



COMPARATIVE MARKET ANALYSIS

19 CHAFFEY SQUARE, CORIO, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



19 Chaffey Square
Corio, VIC, 3214

To Whom It May Concern,

RE: 19 Chaffey Square
Corio, VIC, 3214

The rental report, enclosed, provides a detailed, data-driven analysis. It offers valuable insights into the local property market to help you make informed decisions.

What the report includes:

- A comparison of similar nearby rental properties
- An overview of median weekly rents for houses and units in the area
- Insights into recent sales price growth for houses and units within the suburb
- Information about school catchment zones, a key factor for many tenants

This report assumes you have completed the work to bring the property up to Victorian minimum rental standards.

Kind Regards

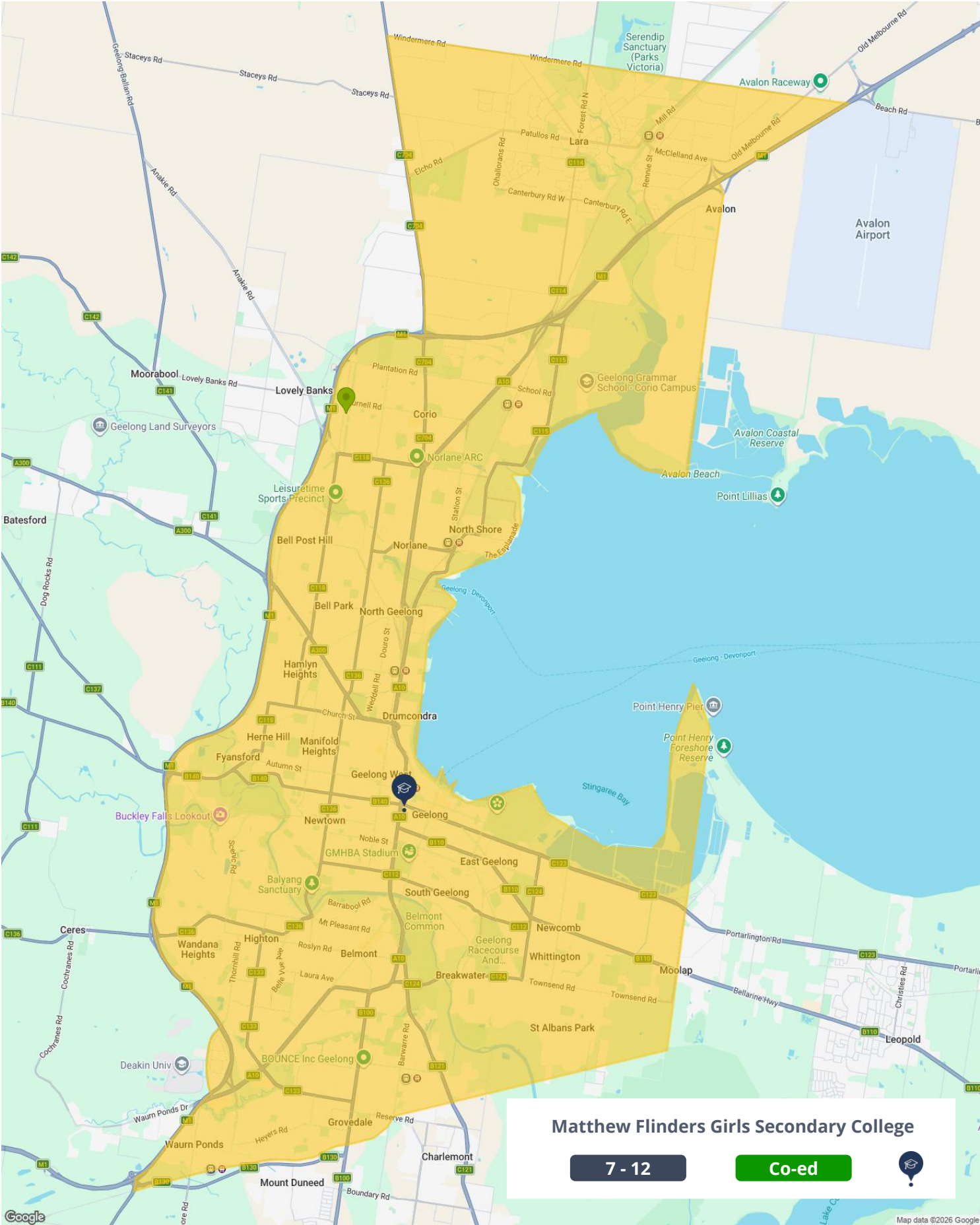
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

Disclaimer:

The information provided in this document represents an opinion of the rental market and should only be treated as an indicative estimate. While every effort has been made to ensure accuracy, Walter L Carr & Sons (Real Estate) P/L cannot guarantee the reliability of any third-party information used in its preparation. This document is strictly for the client's information, and no responsibility is accepted for any errors or omissions.

Jason Barnett
Barnett Real Estate
Phone: 0417 585 221
Office Phone: 03 5222 1488
Email: jason@barnettproperty.com.au
Web: www.barnettproperty.com.au

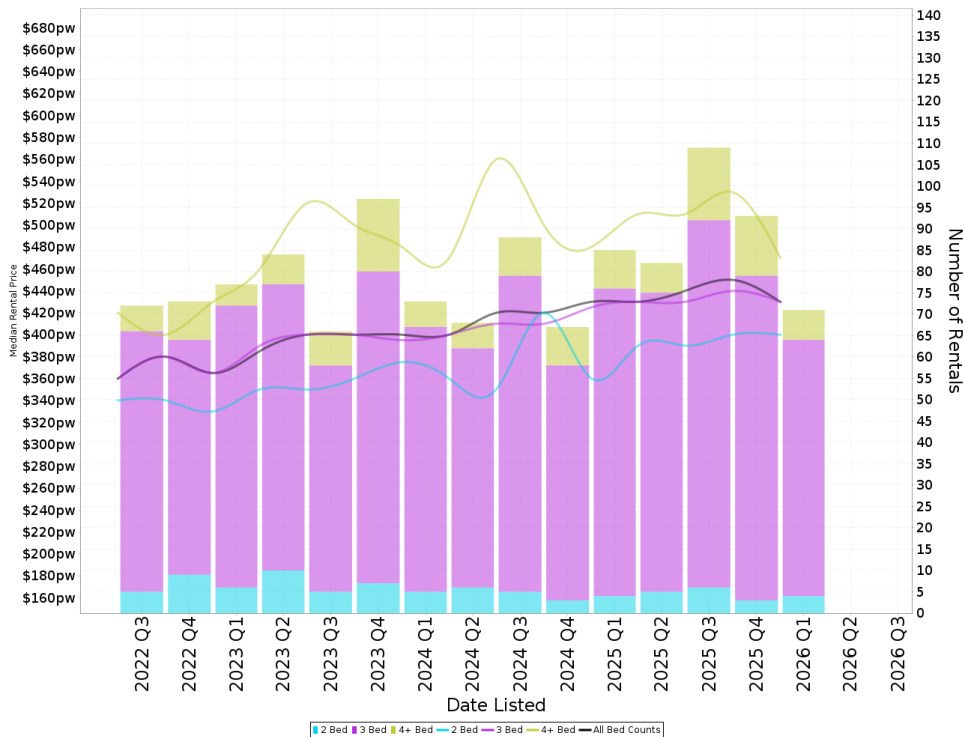
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+17.9%

Current Median Price: \$585,000
Previous Median Price: \$496,150

Based on 702 registered House sales compared over the last two rolling 12 month periods.

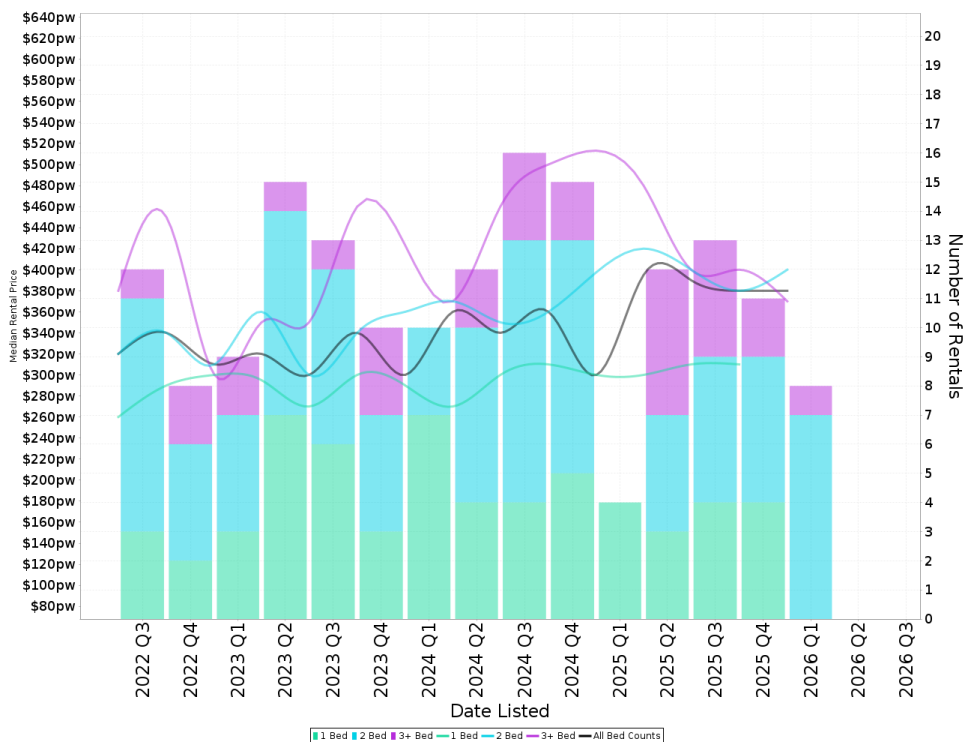
Suburb Rental Yield

+3.9%

Current Median Price: \$585,000
Current Median Rent: \$440

Based on 273 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.8%

Current Median Price: \$453,500
Previous Median Price: \$385,000

Based on 55 registered Unit sales compared over the last two rolling 12 month periods.

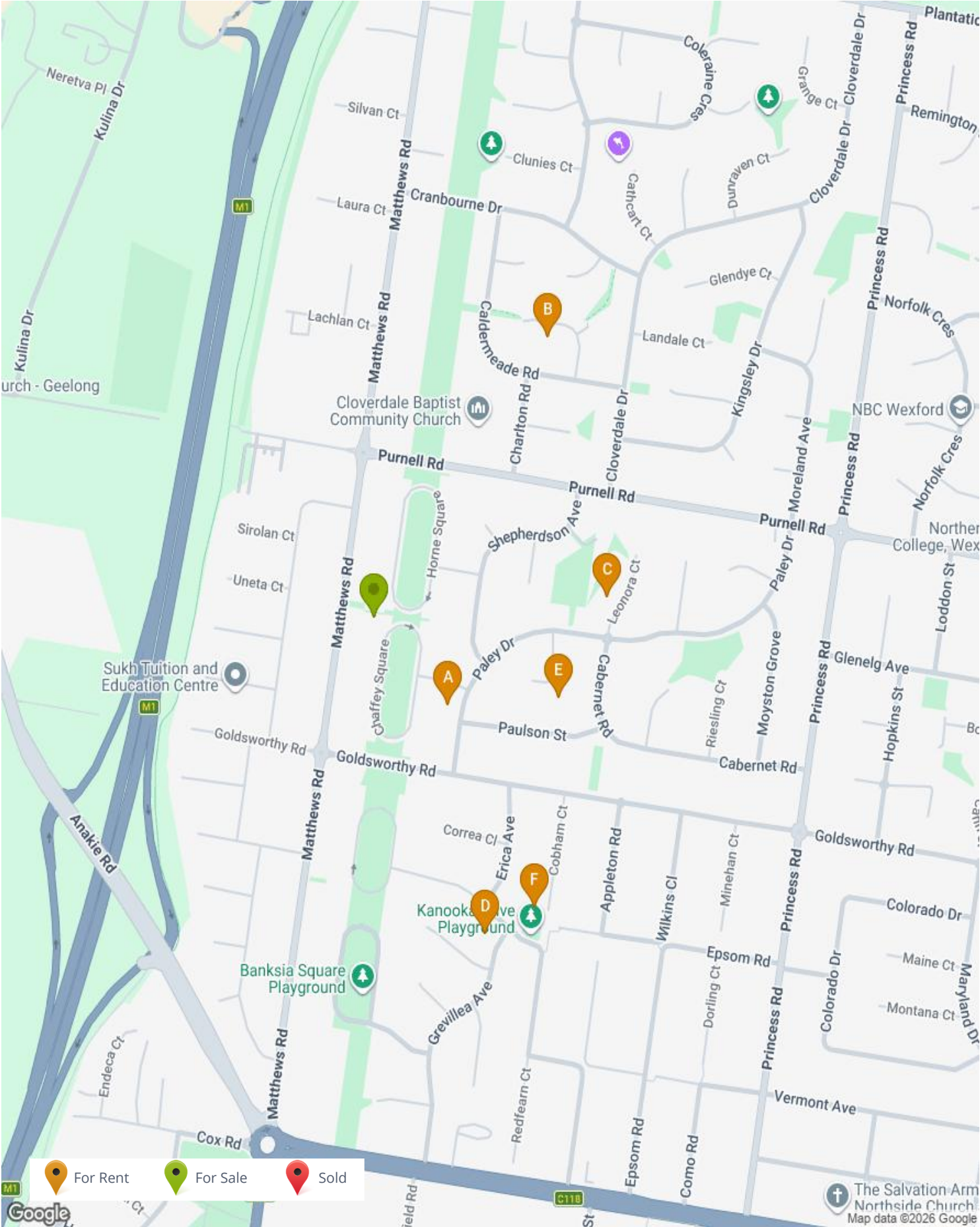
Suburb Rental Yield

+4.4%

Current Median Price: \$453,500
Current Median Rent: \$380

Based on 32 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$440 and the highest for rent price is \$480 with a median rental price of \$450. Days listed ranges from 7 to 30 days with the average currently at 19 days for these selected properties.

9 PALEY DR, CORIO 3214  Property Type: House Area: 548 m² RPD: 94//LP114791 Features: UBD Ref: Melbourne - 617 Q15 3 1 1 Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: August 2026 Days on Market: 10 Days A
5 CABARITA CRT, CORIO 3214  Property Type: House Area: 536 m² RPD: 445//LP149343 Features: STUDY UBD Ref: Melbourne - 617 R13 3 1 2 Current Rent Price: \$480 per week First Rent Price: \$500 per week Month Listed: July 2026 Days on Market: 30 Days B
2 LEONORA CRT, CORIO 3214  Property Type: House Area: 579 m² RPD: 68//LP214174 Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS UBD Ref: Melbourne - 617 R15 3 1 3 Current Rent Price: \$460 per week First Rent Price: \$480 per week Month Listed: July 2026* (Rented) Days on Market: 24 Days C
23 GREVILLEA AVE, CORIO 3214  Property Type: House Area: 626 m² RPD: 184//LP118003 Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, INTERNAL LAUNDRY, GAS UBD Ref: Melbourne - 617 Q17 3 1 2 Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: July 2026* (Rented) Days on Market: 19 Days D
9 HANCOCK CRT, CORIO 3214  Property Type: House Area: 622 m² RPD: 148//LP114791 Features: AIR CONDITIONED UBD Ref: Melbourne - 617 R15 3 1 1 Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: April 2026* (Rented) Days on Market: 7 Days E

22 COBHAM CRT, CORIO 3214

UBD Ref: Melbourne - 617 R17



3



1



3



Property Type: House
Area: 562 m²
RPD: 12//LP118003

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **27 Days**

Features: DECK, FIRE PLACE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,
IMPROVEMENTS: CLOSE TO SHOPS, FLOORBOARDS, PETS ALLOWED



19 CHAFFEY SQUARE, CORIO, VIC 3214



Appraisal Price

This market analysis has been prepared on 20/08/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$430pw to \$470pw

Contact your agent for further information:



Agent Name: Jason Barnett
Mobile: 0417 585 221
Office: Barnett Real Estate
Office Phone: 03 5222 1488
Email: jason@barnettproperty.com.au
Website: www.barnettproperty.com.au