



## 16 PARKVIEW BOULEVARD MORWELL VIC 3840

Prepared on 3rd December 2025



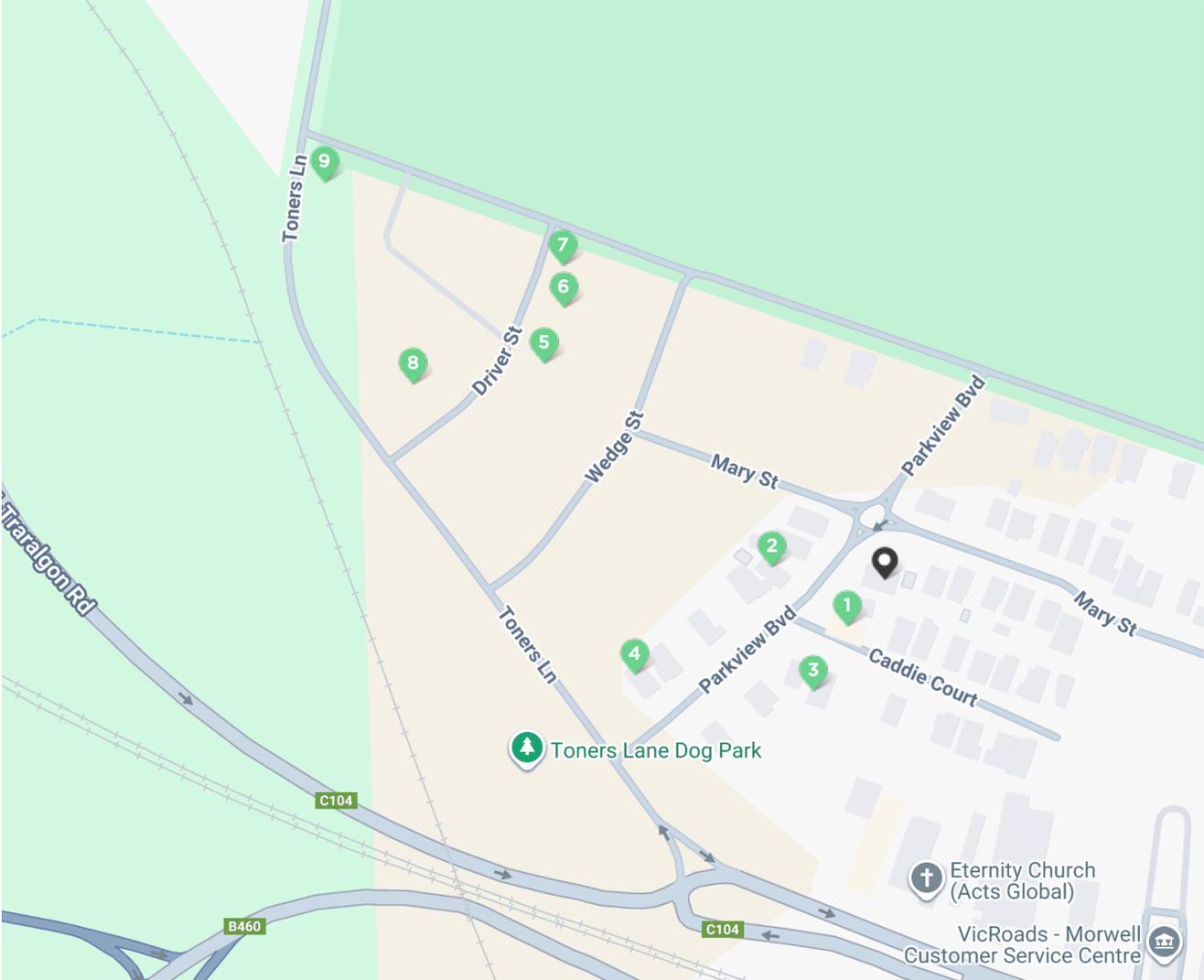
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# Comps Map: Rentals



1 12 PARKVIEW BOULEVARD MORWELL VIC 3840	4	2	-	\$580
2 13 PARKVIEW BOULEVARD MORWELL VIC 3840	4	2	2	\$570
3 2 CADDIE COURT MORWELL VIC 3840	4	2	2	\$515
4 1 PARKVIEW BOULEVARD MORWELL VIC 3840	4	2	2	\$525
5 10 DRIVER STREET MORWELL VIC 3840	4	2	2	\$560
6 14 DRIVER STREET MORWELL VIC 3840	4	2	2	\$550
7 99 MADDEN STREET MORWELL VIC 3840	4	2	2	\$550
8 1 DRIVER STREET MORWELL VIC 3840	4	2	-	\$550
9 113 MADDEN STREET MORWELL VIC 3840	4	2	2	\$560



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 12 PARKVIEW BOULEVARD MORWELL VIC 3840



4 2 - 687m<sup>2</sup> 221m<sup>2</sup>  
 Year Built 2023 DOM 13 days  
 Listing Date 20-Nov-25 Distance 0.04km  
 Listing Price \$580/WEEKLY

2 13 PARKVIEW BOULEVARD MORWELL VIC 3840



4 2 2 586m<sup>2</sup> 159m<sup>2</sup>  
 Year Built 2022 DOM 12 days  
 Listing Date 21-Nov-25 Distance 0.07km  
 Listing Price \$570/WEEKLY

3 2 CADDIE COURT MORWELL VIC 3840



4 2 2 689m<sup>2</sup> 204m<sup>2</sup>  
 Year Built 2021 DOM 56 days  
 Listing Date 11-Oct-23 Distance 0.08km  
 Listing Price \$515/WEEKLY

4 1 PARKVIEW BOULEVARD MORWELL VIC 3840



4 2 2 759m<sup>2</sup> -  
 Year Built - DOM 23 days  
 Listing Date 28-Oct-24 Distance 0.16km  
 Listing Price \$525/WEEKLY

5 10 DRIVER STREET MORWELL VIC 3840



4 2 2 682m<sup>2</sup> -  
 Year Built - DOM 47 days  
 Listing Date 20-Jan-25 Distance 0.25km  
 Listing Price \$560/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 14 DRIVER STREET MORWELL VIC 3840



🏠 4 🚿 2 🚗 2 📏 645m<sup>2</sup> 🏠 -  
 Year Built - DOM 72 days  
 Listing Date 22-Jan-25 Distance 0.26km  
 Listing Price \$550/WEEKLY

### 7 99 MADDEN STREET MORWELL VIC 3840



🏠 4 🚿 2 🚗 2 📏 546m<sup>2</sup> 🏠 150m<sup>2</sup>  
 Year Built 2025 DOM 16 days  
 Listing Date 20-Feb-25 Distance 0.27km  
 Listing Price \$550/WEEKLY

### 8 1 DRIVER STREET MORWELL VIC 3840



🏠 4 🚿 2 🚗 - 📏 618m<sup>2</sup> 🏠 176m<sup>2</sup>  
 Year Built 2024 DOM 17 days  
 Listing Date 17-Apr-25 Distance 0.31km  
 Listing Price \$550/WEEKLY

### 9 113 MADDEN STREET MORWELL VIC 3840



🏠 4 🚿 2 🚗 2 📏 531m<sup>2</sup> 🏠 156m<sup>2</sup>  
 Year Built 2024 DOM 16 days  
 Listing Date 11-Aug-25 Distance 0.42km  
 Listing Price \$560/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

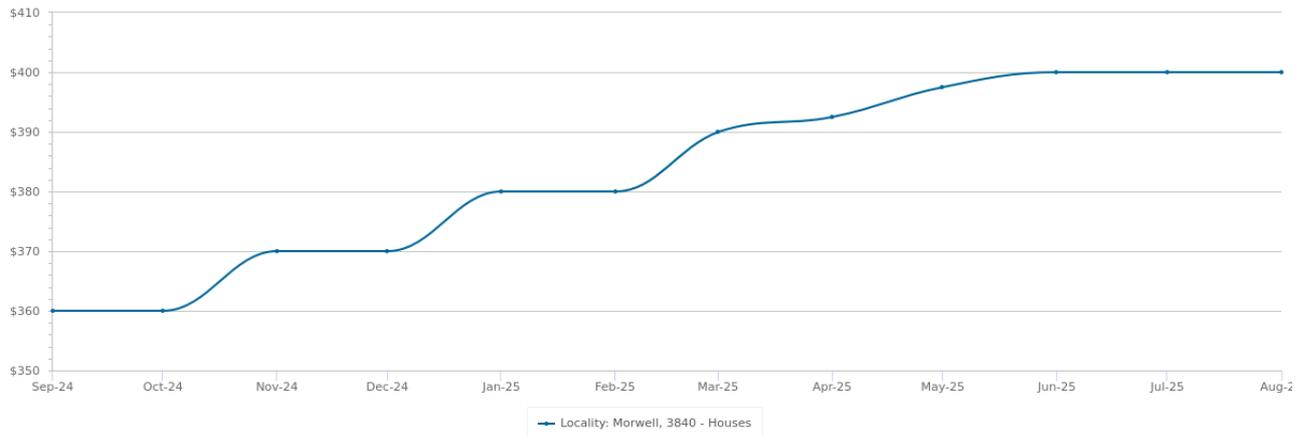


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Berry Street School - Morwell Campus</b> 11A Driffield Road Morwell VIC 3840	0.49km	Special	Mixed	Non-Government	-
 <b>Kurnai College - FLO Campus</b> 253 Princes Drive Morwell VIC 3840	1.8km	Secondary	Mixed	Non-Government	-
 <b>Morwell Central Primary School</b>	1.98km	Primary	Mixed	Government	0-6
 <b>Morwell Primary School</b>	3.23km	Primary	Mixed	Government	1-6
 <b>Morwell Park Primary School</b> 76-82 Vary Street Morwell VIC 3840	3.56km	Primary	Mixed	Government	0-6

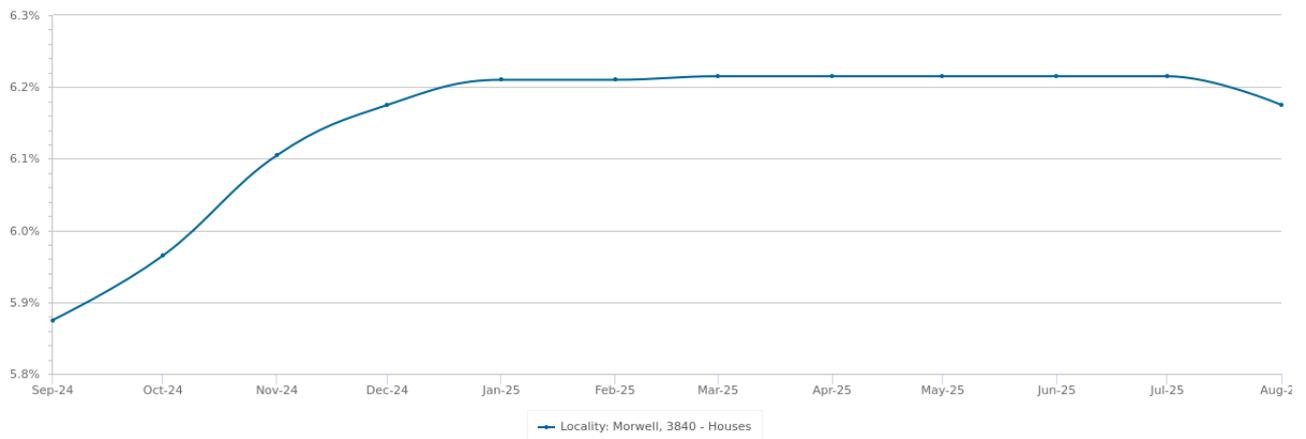
 Property is within school catchment area       Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



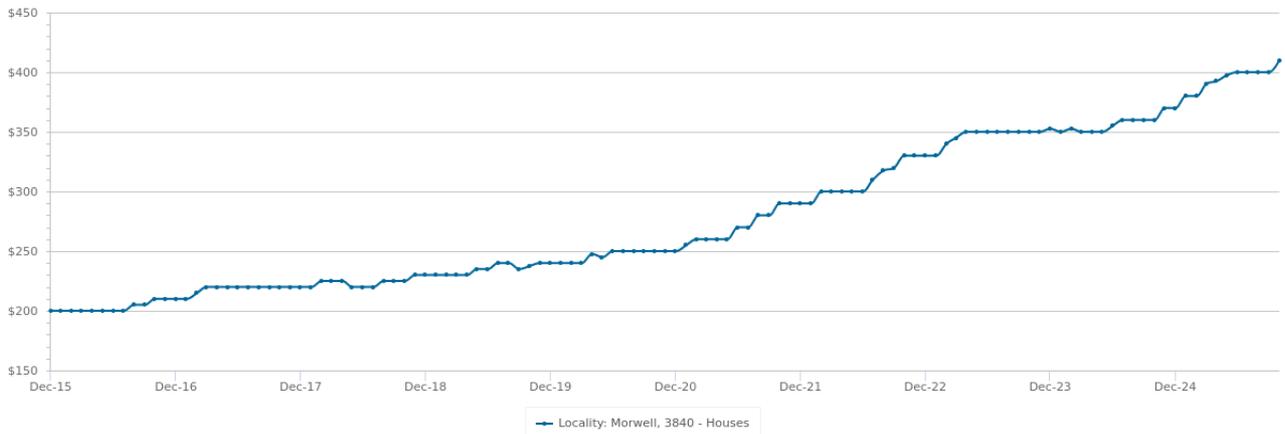
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$400	0.0%	6.2%	296
Jul 2025	\$400	0.0%	6.2%	296
Jun 2025	\$400	0.6% ▲	6.2%	294
May 2025	\$397	1.3% ▲	6.2%	295
Apr 2025	\$392	0.6% ▲	6.2%	290
Mar 2025	\$390	2.6% ▲	6.2%	296
Feb 2025	\$380	0.0%	6.2%	306
Jan 2025	\$380	2.7% ▲	6.2%	307
Dec 2024	\$370	0.0%	6.2%	298
Nov 2024	\$370	2.8% ▲	6.1%	300
Oct 2024	\$360	0.0%	6%	309
Sep 2024	\$360	0.0%	5.9%	327

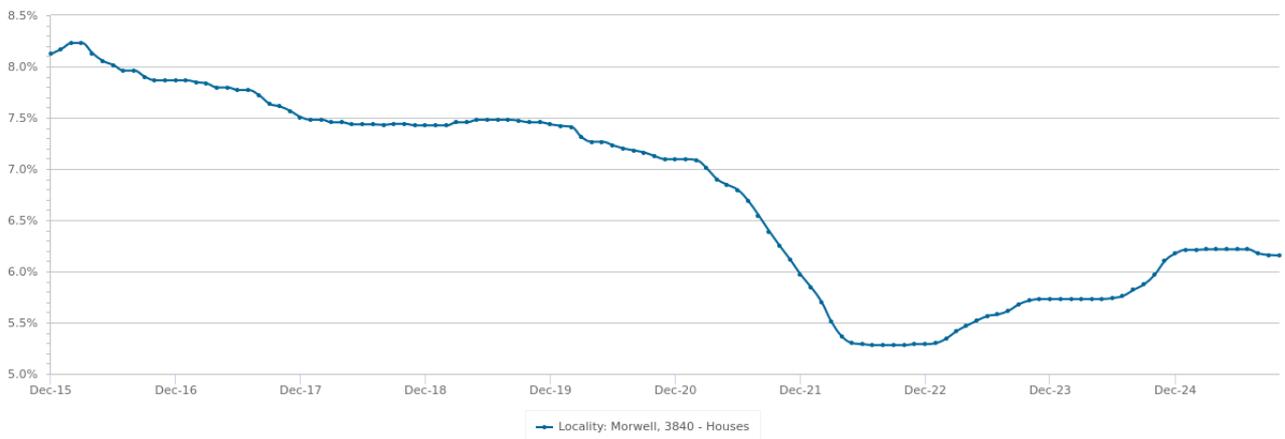
# Long Term Market Trends

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	\$410	13.9% ▲	6.2%	326
2024	\$360	2.9% ▲	6%	309
2023	\$350	6.1% ▲	5.7%	360
2022	\$330	13.8% ▲	5.3%	324
2021	\$290	16.0% ▲	6.2%	279
2020	\$250	5.3% ▲	7.1%	322
2019	\$237	5.6% ▲	7.5%	355
2018	\$225	2.3% ▲	7.4%	441
2017	\$220	4.8% ▲	7.6%	506
2016	\$210	-	7.9%	513

# Summary

**16 PARKVIEW BOULEVARD MORWELL VIC 3840**



**Appraisal price range**  
**\$550 - \$570**

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