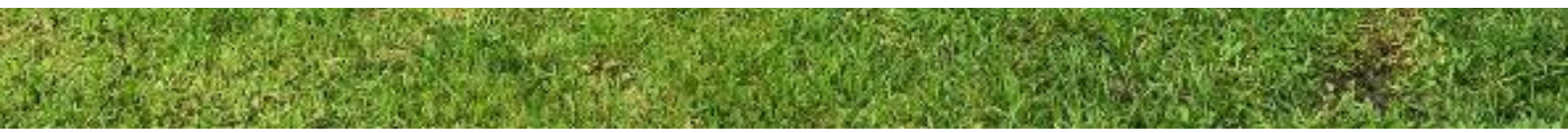
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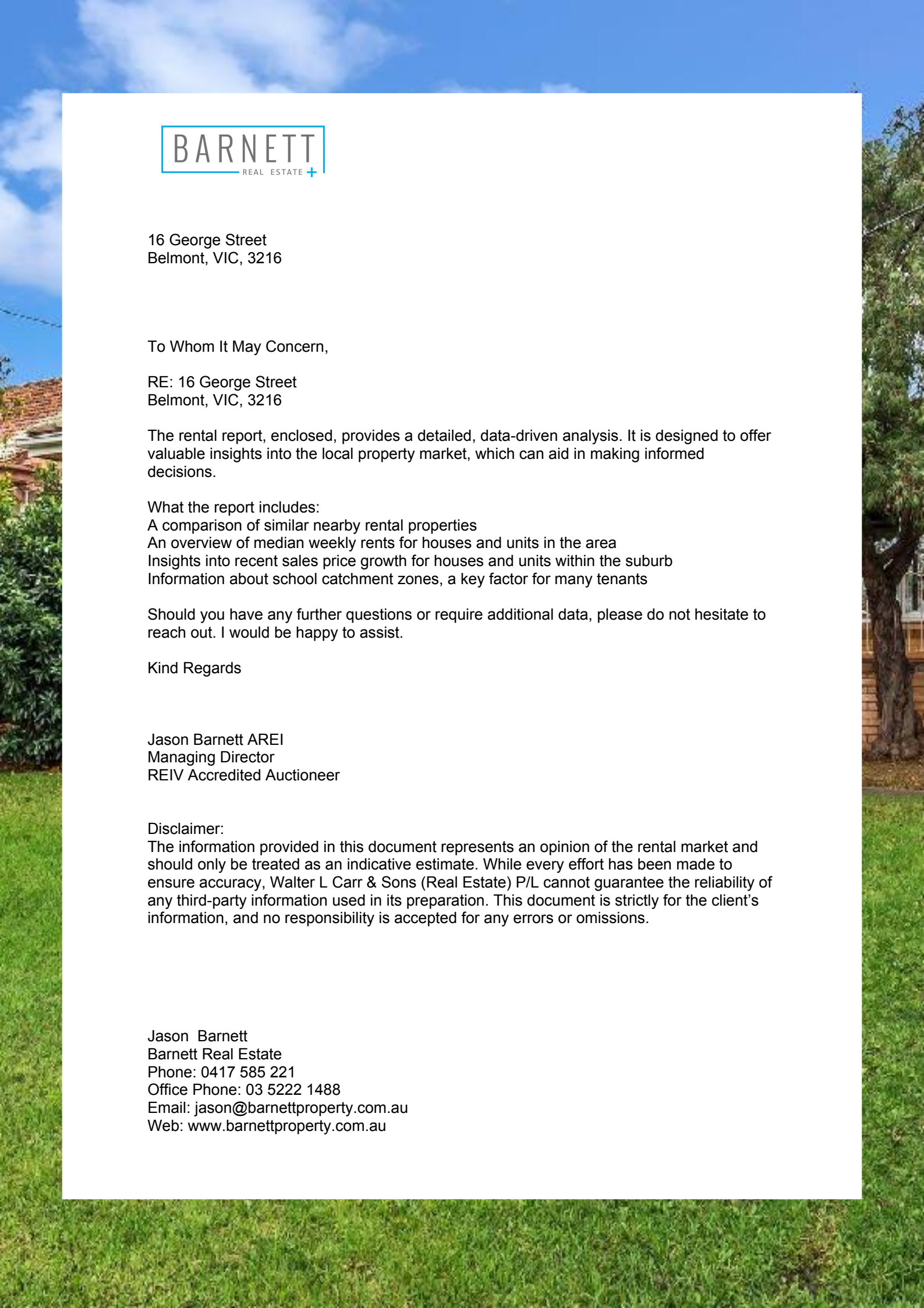


COMPARATIVE MARKET ANALYSIS

16 GEORGE STREET, BELMONT, VIC 3216

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





16 George Street
Belmont, VIC, 3216

To Whom It May Concern,

RE: 16 George Street
Belmont, VIC, 3216

The rental report, enclosed, provides a detailed, data-driven analysis. It is designed to offer valuable insights into the local property market, which can aid in making 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

Should you have any further questions or require additional data, please do not hesitate to reach out. I would be happy to assist.

Kind Regards

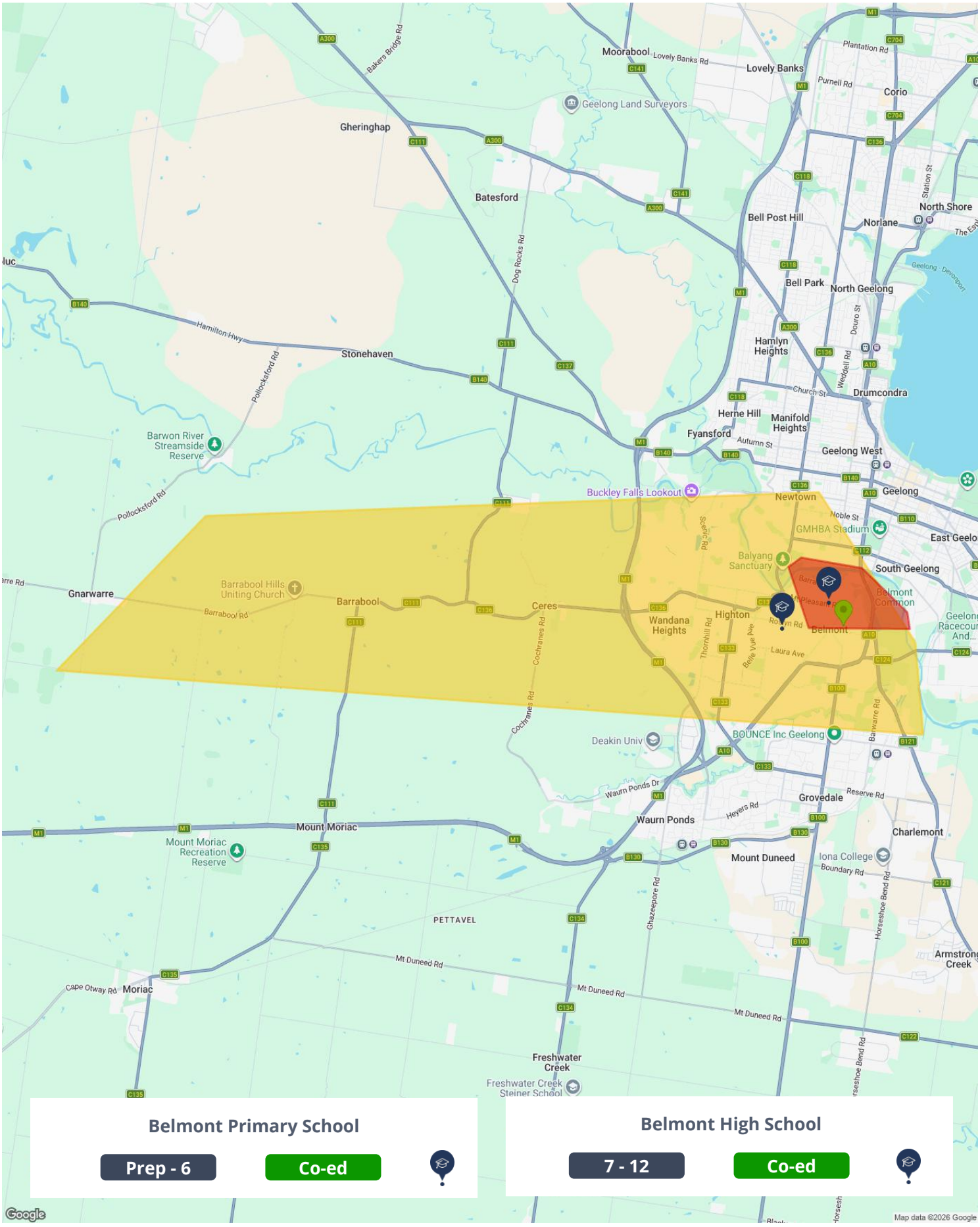
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

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.

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

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School Catchment Areas



Belmont Primary School

Prep - 6 | Co-ed

Belmont High School

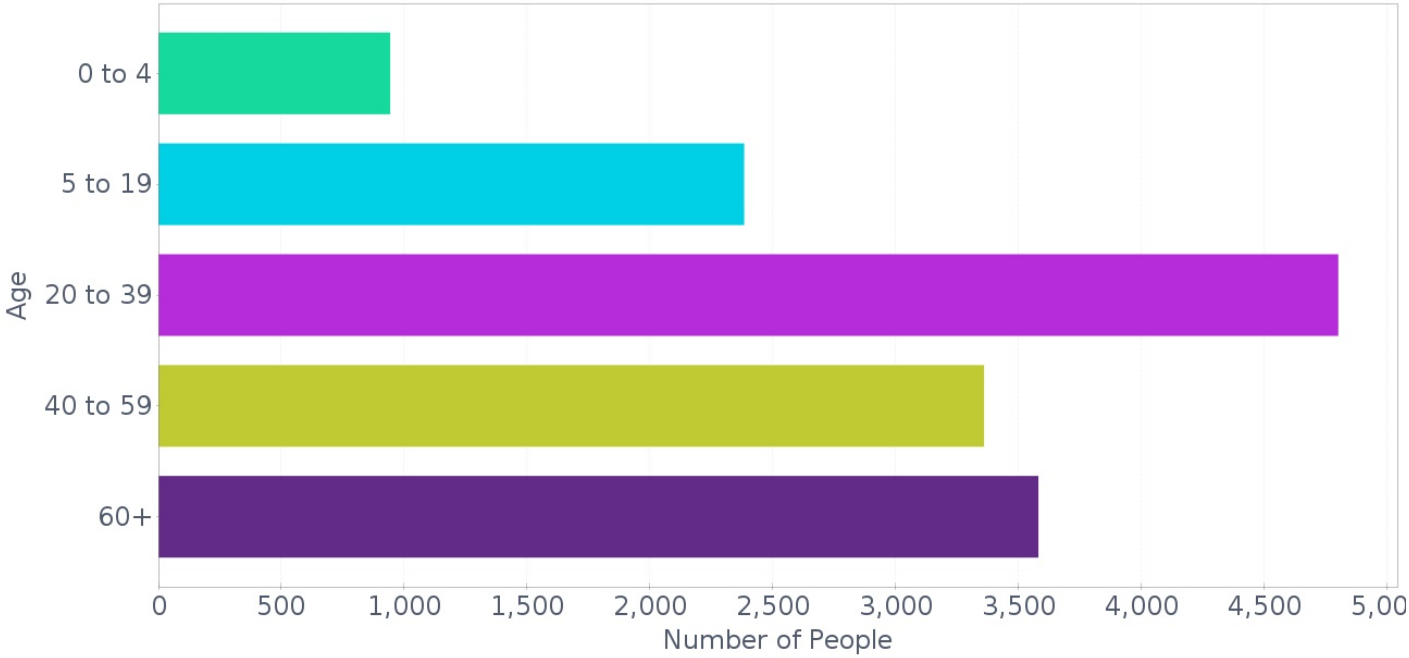
7 - 12 | Co-ed

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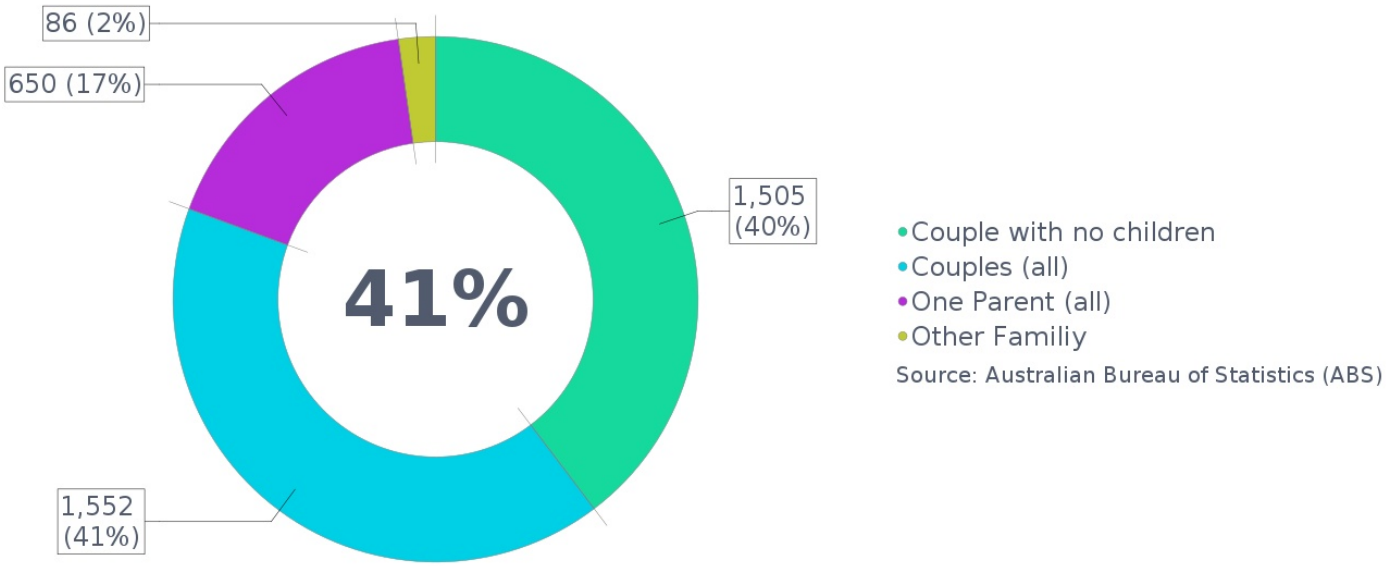
Nearby Properties For Rent



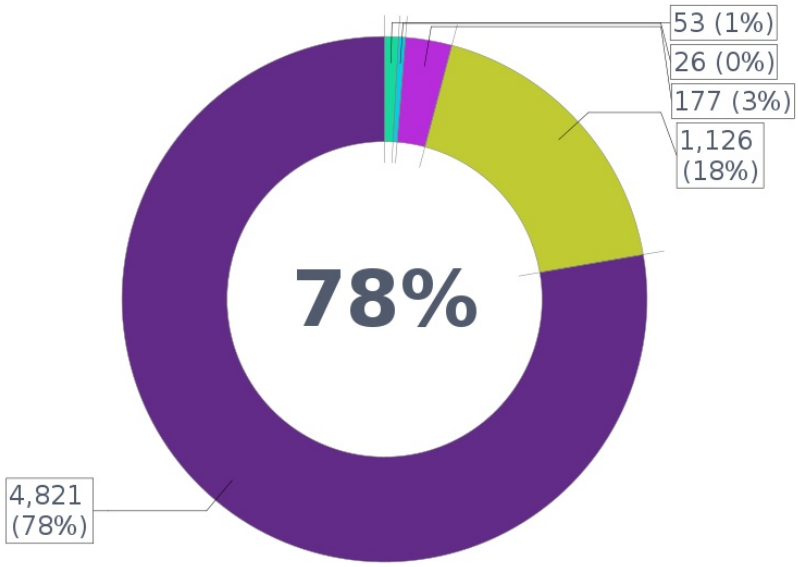
Age of Population (2021)



Family Composition (2021)

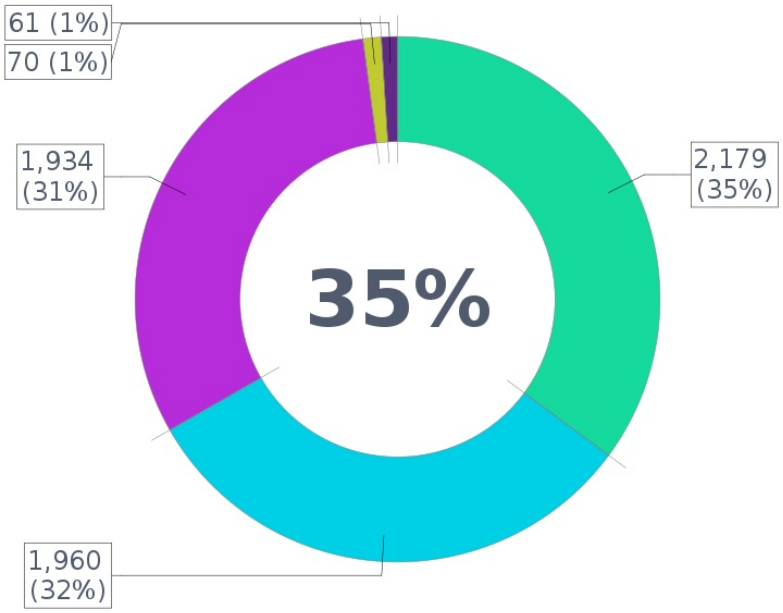


Dwelling Structure (2021)



Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

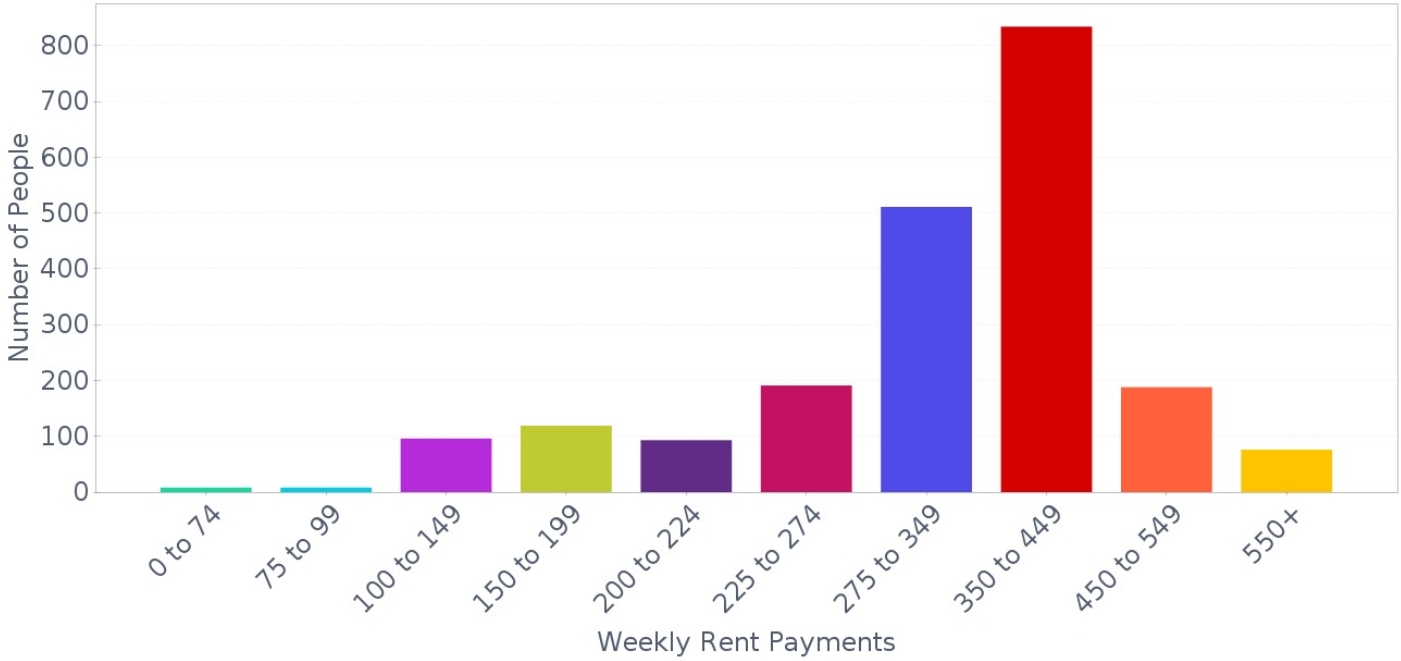


Source: Australian Bureau of Statistics (ABS)

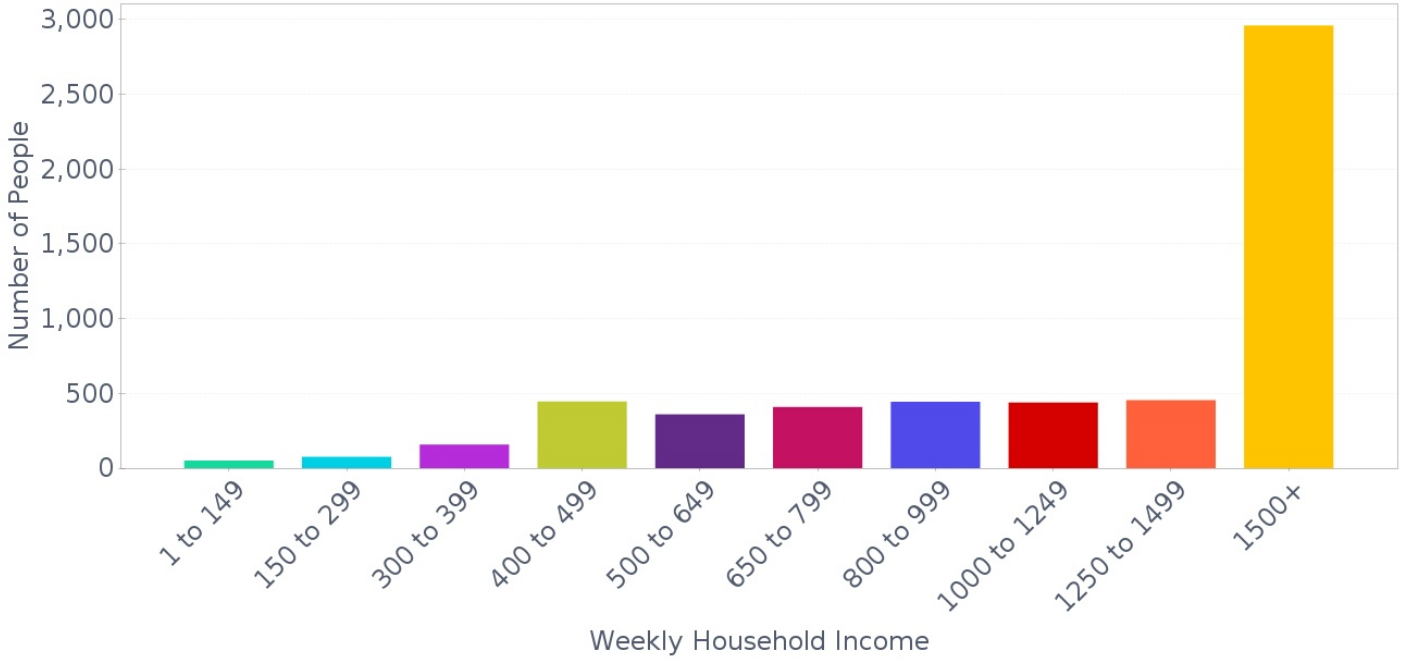
Home Loan Repayments - Monthly (2021)



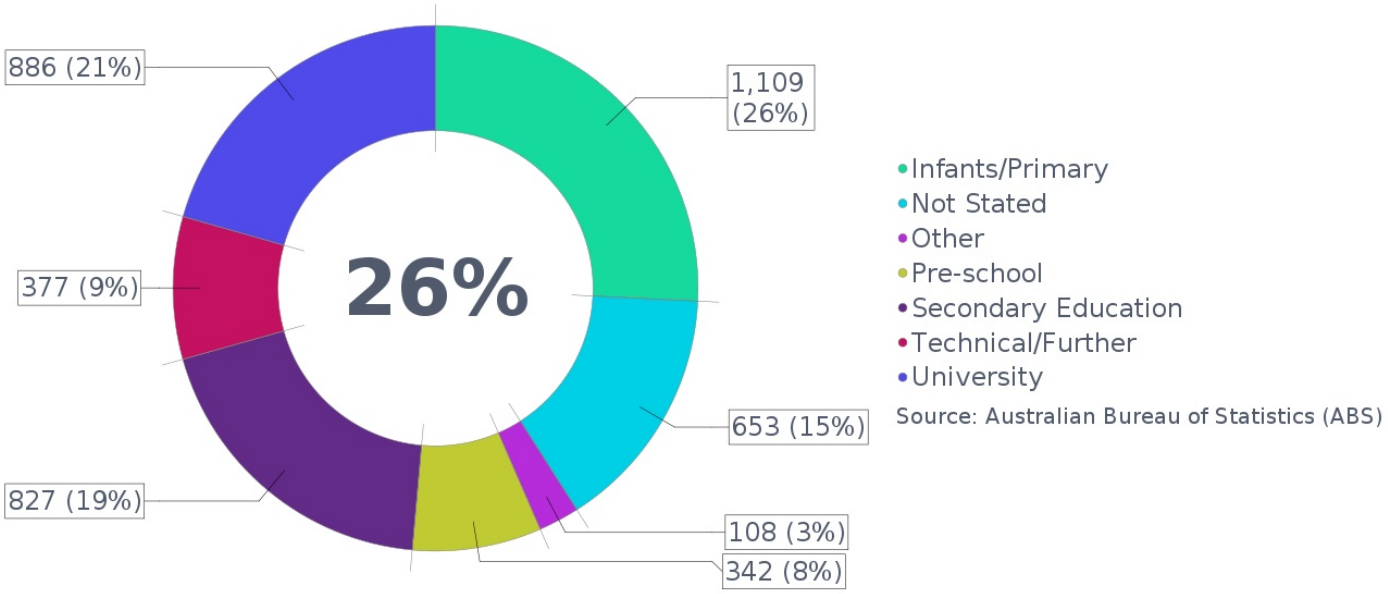
Rent Payments - Weekly (2021)



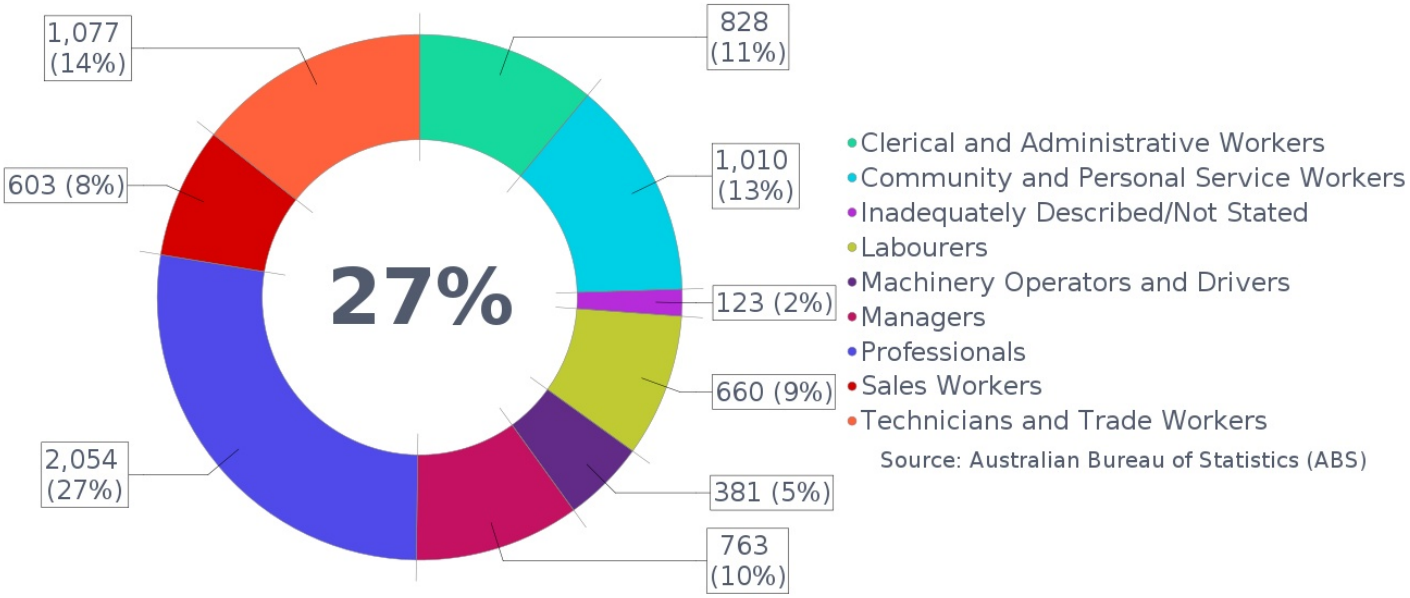
Household Income - Weekly (2021)



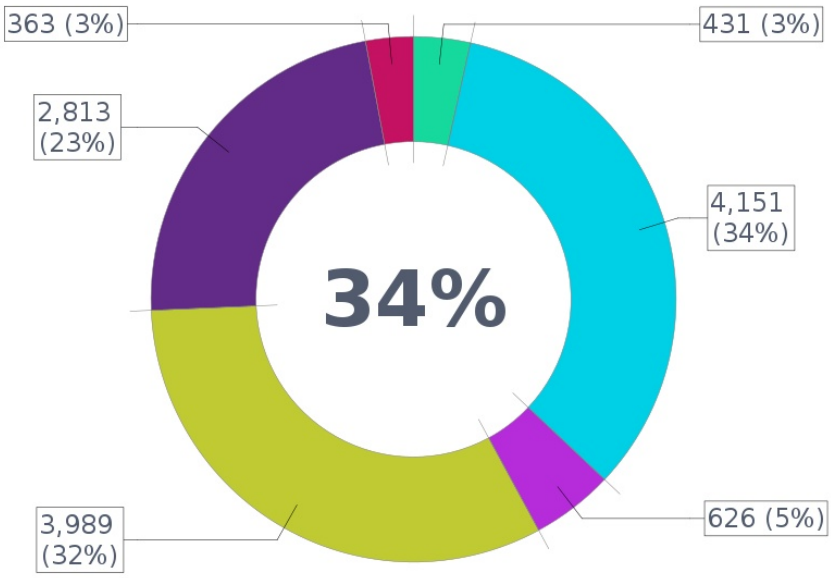
Non-School Qualification: Level of Education (2021)



Occupation (2021)

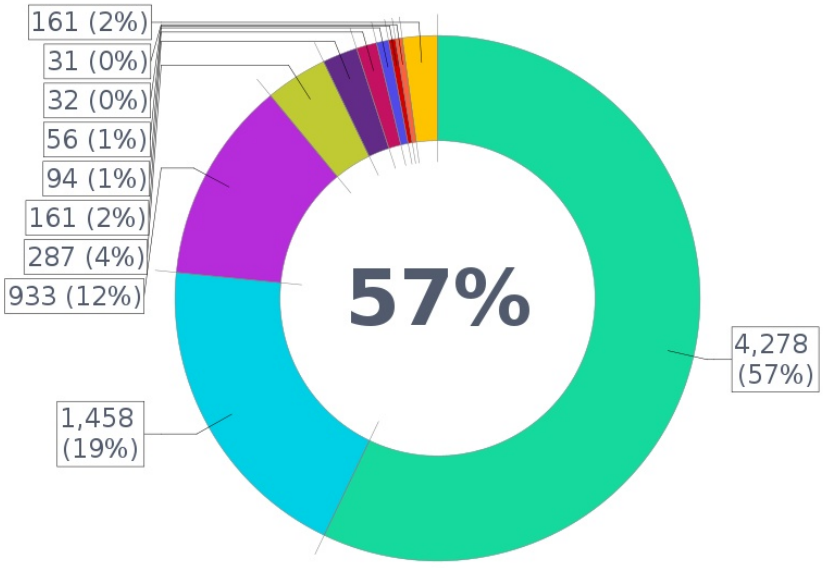


Employment (2021)



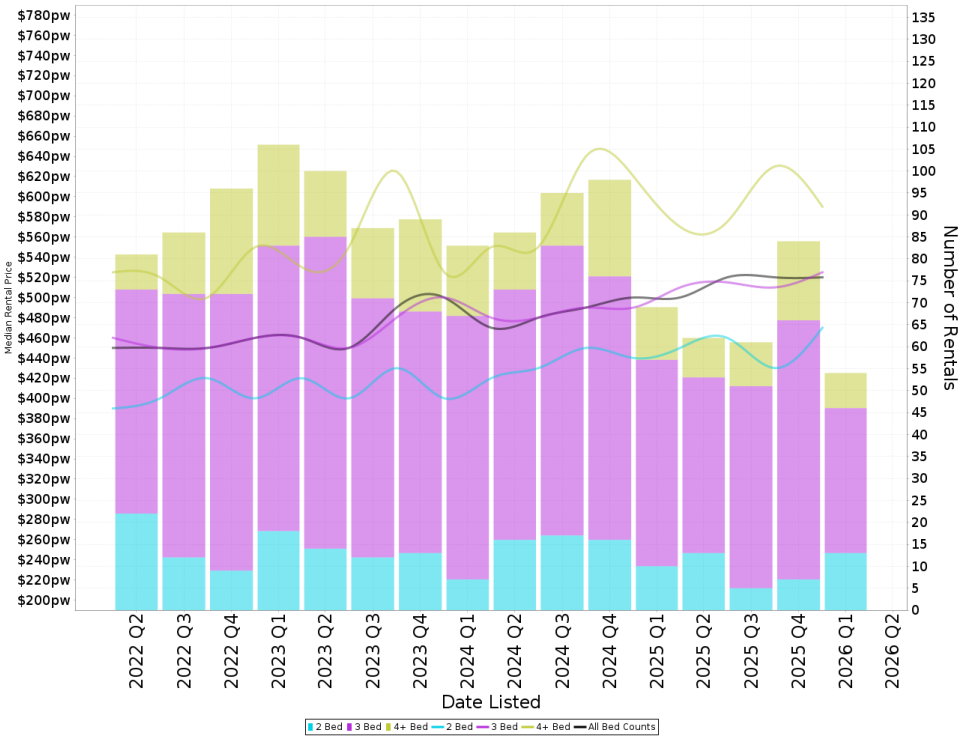
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.3%

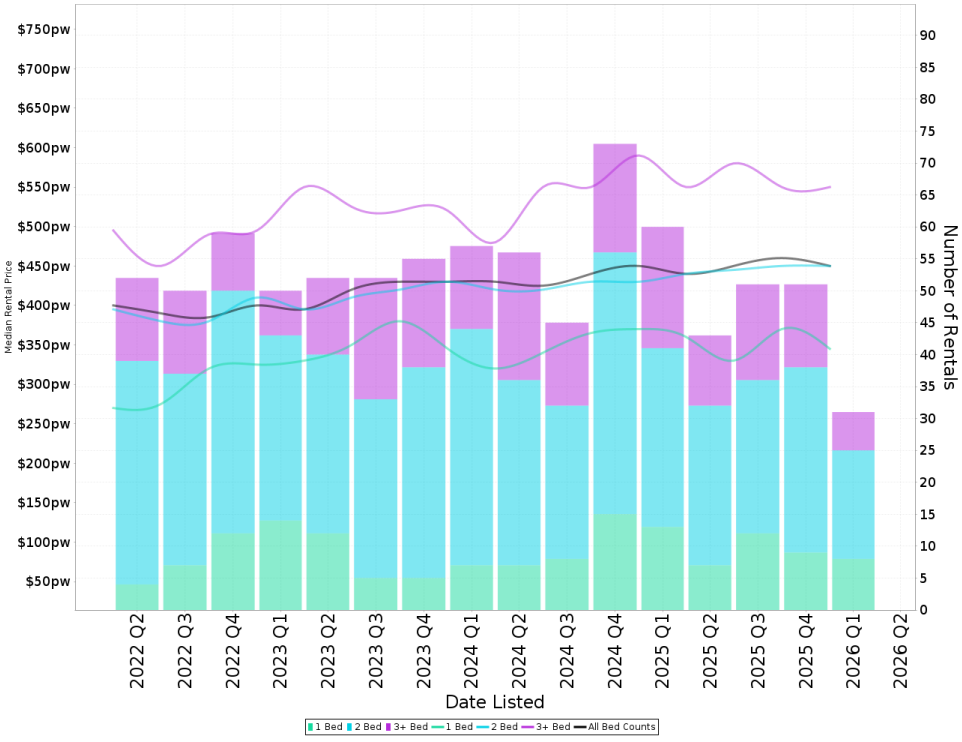
Current Median Price: $720,000
Previous Median Price: $697,000
Based on 565 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $720,000
Current Median Rent: $520
Based on 261 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.8%

Current Median Price: $572,500
Previous Median Price: $562,500
Based on 240 registered Unit sales compared over the last two rolling 12 month periods.

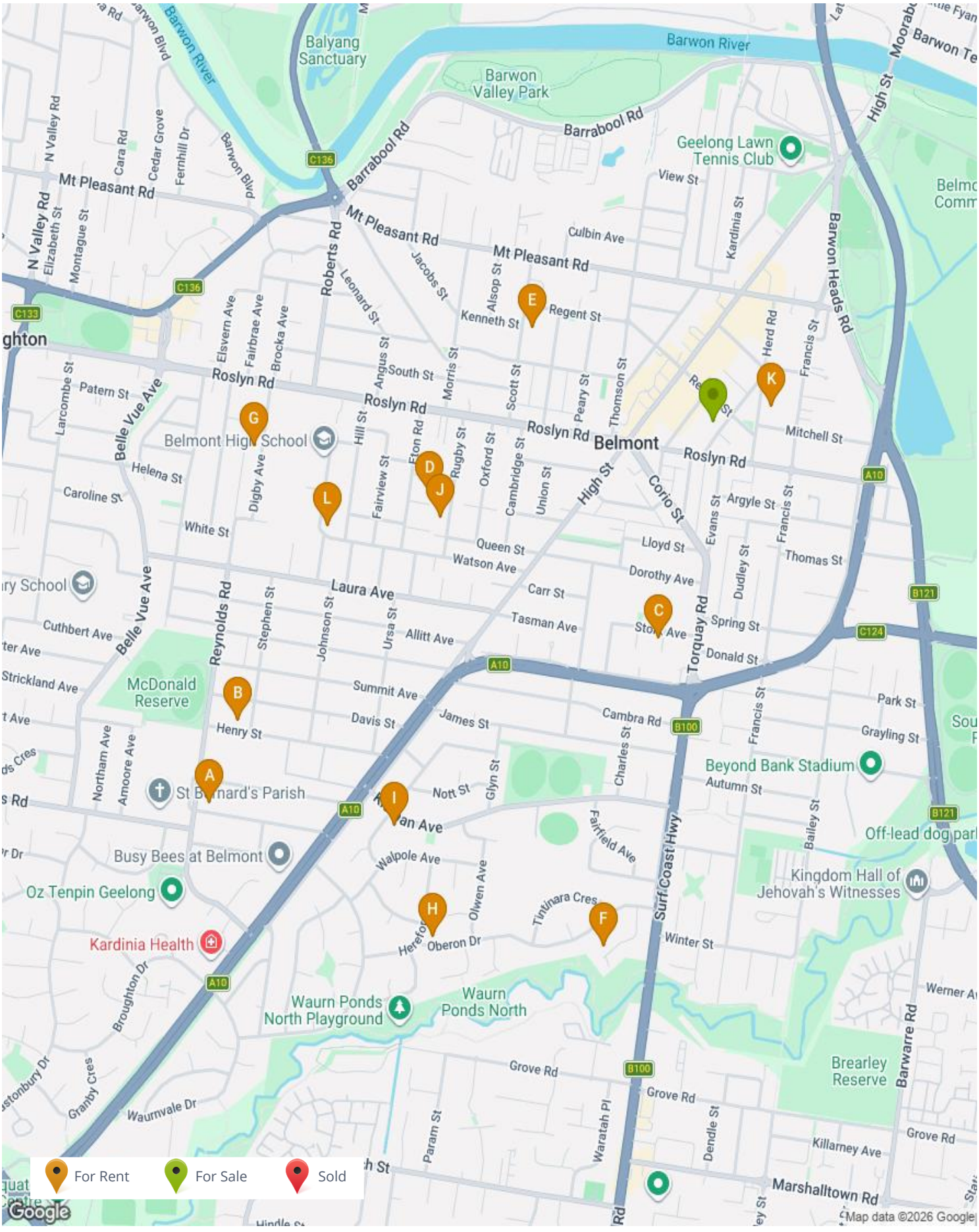
Suburb Rental Yield

+4.1%

Current Median Price: $572,500
Current Median Rent: $450
Based on 176 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



Nearby Comparable Rental Properties

There are 12 rental properties selected within the suburb of BELMONT. The lowest for rent price is $540 and the highest for rent price is $730 with a median rental price of $600. Days listed ranges from 2 to 47 days with the average currently at 17 days for these selected properties.

52 NAGLE DR, BELMONT 3216

UBD Ref: Melbourne - 647 L4 | 4 | 2 | 1



Property Type: House
Area: 650 m²
RPD: 32//LP10527

Current Rent Price: **$540 per week**
First Rent Price: **$540 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **22 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, GARDEN, FLOORBOARDS,

A

54 HENRY ST, BELMONT 3216

UBD Ref: Melbourne - 647 M3 | 4 | 1 | 3



Property Type: House
Area: 650 m²
RPD: 255//LP12117

Current Rent Price: **$550 per week**
First Rent Price: **$600 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **6 Days**

Features: STUDY, AIR CONDITIONED

B

23 STORK AVE, BELMONT 3216

UBD Ref: Melbourne - 648 A2 | 4 | 2 | 2



Property Type: House
Area: 646 m²
RPD: 42//LP77781

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **26 Days**

Features: FIRE PLACE, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, SECURE PARKING, INTERNAL LAUNDRY, CLOSE TO SHOPS,

C

4 BOHAN GR, BELMONT 3216

UBD Ref: Melbourne - 635 P20 | 4 | 1 | 1



Property Type: House
Area: 597 m²
RPD: 7//LP34014

Current Rent Price: **$580 per week**
First Rent Price: **$580 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **7 Days**

Features:

D

19 SCOTT ST, BELMONT 3216

UBD Ref: Melbourne - 635 R18 | 4 | 2 | 1



Property Type: House
Area: 734 m²
RPD: 13//LP9757

Current Rent Price: **$595 per week**
First Rent Price: **$595 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **14 Days**

Features: CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

E

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15 TANUNDA GR, BELMONT 3216

UBD Ref: Melbourne - 648 A6 | 4 | 2 | 1



Property Type: House
Area: 661 m²
RPD: 97//LP128524

Features:

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **May 2026**
Days on Market: **2 Days**

F

20 DIGBY AVE, BELMONT 3216

UBD Ref: Melbourne - 635 M20 | 4 | 1 | 2



Property Type: House
Area: 664 m²
RPD: 2//LP11542

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **14 Days**

G

66 OBERON DR, BELMONT 3216

UBD Ref: Melbourne - 647 P6 | 4 | 2 | 1



Property Type: House
Area: 677 m²
RPD: 200//LP99624

Features:

Current Rent Price: **$600 per week**
First Rent Price: **$650 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **20 Days**

H

5 KIDMAN AVE, BELMONT 3216

UBD Ref: Melbourne - 647 P5 | 4 | 2 | 2



Property Type: House
Area: 978 m² (160 m²)
RPD: 71//LP58787

Features:

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **47 Days**

I

40 RUGBY ST, BELMONT 3216

UBD Ref: Melbourne - 647 P1 | 4 | 2 | 2



Property Type: House
Area: 585 m²
RPD: 81//LP5569

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

Current Rent Price: **$630 per week**
First Rent Price: **$630 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **8 Days**

J

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29 HERD RD, BELMONT 3216

UBD Ref: Melbourne - 603 E18 | 4 | 1 | 2



Property Type: House
Area: 867 m²
RPD: 15//LP12921

Features: STUDY, SLEEPOUT

Current Rent Price: **$700 per week**
First Rent Price: **$700 per week**
Month Listed: **May 2026**
Days on Market: **6 Days**

K

35 ROTHERHAM ST, BELMONT 3216

UBD Ref: Melbourne - 647 N1 | 4 | 2 | 2



Property Type: House
Area: 620 m²
RPD: 23//LP11519

Features: DECK, FIRE PLACE, BUILT IN ROBES, IMPROVEMENTS: GAS, DISHWASHER, FLOORBOARDS

Current Rent Price: **$730 per week**
First Rent Price: **$730 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **41 Days**

L

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16 GEORGE STREET, BELMONT, VIC 3216



Appraisal Price

This market analysis has been prepared on 27/05/2026 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:

$500pw to $550pw

Contact your agent for further information:



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Office Phone:	03 5222 1488
Email:	jason@barnettproperty.com.au
Website:	www.barnettproperty.com.au