



43 HENRY STREET TRARALGON VIC 3844

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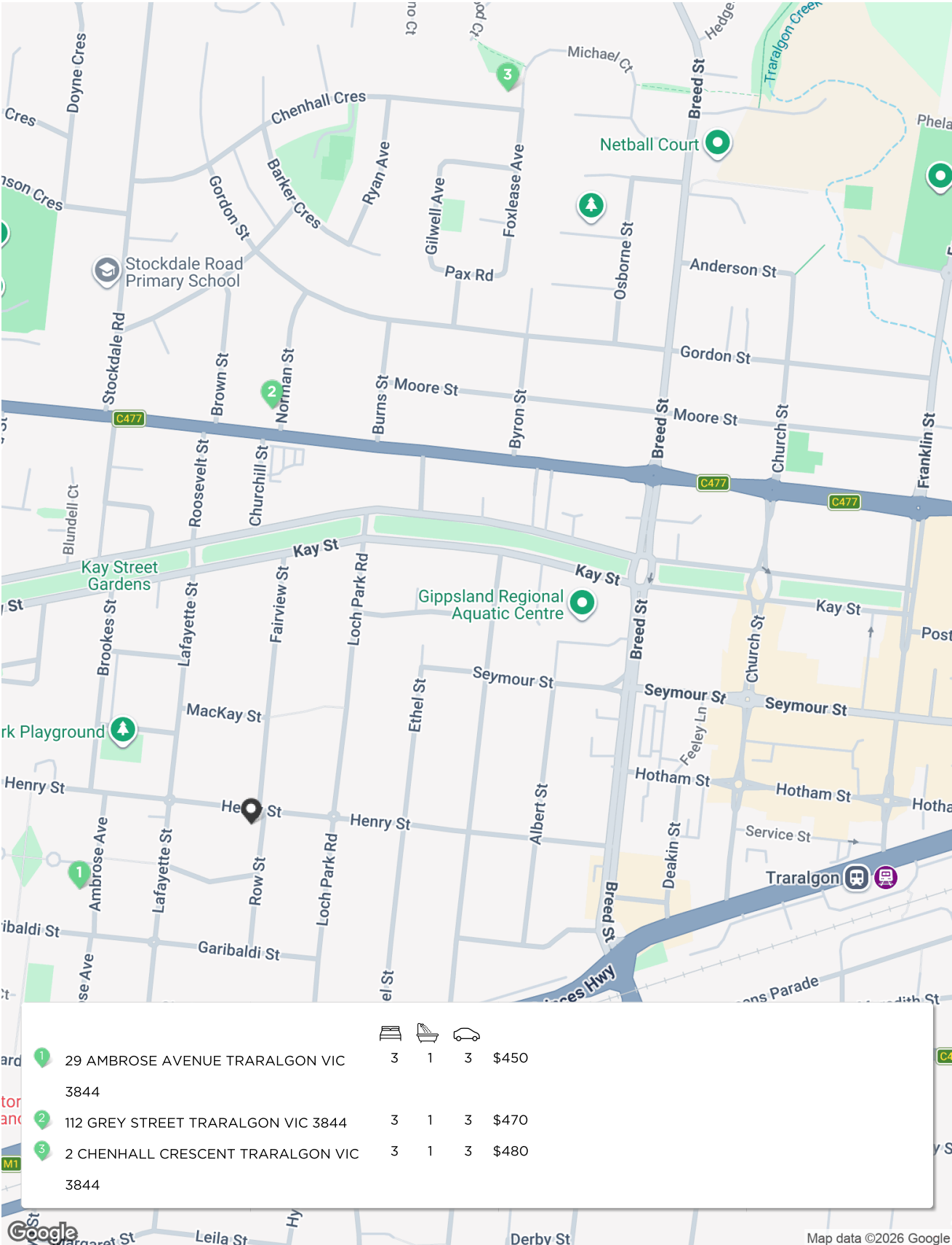
14C Hotham Street
Traralgon Victoria 3844

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Comps Map: Rentals



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

Comparable Rentals

1 29 AMBROSE AVENUE TRARALGON VIC 3844



🏠 3 🚗 1 🚗 3 📏 591m² 📏 113m²
 Year Built 1960 DOM 84 days
 Listing Date 17-Oct-25 Distance 0.29km
 Listing Price \$450/WEEKLY

2 112 GREY STREET TRARALGON VIC 3844



🏠 3 🚗 1 🚗 3 📏 721m² 📏 123m²
 Year Built - DOM 14 days
 Listing Date 26-Nov-25 Distance 0.64km
 Listing Price \$470/WEEKLY

3 2 CHENHALL CRESCENT TRARALGON VIC 3844

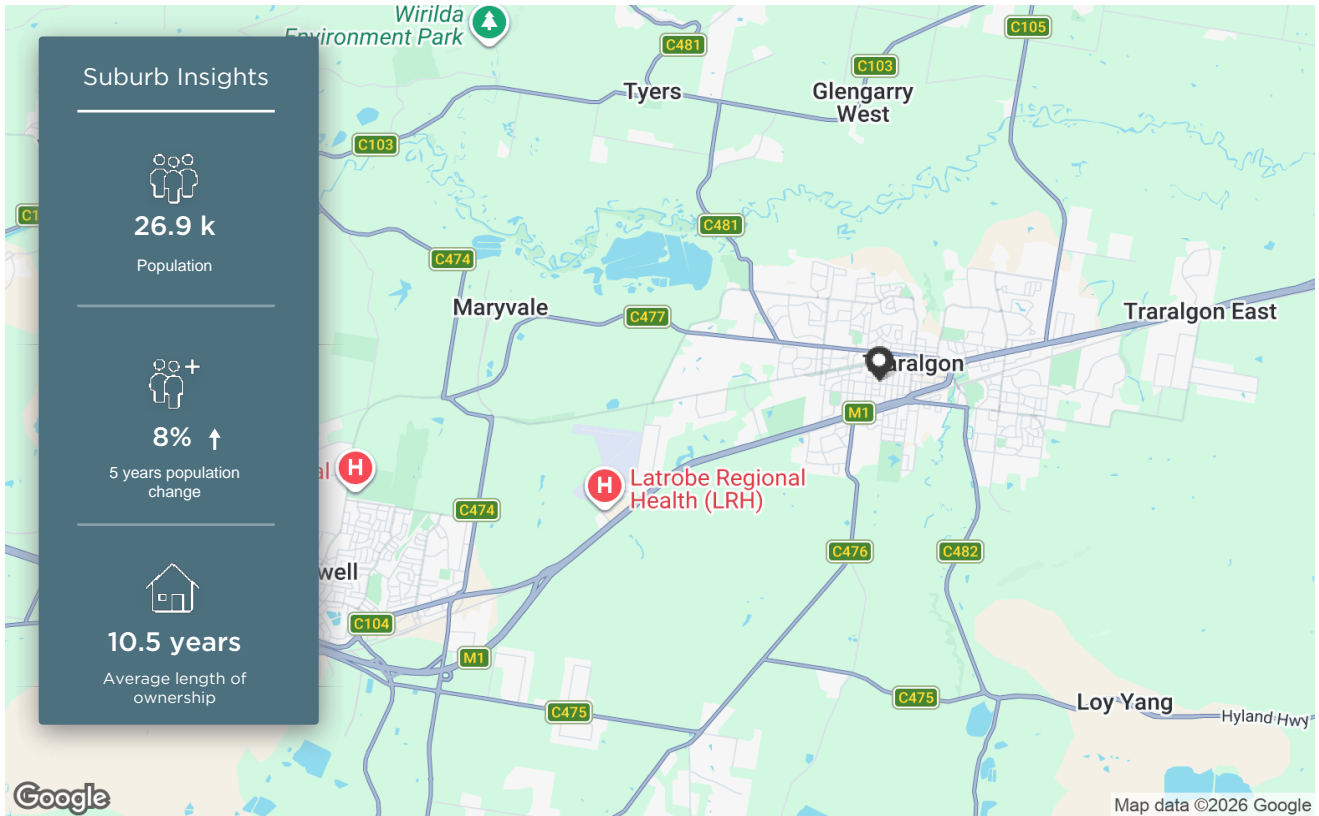


🏠 3 🚗 1 🚗 3 📏 832m² 📏 111m²
 Year Built - DOM 29 days
 Listing Date 30-Jan-26 Distance 1.2km
 Listing Price \$480/WEEKLY

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

Traralgon

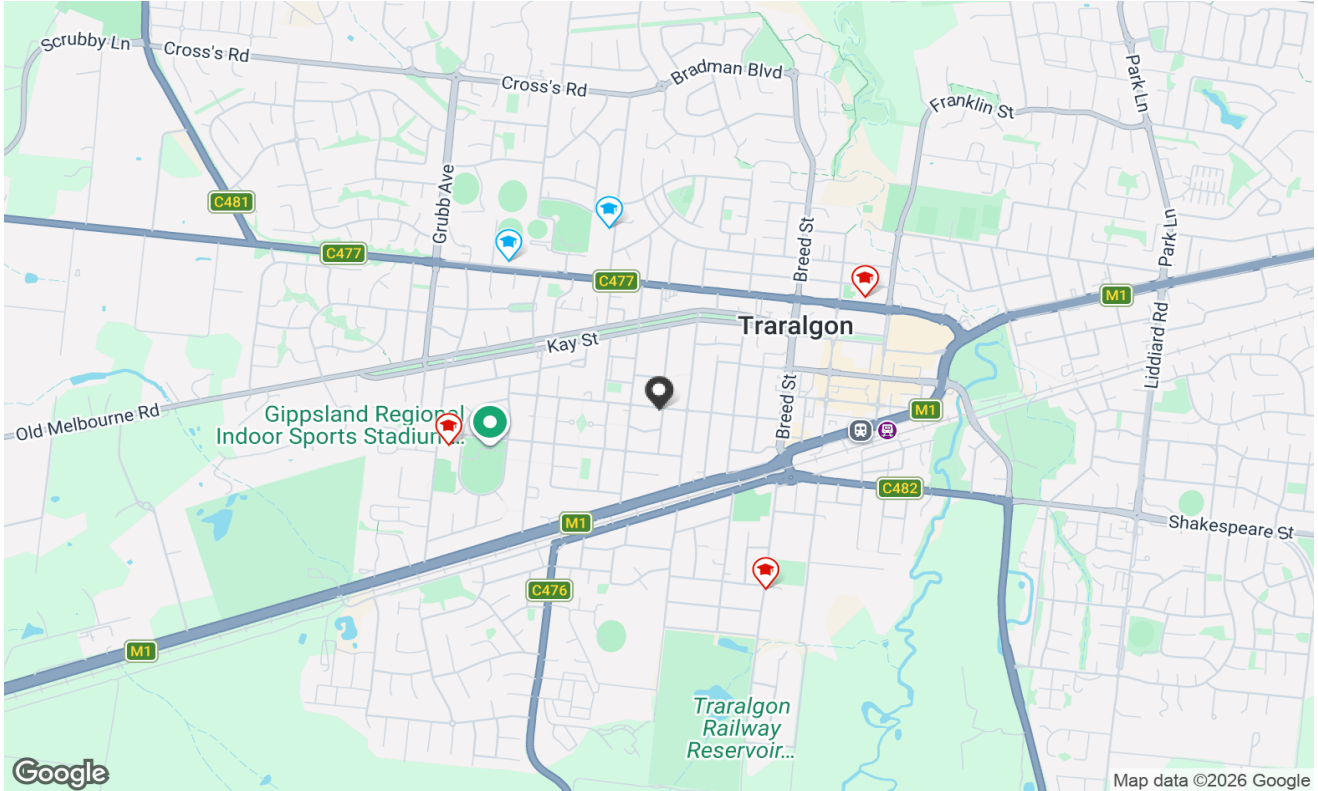
Demographic








The size of Traralgon is approximately 56.3 square kilometres. It has 78 parks covering nearly 4.3% of total area. The population of Traralgon in 2016 was 24933 people. By 2021 the population was 26907 showing a population growth of 7.9% in the area during that time. The predominant age group in Traralgon is 30-39 years. Households in Traralgon are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2021, 71.00% of the homes in Traralgon were owner-occupied compared with 68.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Not Stated	1.5	52-78K	14.5	90-99	1.1
Childless Couples	40.2	Purchaser	36.9	15.6-33.8K	15.1	30-39	13.7
Single Parents	19.5	Owns Outright	34.1	0-15.6K	3.8	100+	0.0
Couples with Children	39.0	Renting	26.0	182K+	10.8	60-69	11.7
		Other	1.4	33.8-52K	13.7	70-79	8.9
				130-182K	13.0	80-89	4.3
				78-130K	22.3	10-19	12.0
						0-9	12.3
						20-29	12.5
						50-59	12.1

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.9km	Primary	Mixed	Government	0-6
 Traralgon (Kosciuszko Street) Primary School Garibaldi Street Traralgon VIC 3844	0.96km	Primary	Mixed	Government	0-6
 Traralgon College	0.98km	Secondary	Mixed	Government	7-12
 Latrobe Special Developmental School 48-62 Hickox Street Traralgon VIC 3844	0.99km	Special	Mixed	Government	-
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	1.09km	Primary	Mixed	Government	0-6



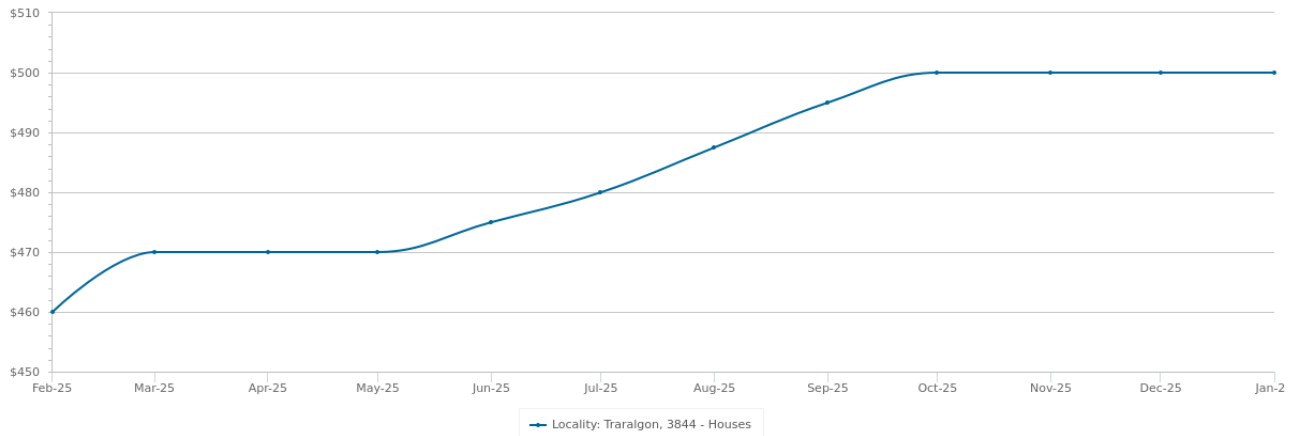
Property is within school catchment area



Property is outside school catchment area

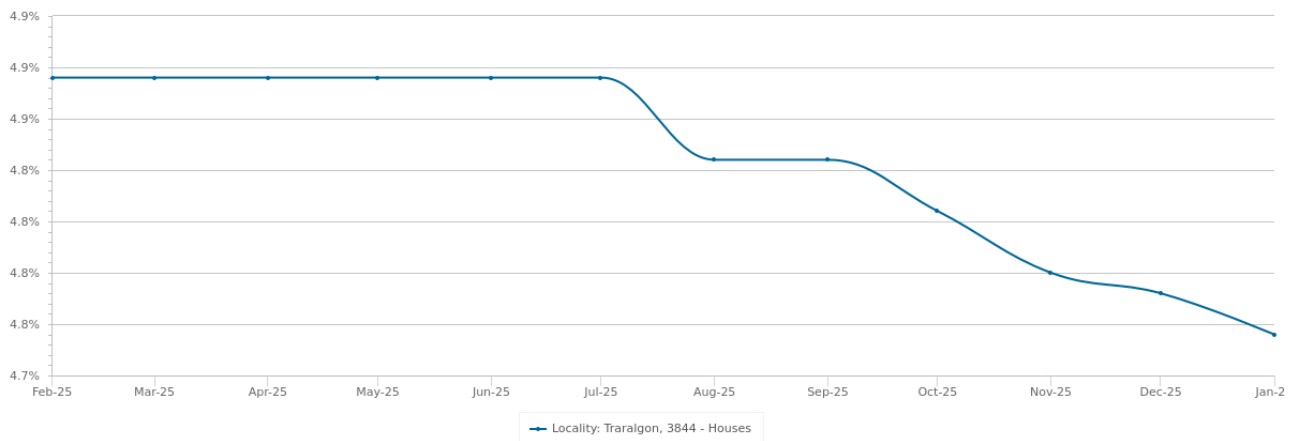
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

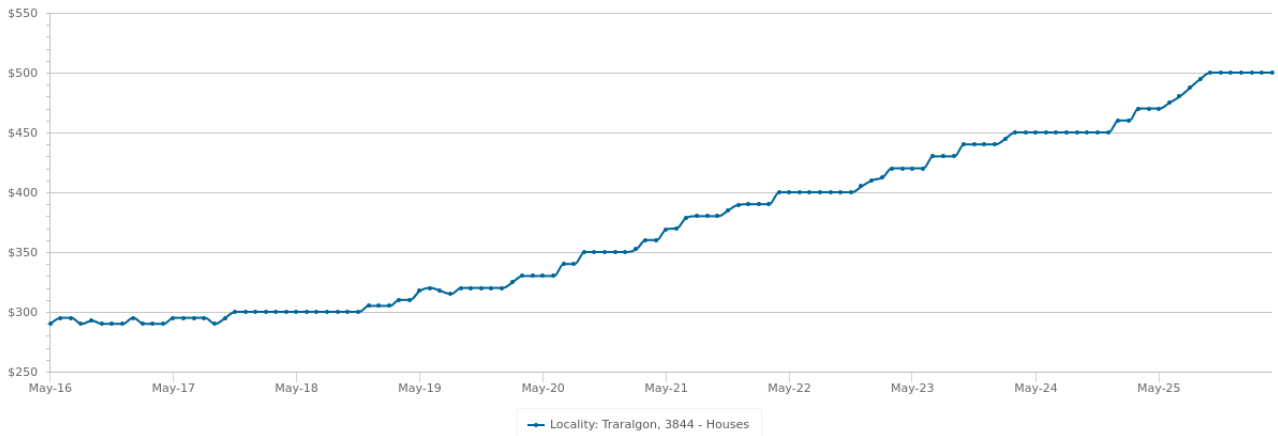


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2026	\$500	0.0%	4.7%	530
Dec 2025	\$500	0.0%	4.8%	531
Nov 2025	\$500	0.0%	4.8%	511
Oct 2025	\$500	1.0% ▲	4.8%	506
Sep 2025	\$495	1.5% ▲	4.8%	481
Aug 2025	\$487	1.6% ▲	4.8%	463
Jul 2025	\$480	1.1% ▲	4.9%	449
Jun 2025	\$475	1.1% ▲	4.9%	442
May 2025	\$470	0.0%	4.9%	433
Apr 2025	\$470	0.0%	4.9%	422
Mar 2025	\$470	2.2% ▲	4.9%	423
Feb 2025	\$460	0.0%	4.9%	422

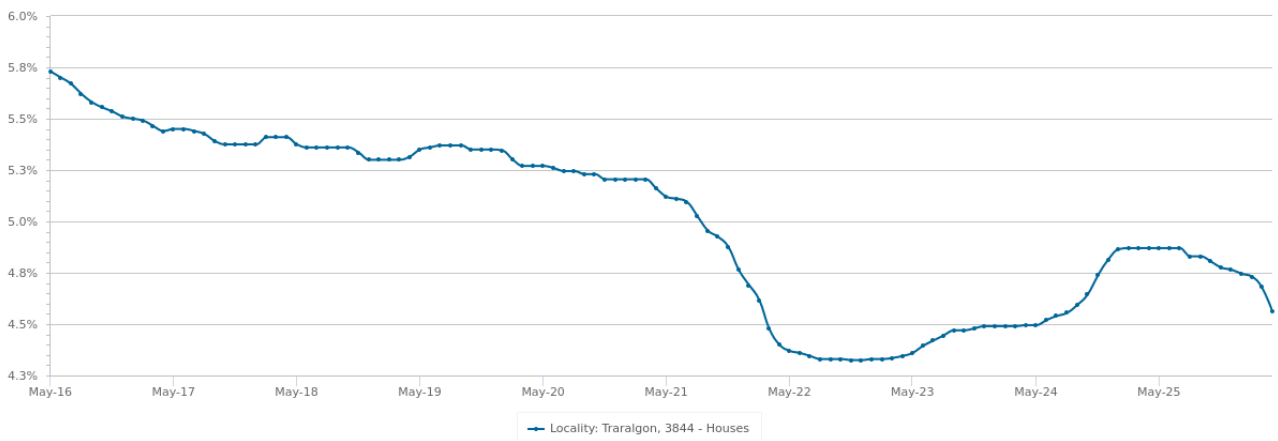
Long Term Market Trends

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	\$500	6.4% ▲	4.6%	579
2025	\$470	4.4% ▲	4.9%	422
2024	\$450	7.1% ▲	4.5%	497
2023	\$420	5.0% ▲	4.3%	583
2022	\$400	11.1% ▲	4.4%	559
2021	\$360	9.1% ▲	5.2%	508
2020	\$330	6.5% ▲	5.3%	491
2019	\$310	3.3% ▲	5.3%	624
2018	\$300	3.4% ▲	5.4%	732
2017	\$290	0.0%	5.4%	884

Summary

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Appraisal price range
\$450-\$480

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