



1 DURRAND COURT YINNAR VIC 3869

Prepared on 17th February 2026



Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

14C Hotham Street
Traralgon VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

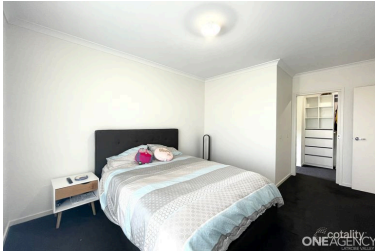
Comps Map: Rentals



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

Comparable Rentals

1 1 DURRAND COURT YINNAR VIC 3869



3 2 2 549m² -
 Year Built - DOM 90 days
 Listing Date 13-Jul-23 Distance 0km
 Listing Price \$480/WEEKLY

2 3 DURRAND COURT YINNAR VIC 3869



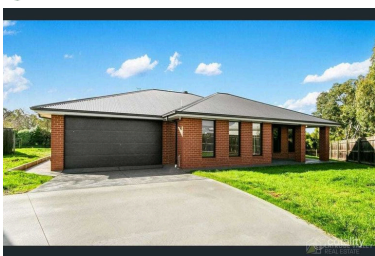
3 2 2 487m² 164m²
 Year Built 2022 DOM 20 days
 Listing Date 13-Dec-24 Distance 0.02km
 Listing Price \$470/WEEKLY

3 3 HAMMOND STREET YINNAR VIC 3869



4 2 2 670m² 176m²
 Year Built 2013 DOM 58 days
 Listing Date 17-Feb-25 Distance 0.2km
 Listing Price \$560/WEEKLY

4 1 WARFE WAY YINNAR VIC 3869



4 2 5 1,060m² -
 Year Built - DOM 25 days
 Listing Date 24-Sep-24 Distance 0.71km
 Listing Price \$550/WEEKLY

5 41 RIDGE BOULEVARD YINNAR VIC 3869



4 2 2 642m² 162m²
 Year Built 2021 DOM 52 days
 Listing Date 02-Sep-24 Distance 0.06km
 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

Comparable Rentals

6 4 RIENIETS WAY YINNAR VIC 3869








3 2 2 551m² 145m²
Year Built 2012 DOM 22 days
Listing Date 28-Oct-25 Distance 0.24km
Listing Price \$450/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
 Yinnar Primary School Main Street Yinnar VIC 3869	0.92km	Primary	Mixed	Government	0-6
 Traralgon College Hazelwood Estate	5.11km	Secondary	Mixed	Non-Government	-
 Morwell Park Primary School- Hazelwood Estate 81 Frasers Road Hazelwood VIC 3840	5.12km	Primary	Mixed	Non-Government	-
 Yinnar South Primary School 30 Brewsters Road Yinnar South VIC 3869	5.55km	Primary	Mixed	Government	0-6
 Boolarra Primary School 49-51 Tarwin Street Boolarra VIC 3870	7.87km	Primary	Mixed	Government	0-6



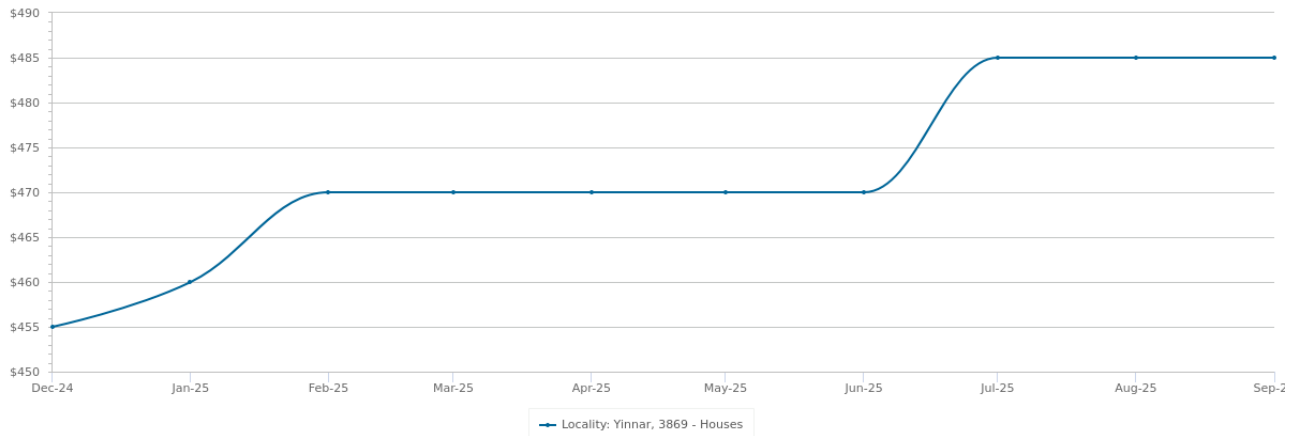
Property is within school catchment area



Property is outside school catchment area

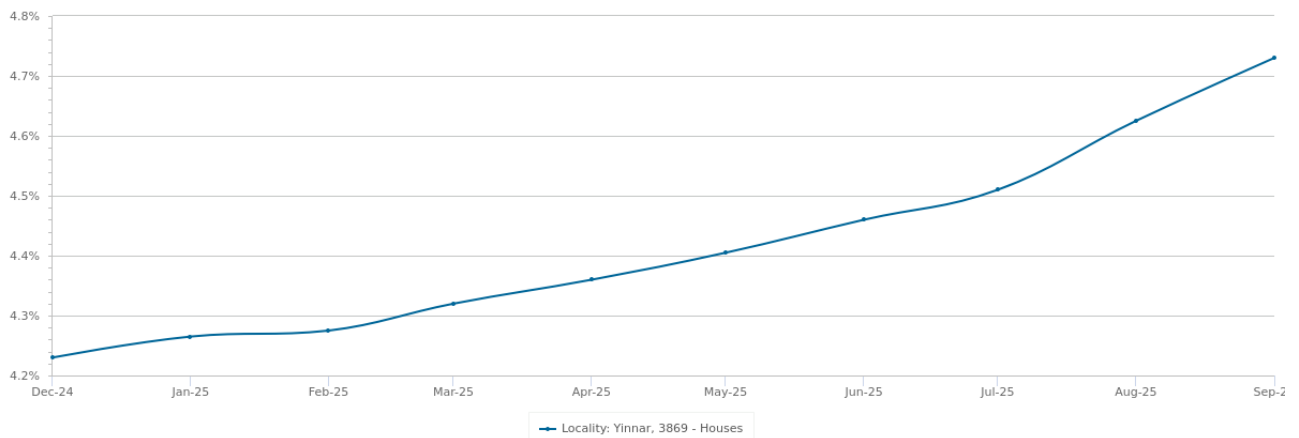
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

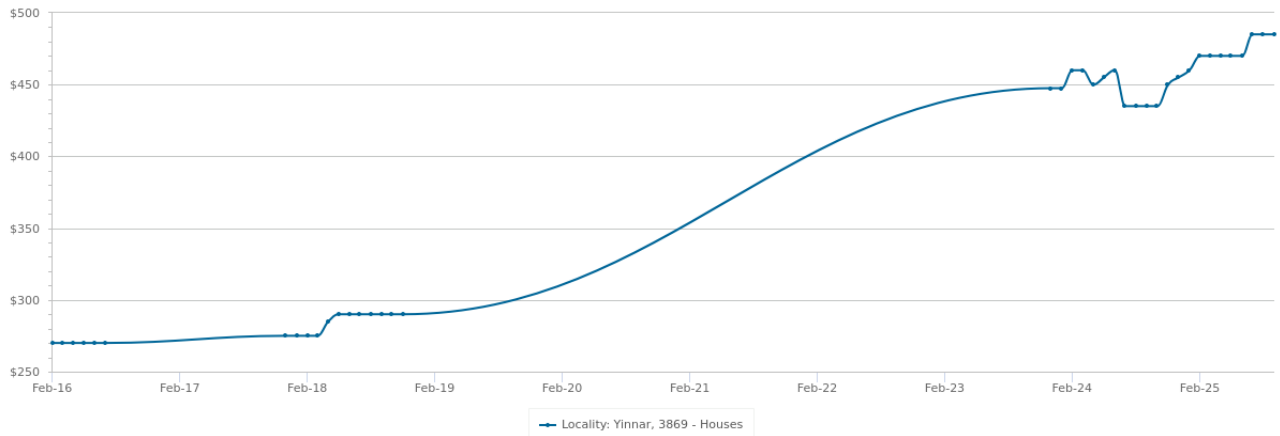


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	-	-	-	9
Oct 2025	-	-	-	8
Sep 2025	\$485	0.0%	4.7%	10
Aug 2025	\$485	0.0%	4.6%	10
Jul 2025	\$485	3.2% ▲	4.5%	10
Jun 2025	\$470	0.0%	4.5%	13
May 2025	\$470	0.0%	4.4%	13
Apr 2025	\$470	0.0%	4.4%	12
Mar 2025	\$470	0.0%	4.3%	13
Feb 2025	\$470	2.2% ▲	4.3%	13
Jan 2025	\$460	1.1% ▲	4.3%	13
Dec 2024	\$455	1.1% ▲	4.2%	13

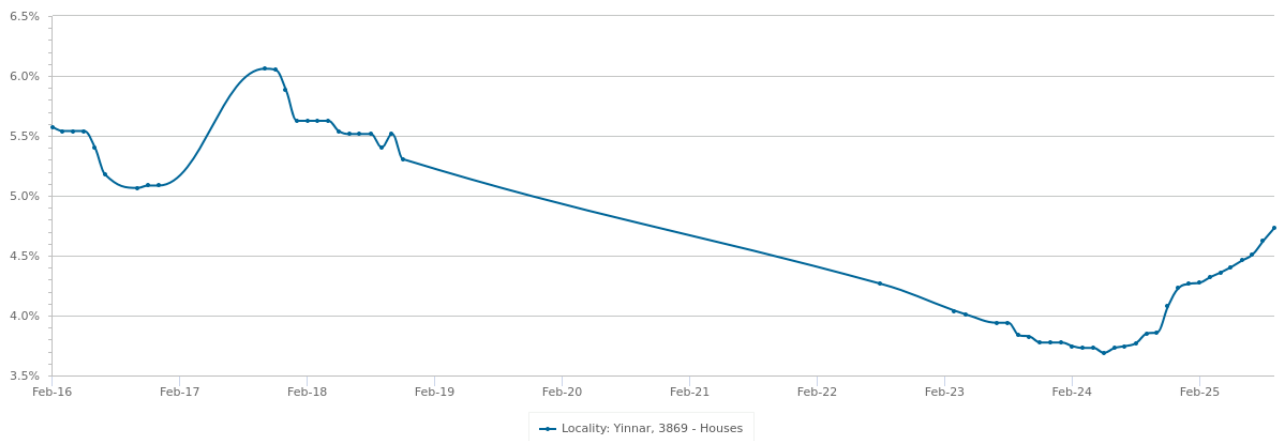
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

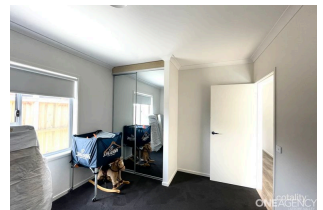
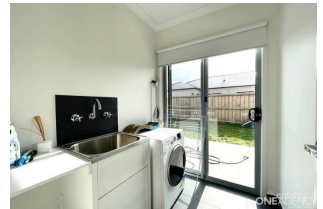
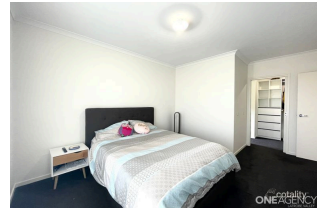


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	-	-	-	6
2025	\$485	11.5% ▲	4.7%	13
2024	\$435	-	3.9%	13
2023	-	-	3.8%	7
2022	-	-	-	7
2021	-	-	-	6
2020	-	-	-	4
2019	-	-	-	7
2018	\$290	-	5.4%	13
2017	-	-	-	8

Summary

1 DURRAND COURT YINNAR VIC 3869



Appraisal price range
\$490 - \$510 per week

Notes from your agent

Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.