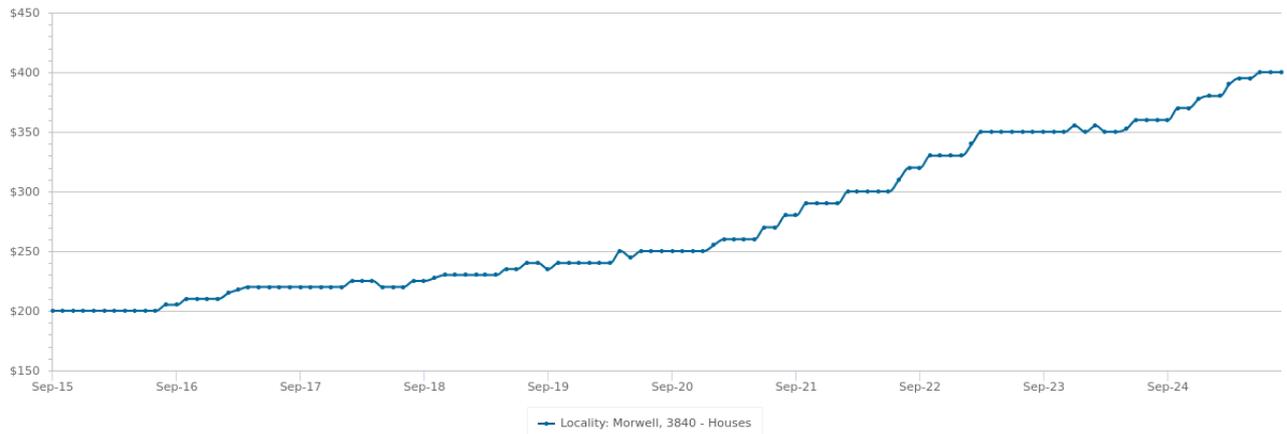


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
May 2025	\$395	0.0%	6.3%	296
Apr 2025	\$395	1.3% ▲	6.3%	293
Mar 2025	\$390	2.6% ▲	6.3%	299
Feb 2025	\$380	0.0%	6.3%	309
Jan 2025	\$380	0.7% ▲	6.2%	310
Dec 2024	\$377	2.0% ▲	6.2%	301
Nov 2024	\$370	0.0%	6.1%	303
Oct 2024	\$370	2.8% ▲	6%	313
Sep 2024	\$360	0.0%	5.9%	330
Aug 2024	\$360	0.0%	5.8%	339
Jul 2024	\$360	0.0%	5.8%	342
Jun 2024	\$360	2.1% ▲	5.7%	344

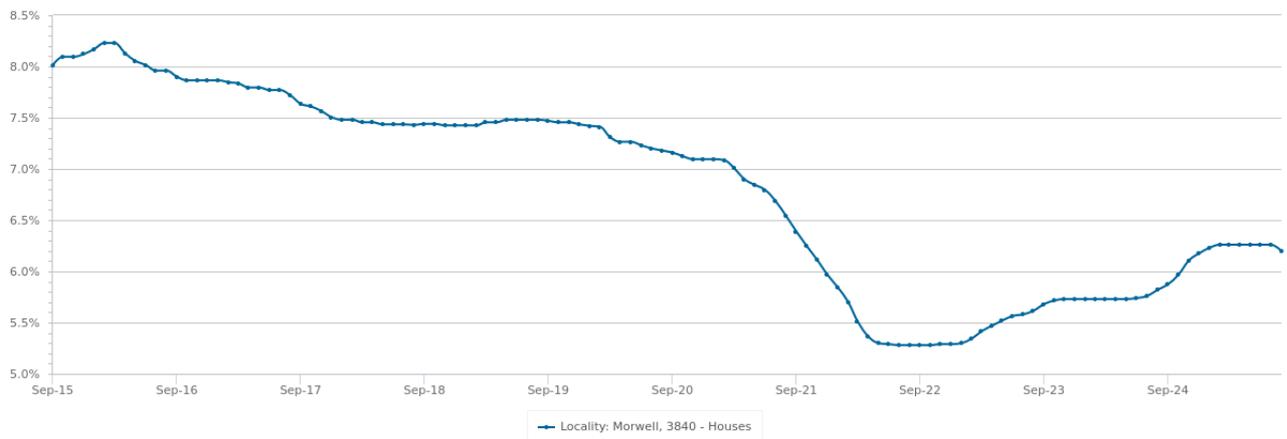
Long Term Market Trends

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	\$400	11.1% ▲	6.2%	299
2024	\$360	2.9% ▲	5.8%	339
2023	\$350	9.4% ▲	5.6%	353
2022	\$320	14.3% ▲	5.3%	332
2021	\$280	12.0% ▲	6.5%	254
2020	\$250	4.2% ▲	7.2%	344
2019	\$240	6.7% ▲	7.5%	366
2018	\$225	2.3% ▲	7.4%	469
2017	\$220	7.3% ▲	7.7%	497
2016	\$205	2.5% ▲	8%	516

Summary

3 GREEN STREET MORWELL VIC 3840



Appraisal price range

\$375 - \$395 Per Week

Notes from your agent

With strong demand and a lack of rental properties available at present it is likely that the achievable rental could sit in the higher end of this estimate.

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