

COMPARATIVE MARKET ANALYSIS

11 NORFOLK CRESCENT, CORIO, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



11 Norfolk Crescent
Corio, VIC, 3214

To Whom It May Concern,

RE: 11 Norfolk Crescent
Corio, VIC, 3214

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.

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

11 NORFOLK CRESCENT, CORIO, VIC 3214



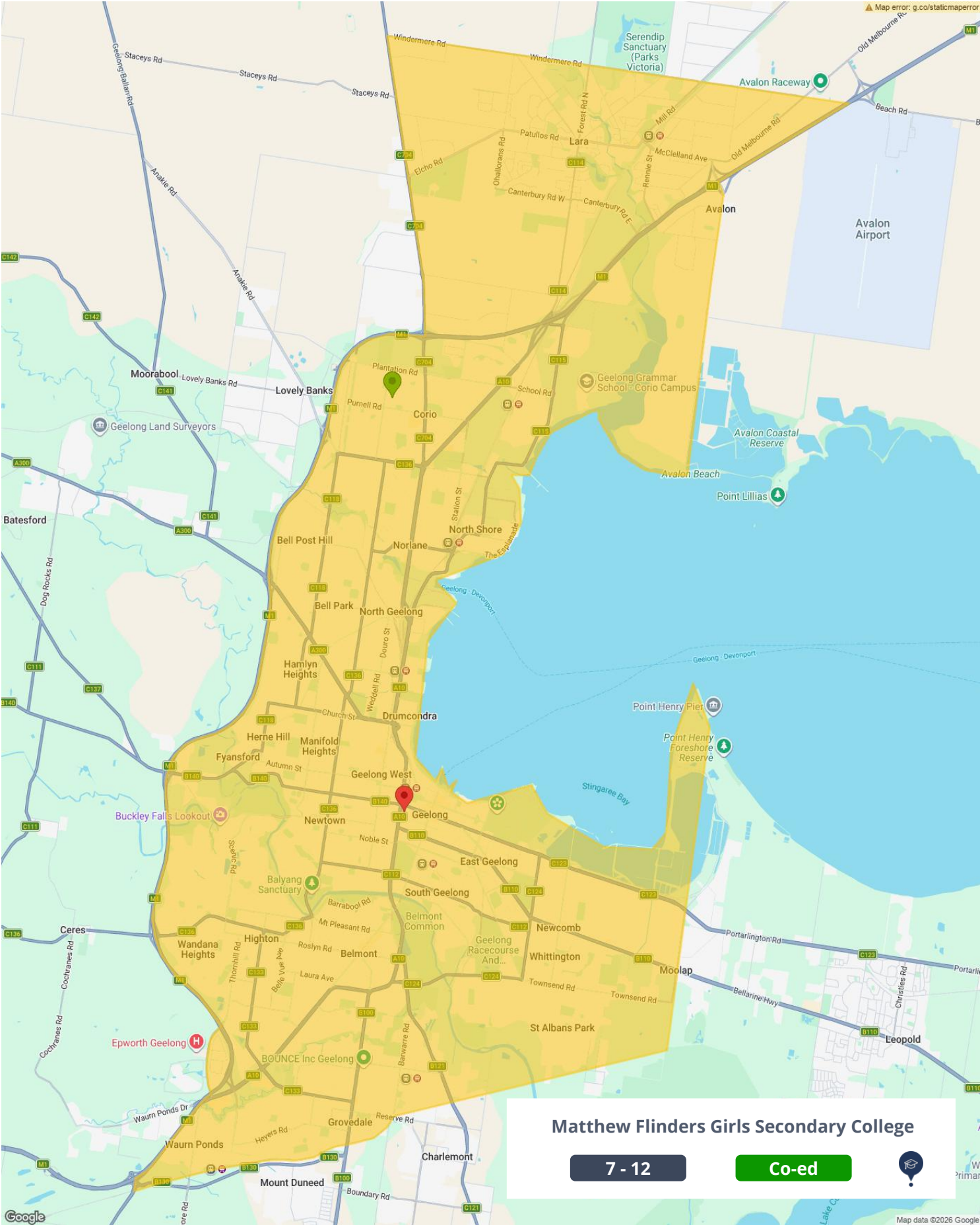
Owner Details

Owner Name(s):	THE PROPRIETORS	Owner Type:	Owner Occupied
Owner Address:	N/A		
Phone(s):			

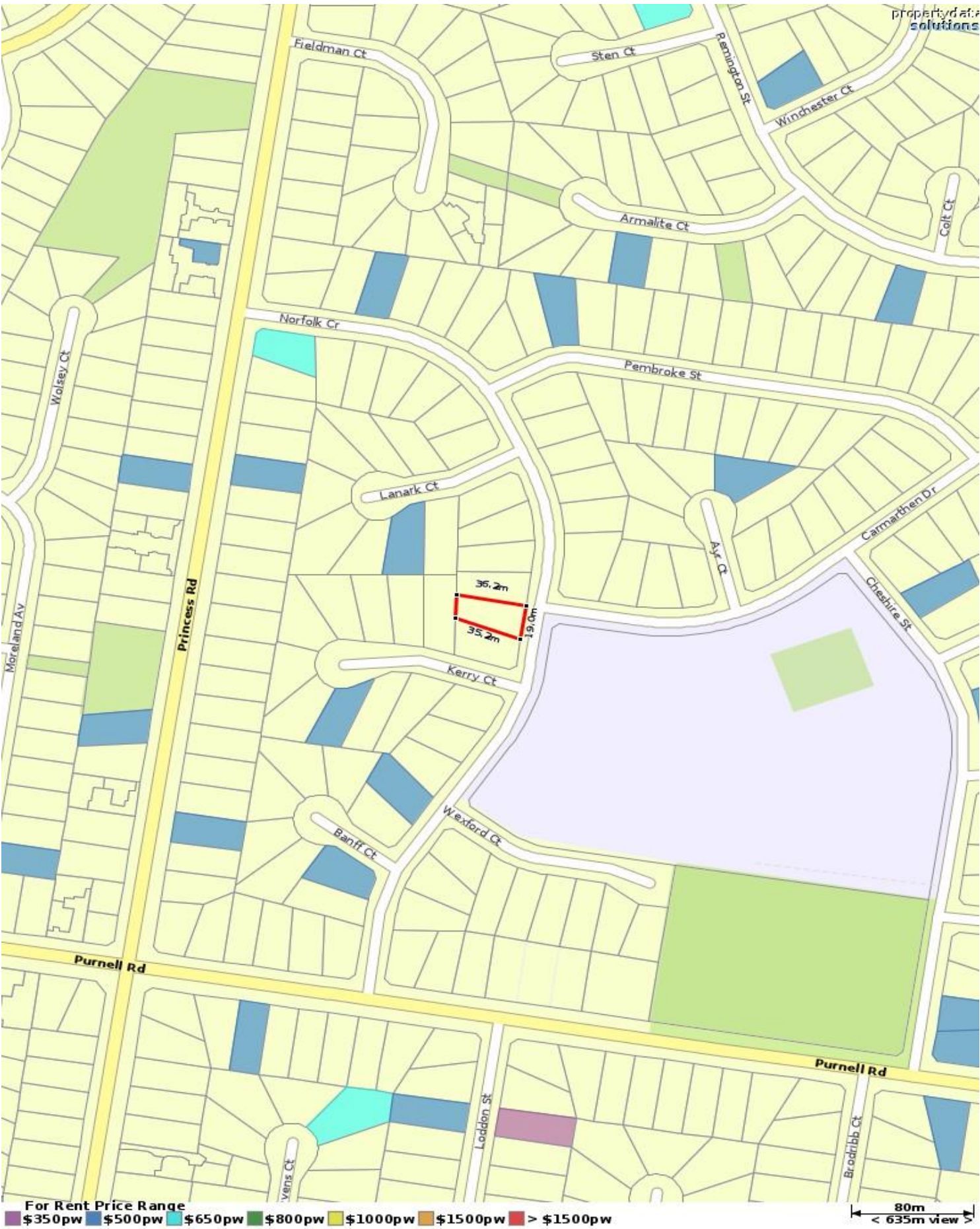
Property Details

Property Type:	House - N/A	3 1 1	
RPD:	42//LP91708 (8887332)	Area:	564 m²
Land Use:	DETACHED DWELLING (EXISTING)	Area \$/m2:	\$128
Zoning		Water/Sewerage:	
Council:	GREATER GEELONG CITY	Property ID:	5292620 / VIC41055009
Features:		UBD Ref:	UBD Ref: 618 B13

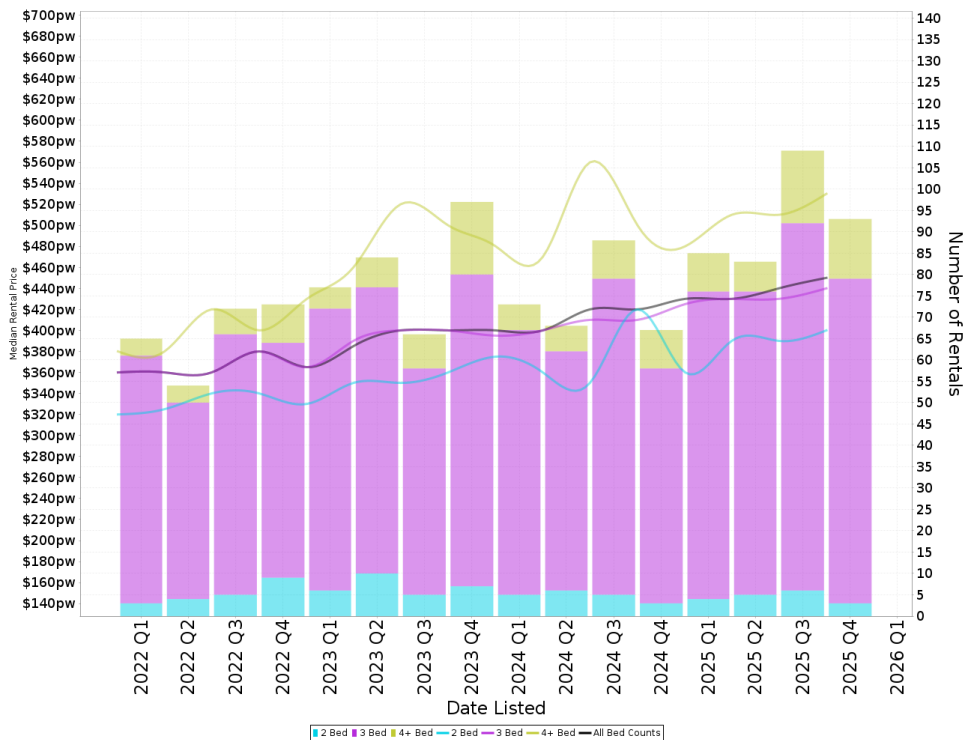
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.7%

Current Median Price: \$535,000
Previous Median Price: \$487,500

Based on 667 registered House sales compared over the last two rolling 12 month periods.

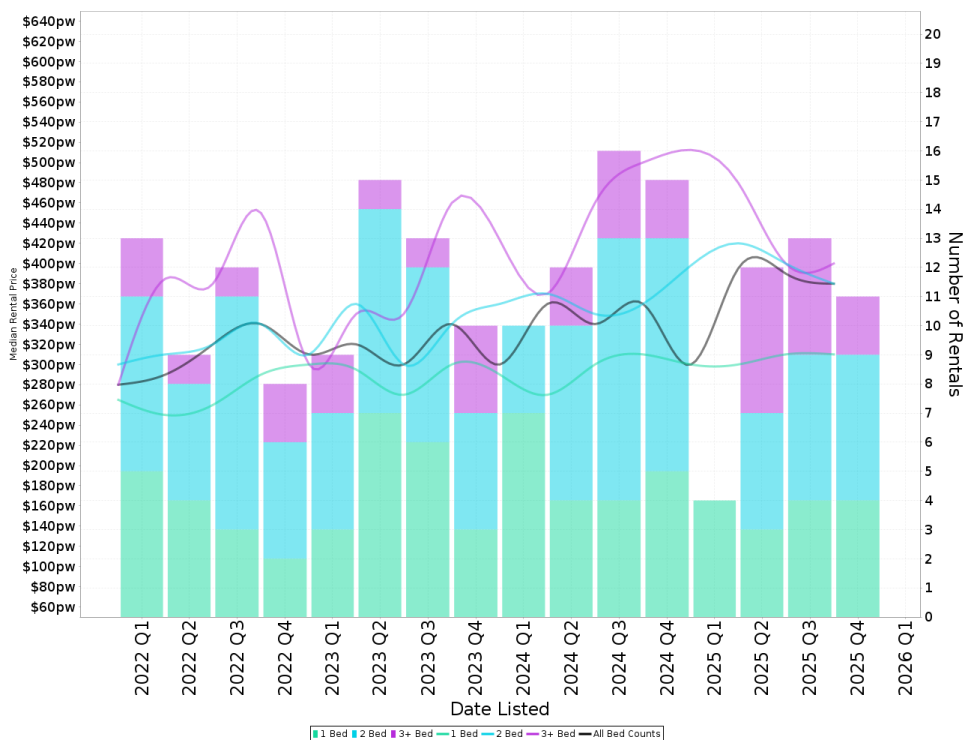
Suburb Rental Yield

+4.2%

Current Median Price: \$535,000
Current Median Rent: \$435

Based on 370 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.5%

Current Median Price: \$420,000
Previous Median Price: \$380,000

Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

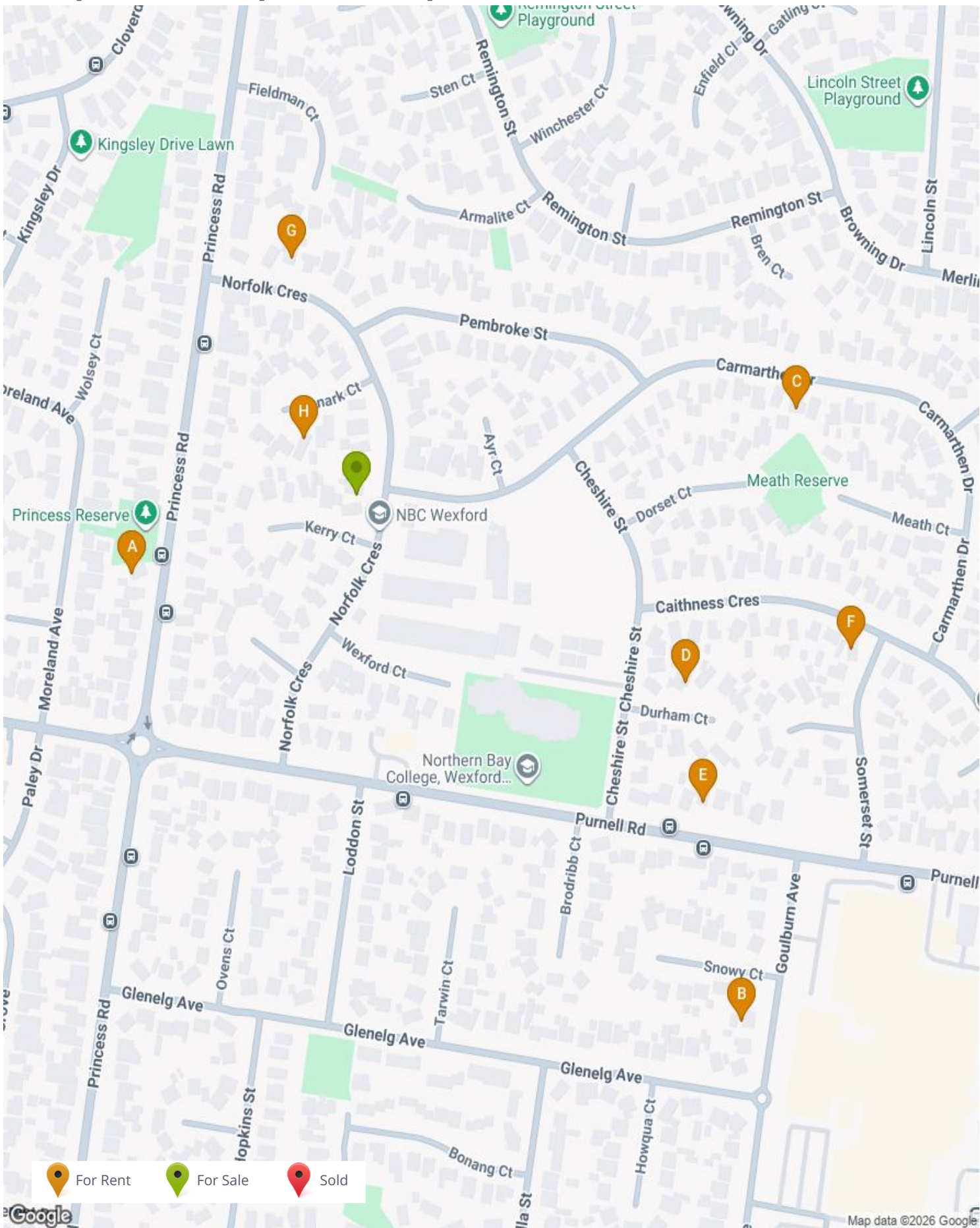
Suburb Rental Yield

+4.7%

Current Median Price: \$420,000
Current Median Rent: \$380

Based on 40 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$400 and the highest for rent price is \$455 with a median rental price of \$425. Days listed ranges from 14 to 56 days with the average currently at 28 days for these selected properties.

107 PRINCESS RD, CORIO 3214		UBD Ref: Melbourne - 618 B14	 3	 1	 1
	Property Type: House Area: 659 m² RPD: 6//LP99181 Features:	Current Rent Price: \$400 per week First Rent Price: \$400 per week Month Listed: February 2026 Days on Market: 14 Days			
					
29 GOULBURN AVE, CORIO 3214		UBD Ref: Melbourne - 618 D15	 3	 1	 3
	Property Type: House Area: 722 m² RPD: 196//LP67629 Features:	Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: January 2026* (Rented) Days on Market: 14 Days			
					
25 CARMARTHEN DR, CORIO 3214		UBD Ref: Melbourne - 618 D13	 3	 1	 2
	Property Type: House Area: 567 m² RPD: 253//LP91707 Features:	Current Rent Price: \$430 per week First Rent Price: \$430 per week Month Listed: January 2026 Days on Market: 32 Days			
					
2 DURHAM CRT, CORIO 3214		UBD Ref: Melbourne - 618 D14	 3	 1	 4
	Property Type: House Area: 633 m² RPD: 291//LP91707 Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING	Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: January 2026* (Rented) Days on Market:			
					
130 PURNELL RD, CORIO 3214		UBD Ref: Melbourne - 618 D14	 3	 1	 2
	Property Type: House Area: 559 m² RPD: 322//LP91707 Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, CLOSE TO SHOPS, SECURE PARKING	Current Rent Price: \$400 per week First Rent Price: \$420 per week Month Listed: January 2026* (Rented) Days on Market: 22 Days			
					

9 SOMERSET ST, CORIO 3214

UBD Ref: Melbourne - 618 D14  3  1  2



Property Type: House
Area: 595 m²
RPD: 304//LP91706

Current Rent Price: **\$420 per week**
First Rent Price: **\$430 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **42 Days**

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: FLOORBOARDS, CLOSE TO SHOPS



36 NORFOLK CRES, CORIO 3214

UBD Ref: Melbourne - 618 B13  3  1  2



Property Type: House
Area: 636 m²
RPD: 116//LP91708

Current Rent Price: **\$455 per week**
First Rent Price: **\$470 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **56 Days**

Features: BUILD YR: 1960, LOWSET, BRICK AND TILE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S



3 LANARK CRT, CORIO 3214

UBD Ref: Melbourne - 618 B13  3  1  2



Property Type: House
Area: 701 m²
RPD: 36//LP91708

Current Rent Price: **\$410 per week**
First Rent Price: **\$410 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **22 Days**

Features: BUILT IN ROBES, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, FLOORBOARDS



11 NORFOLK CRESCENT, CORIO, VIC 3214



Appraisal Price

This market analysis has been prepared on 23/02/2026 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:

\$410pw to \$450pw

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