



## 57 GILMOUR STREET TRARALGON VIC 3844

Prepared on 9th October 2025

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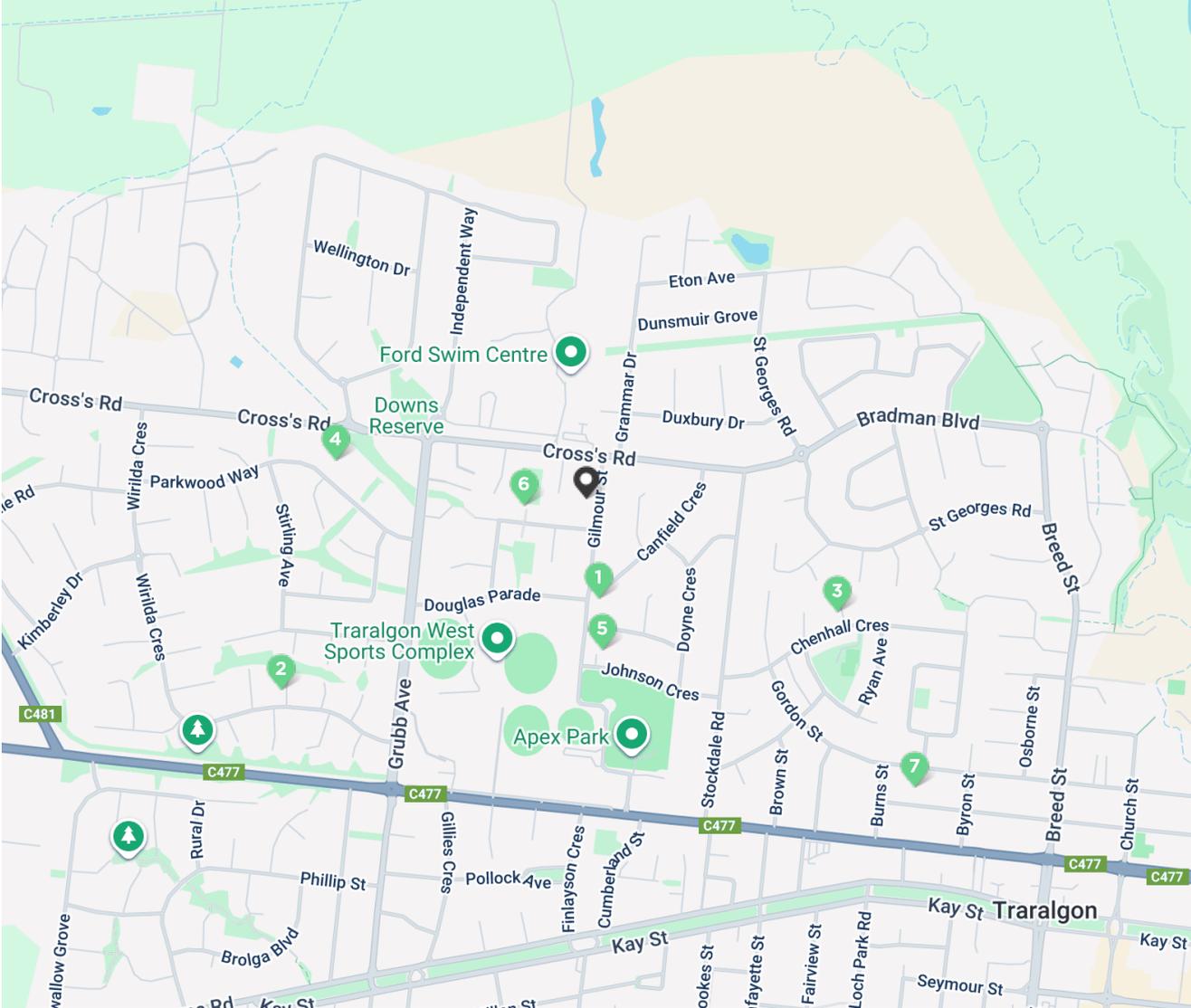
14C Hotham Street  
Traralgon VIC 3844

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# Comps Map: Rentals



1 38 GILMOUR STREET TRARALGON VIC 3844	3	1	1	\$430
2 24 WIRILDA CRESCENT TRARALGON VIC 3844	3	1	2	\$490
3 32 CHENHALL CRESCENT TRARALGON VIC 3844	3	1	1	\$480
4 38 PARKWOOD WAY TRARALGON VIC 3844	3	1	2	\$510
5 28 JOHNSON CRESCENT TRARALGON VIC 3844	3	1	2	\$480
6 20 JAMES PARADE TRARALGON VIC 3844	3	1	2	\$480
7 62 MOORE STREET TRARALGON VIC 3844	3	1	3	\$500

Google 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 38 GILMOUR STREET TRARALGON VIC 3844**



3 1 1 721m<sup>2</sup> 106m<sup>2</sup>  
 Year Built 1970 DOM 84 days  
 Listing Date 03-Jul-25 Distance 0.26km  
 Listing Price \$430/WEEKLY

**2 24 WIRILDA CRESCENT TRARALGON VIC 3844**



3 1 2 629m<sup>2</sup> 124m<sup>2</sup>  
 Year Built 1980 DOM 14 days  
 Listing Date 31-Jul-25 Distance 0.9km  
 Listing Price \$490/WEEKLY

**3 32 CHENHALL CRESCENT TRARALGON VIC 3844**



3 1 1 548m<sup>2</sup> 111m<sup>2</sup>  
 Year Built 1960 DOM 15 days  
 Listing Date 12-Sep-25 Distance 0.68km  
 Listing Price \$480/WEEKLY

**4 38 PARKWOOD WAY TRARALGON VIC 3844**



3 1 2 680m<sup>2</sup> 108m<sup>2</sup>  
 Year Built 1981 DOM 14 days  
 Listing Date 15-May-25 Distance 0.63km  
 Listing Price \$510/WEEKLY

**5 28 JOHNSON CRESCENT TRARALGON VIC 3844**



3 1 2 650m<sup>2</sup> 105m<sup>2</sup>  
 Year Built 1970 DOM 9 days  
 Listing Date 16-Jun-25 Distance 0.38km  
 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

# Comparable Rentals

**6** 20 JAMES PARADE TRARALGON VIC 3844



3 1 2 698m<sup>2</sup> 126m<sup>2</sup>  
Year Built 1980 DOM 24 days  
Listing Date 14-Apr-25 Distance 0.16km  
Listing Price \$480/WEEKLY

**7** 62 MOORE STREET TRARALGON VIC 3844

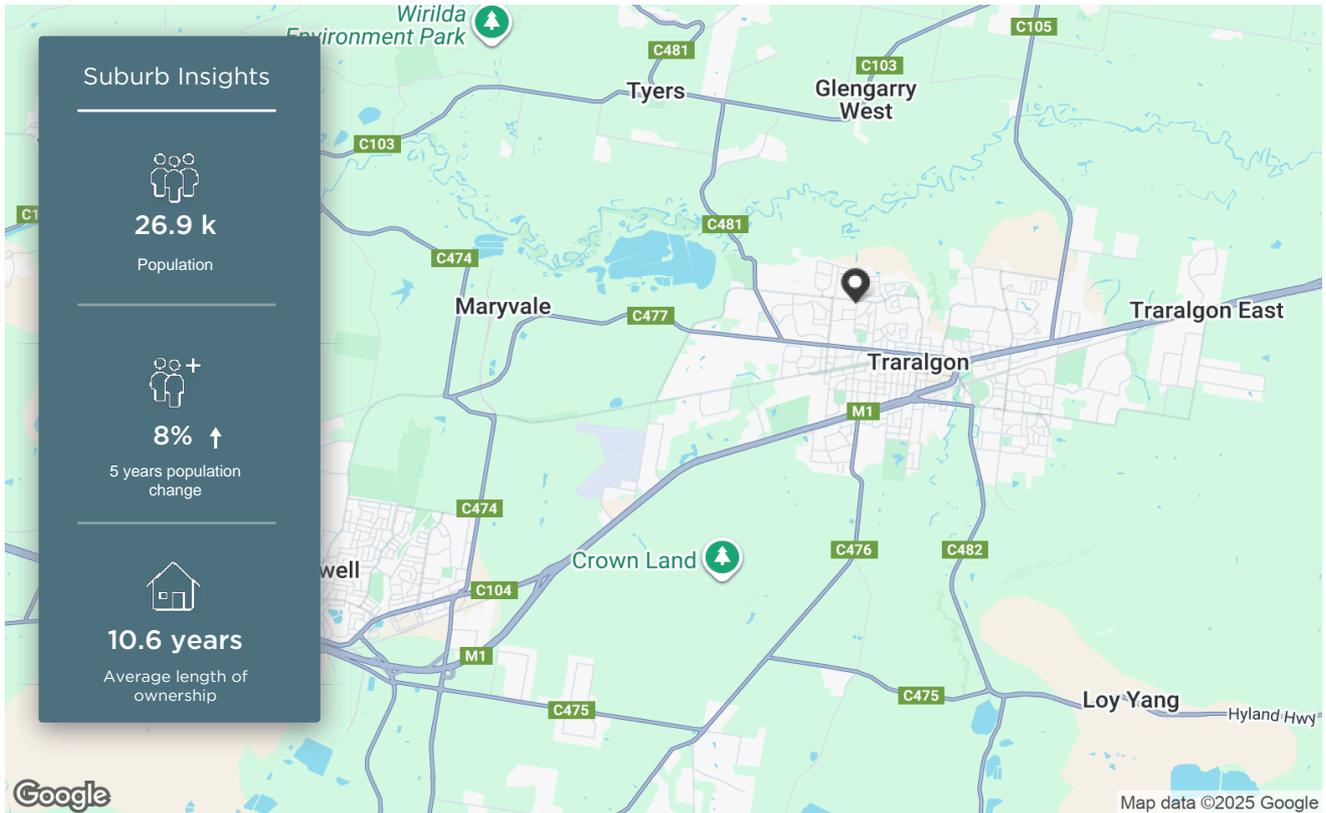


3 1 3 611m<sup>2</sup> 146m<sup>2</sup>  
Year Built 1965 DOM 12 days  
Listing Date 27-Jun-25 Distance 1.09km  
Listing Price \$500/WEEKLY

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

# Traralgon

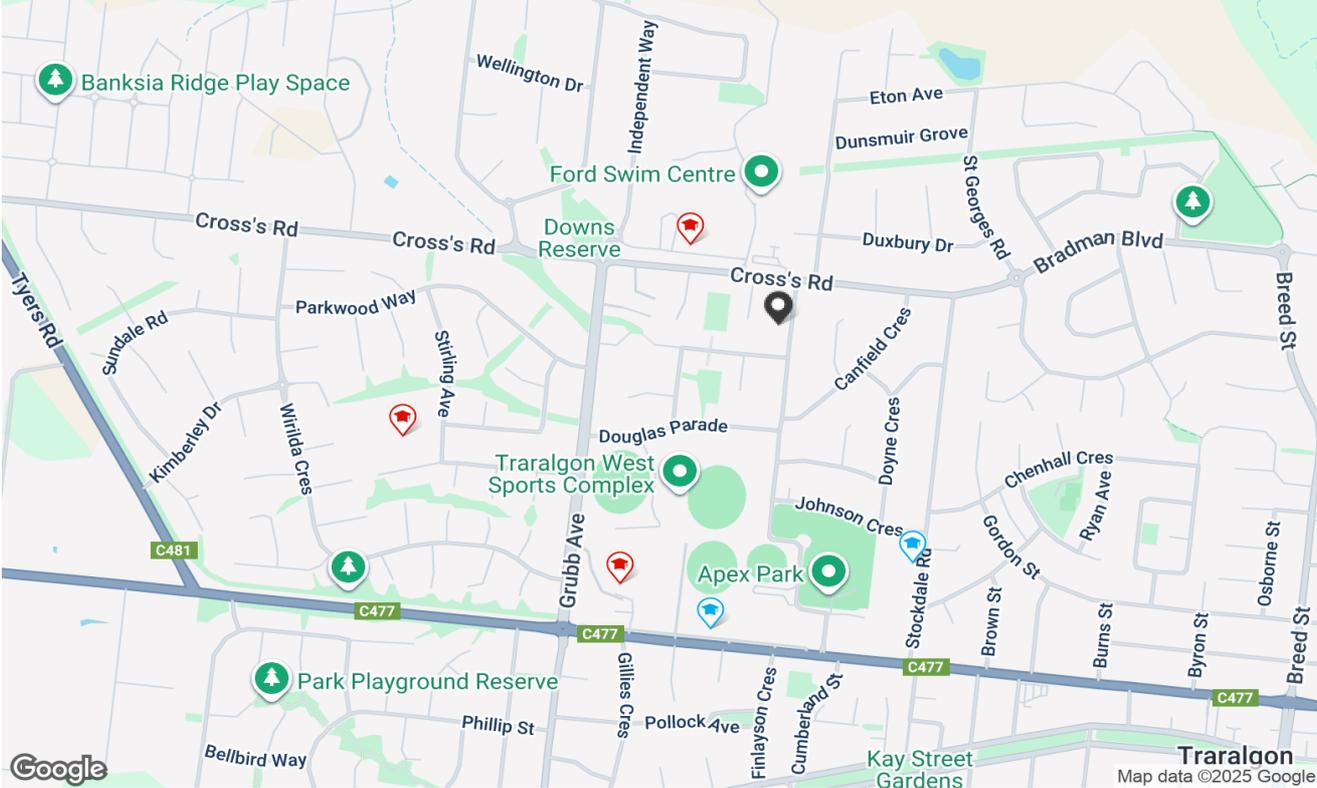
## Demographic



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

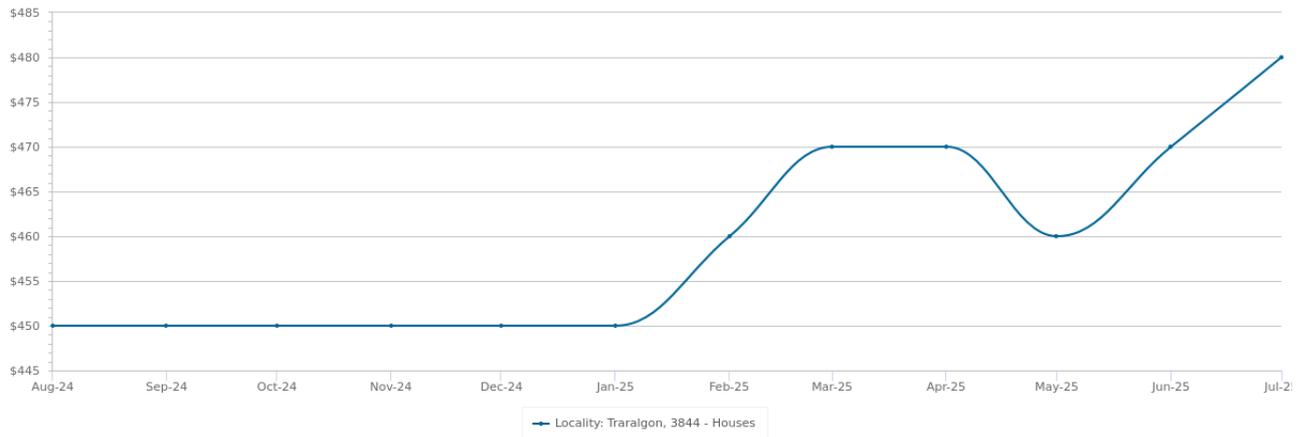


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>St Paul's Anglican Grammar School - Traralgon Campus</b> 46 Crosss Road Traralgon VIC 3844	0.27km	Combined	Mixed	Non-Government	-
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	0.65km	Primary	Mixed	Government	0-6
 <b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	0.71km	Secondary	Mixed	Non-Government	-
 <b>Traralgon College</b>	0.74km	Secondary	Mixed	Government	7-12
 <b>St Gabriel's School</b> 30-50 Rangeview Drive Traralgon VIC 3844	0.88km	Primary	Mixed	Non-Government	0-6

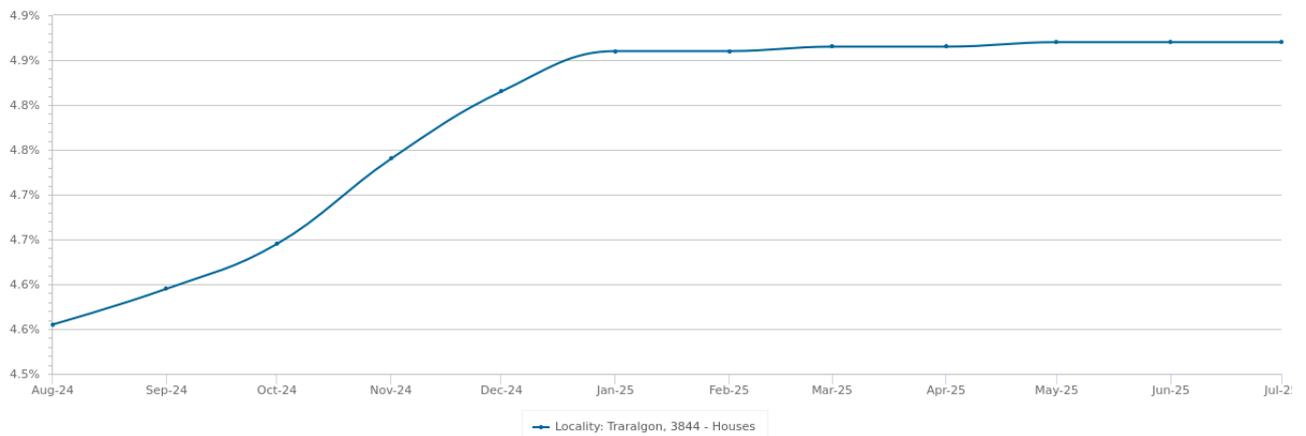
 Property is within school catchment area
  Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



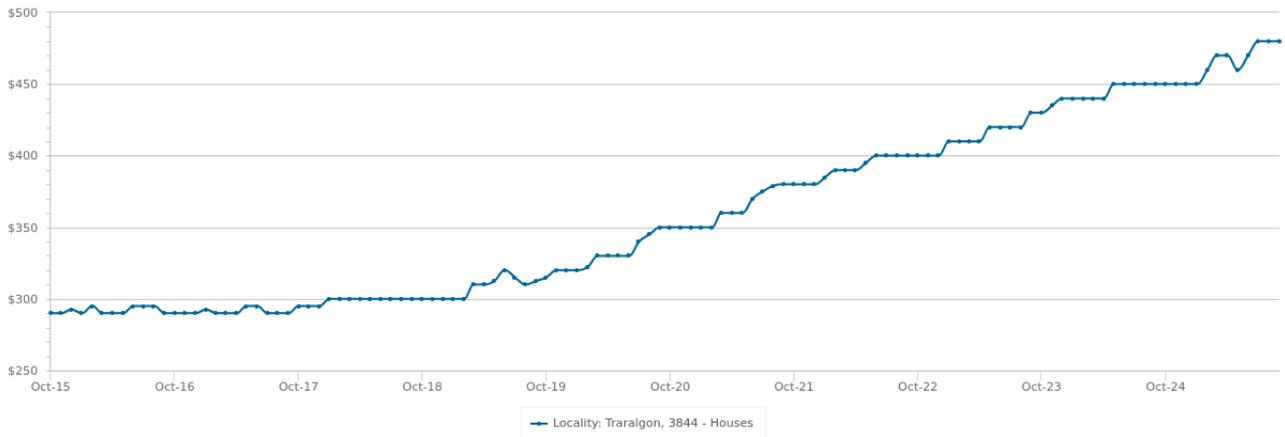
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jul 2025	\$480	2.1% ▲	4.9%	471
Jun 2025	\$470	2.2% ▲	4.9%	463
May 2025	\$460	-2.1% ▼	4.9%	455
Apr 2025	\$470	0.0%	4.9%	442
Mar 2025	\$470	2.2% ▲	4.9%	441
Feb 2025	\$460	2.2% ▲	4.9%	441
Jan 2025	\$450	0.0%	4.9%	454
Dec 2024	\$450	0.0%	4.8%	457
Nov 2024	\$450	0.0%	4.7%	459
Oct 2024	\$450	0.0%	4.6%	445
Sep 2024	\$450	0.0%	4.6%	463
Aug 2024	\$450	0.0%	4.6%	454

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$480	6.7% ▲	4.8%	502
2024	\$450	4.7% ▲	4.6%	463
2023	\$430	7.5% ▲	4.5%	565
2022	\$400	5.3% ▲	4.3%	590
2021	\$380	8.6% ▲	5%	549
2020	\$350	12.0% ▲	5.2%	501
2019	\$312	4.2% ▲	5.4%	548
2018	\$300	3.4% ▲	5.4%	698
2017	\$290	0.0%	5.4%	857
2016	\$290	0.0%	5.6%	887

# Summary

**57 GILMOUR STREET TRARALGON VIC 3844**



**Appraisal price range**

**Notes from your agent**

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