Comparative Market Analysis



6 WYUNG DRIVE MORWELL VIC 3840

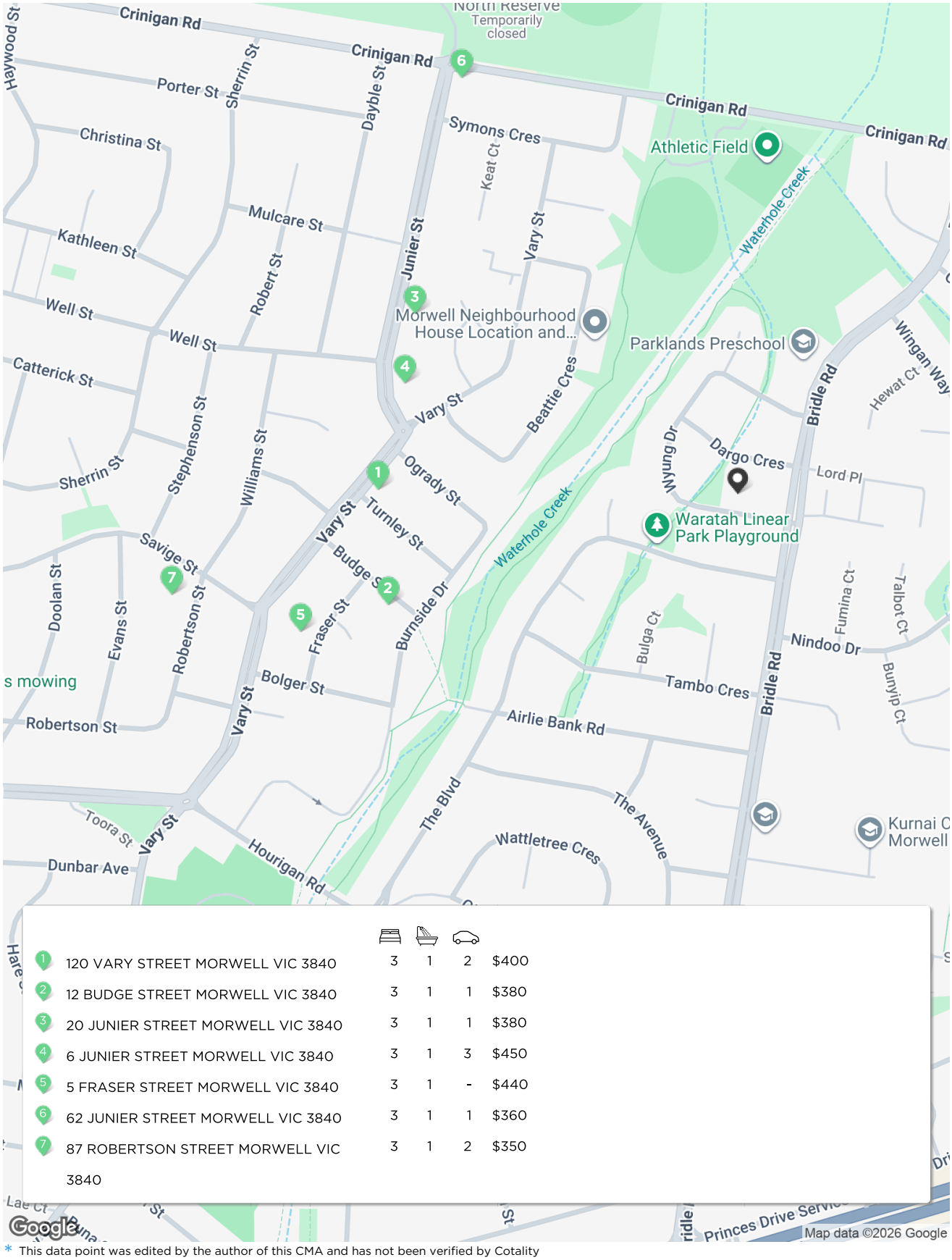
Prepared on **24th November 2026**

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Comps Map: Rentals



1	120 VARY STREET MORWELL VIC 3840	3	1	2	$400
2	12 BUDGE STREET MORWELL VIC 3840	3	1	1	$380
3	20 JUNIER STREET MORWELL VIC 3840	3	1	1	$380
4	6 JUNIER STREET MORWELL VIC 3840	3	1	3	$450
5	5 FRASER STREET MORWELL VIC 3840	3	1	-	$440
6	62 JUNIER STREET MORWELL VIC 3840	3	1	1	$360
7	87 ROBERTSON STREET MORWELL VIC 3840	3	1	2	$350

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

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Comparable Rentals

1 120 VARY STREET MORWELL VIC 3840



3 | 1 | 2 | 546m² | 95m²

Year Built	1960	DOM	78 days
Listing Date	07-Sep-26	Distance	0.56km
Listing Price	$400/WEEKLY		

2 12 BUDGE STREET MORWELL VIC 3840



3 | 1 | 1 | 570m² | 103m²

Year Built	1960	DOM	39 days
Listing Date	21-Sep-26	Distance	0.57km
Listing Price	$380/WEEKLY		

3 20 JUNIER STREET MORWELL VIC 3840



3 | 1 | 1 | 613m² | 97m²

Year Built	1970	DOM	39 days
Listing Date	02-Jun-26	Distance	0.57km
Listing Price	$380/WEEKLY		

4 6 JUNIER STREET MORWELL VIC 3840



3 | 1 | 3 | 663m² | 104m²

Year Built	-	DOM	42 days
Listing Date	13-Oct-26	Distance	0.54km
Listing Price	$450/WEEKLY		

5 5 FRASER STREET MORWELL VIC 3840



3 | 1 | - | 546m² | 99m²

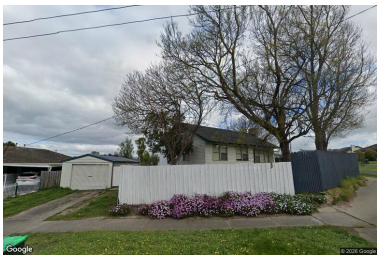
Year Built	1960	DOM	38 days
Listing Date	08-Sep-26	Distance	0.71km
Listing Price	$440/WEEKLY		

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

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Comparable Rentals

6 62 JUNIER STREET MORWELL VIC 3840



3 1 1 659m² 87m²

Year Built	1950	DOM	71 days
Listing Date	28-Jul-26	Distance	0.77km
Listing Price	$360/WEEKLY		

7 87 ROBERTSON STREET MORWELL VIC 3840



3 1 2 912m² 91m²

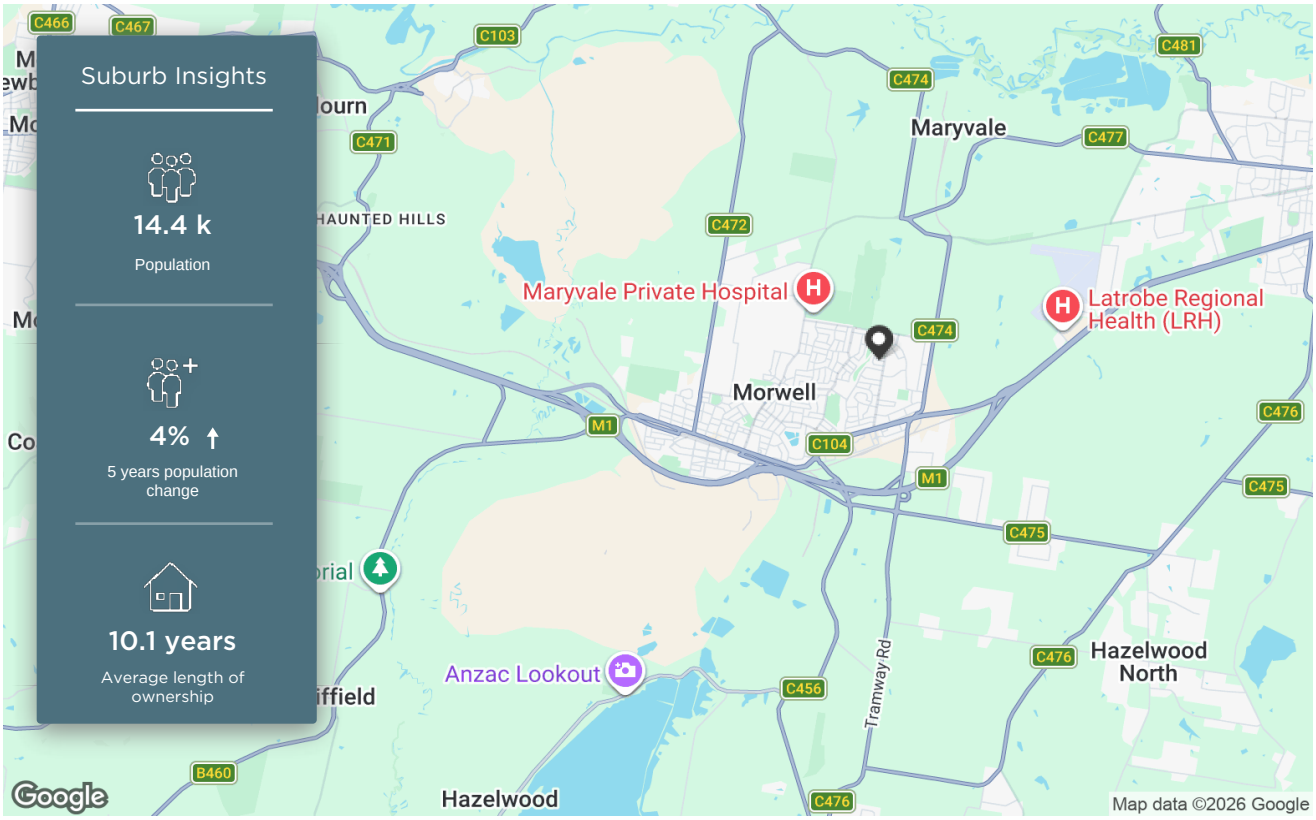
Year Built	1955	DOM	239 days
Listing Date	30-Mar-26	Distance	0.89km
Listing Price	$350/WEEKLY		

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

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Morwell

Demographic



The size of Morwell is approximately 44.9 square kilometres. There are 31 parks, covering nearly 5.9% of the total area. The population of Morwell in 2016 was 13771 people. By 2021 the population was 14389 showing a population growth of 4.5% in the area during that time. The predominant age group in Morwell is 60-69 years. Households in Morwell are primarily childless couples and are likely to be repaying $1000 - $1399 per month on mortgage repayments. In general, people in Morwell work in a labourer occupation.In 2021, 62.00% of the homes in Morwell were owner-occupied compared with 61.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.0	Owns Outright	37.1	0-15.6K	5.5	0-9	11.5
Couples with Children	30.9	Purchaser	24.9	15.6-33.8K	24.2	10-19	11.2
Single Parents	25.9	Renting	33.7	33.8-52K	19.0	20-29	12.0
Other	2.1	Other	1.0	52-78K	16.4	30-39	11.9
		Not Stated	3.3	78-130K	15.8	40-49	10.4
				130-182K	6.6	50-59	13.2
				182K+	4.3	60-69	13.3
						70-79	10.2
						80-89	5.0
						90-99	1.3

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Local Schools



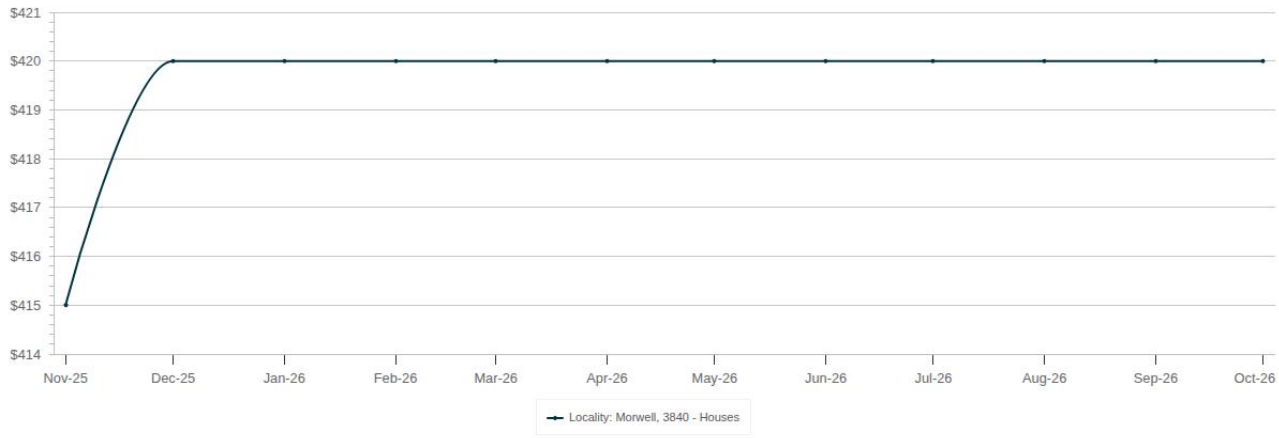
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	0.53km	Secondary	Mixed	Government	7-12
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.79km	Primary	Mixed	Government	0-6
	Morwell Primary School	1.52km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	2.39km	Primary	Mixed	Government	0-6
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	3.01km	Secondary	Mixed	Non-Government	-

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

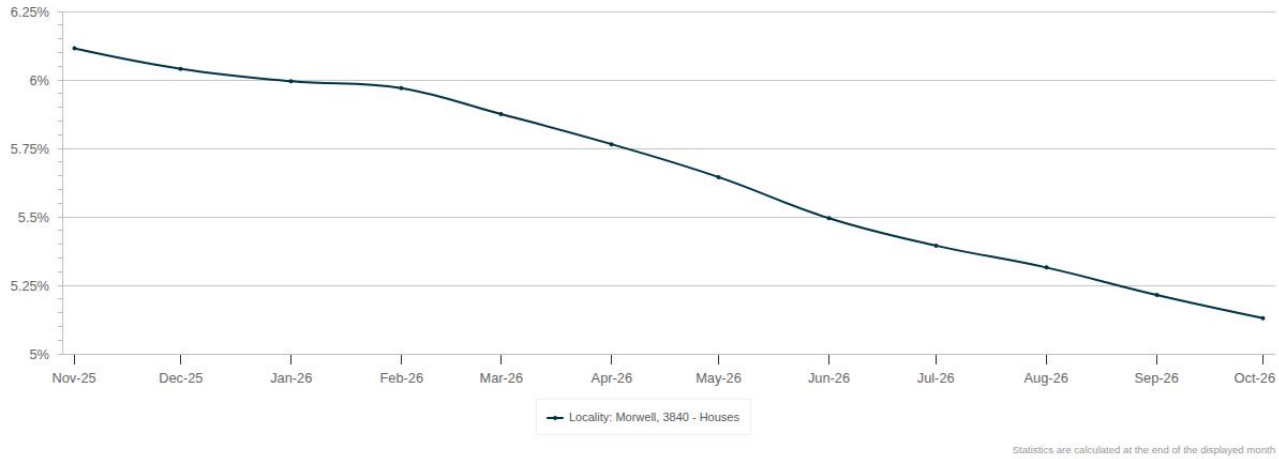
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Recent Market Trends

Median Asking Rent - 12 Months



Gross Rental Yield - 12 Months

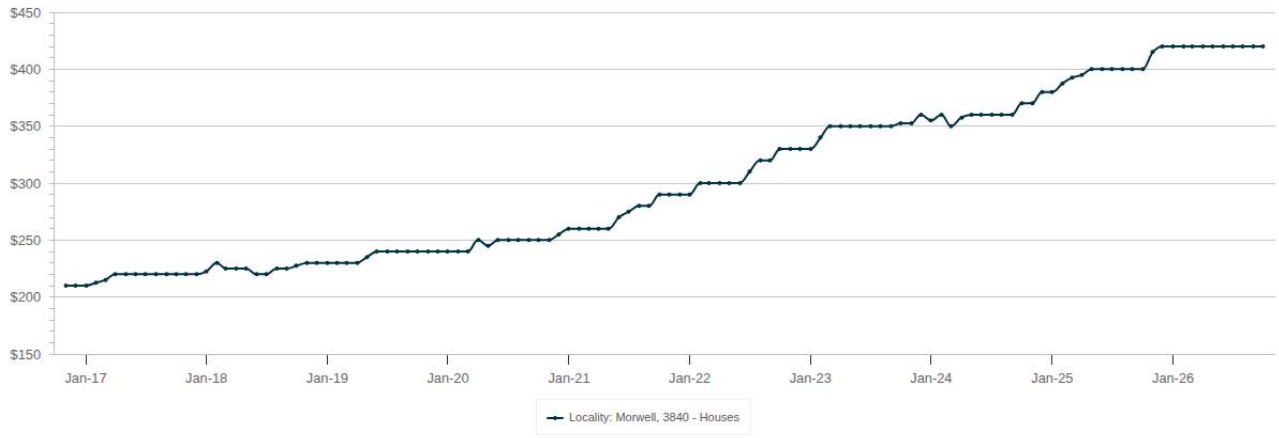


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2026	$420	0.0%	5.1%	416
Sep 2026	$420	0.0%	5.2%	424
Aug 2026	$420	0.0%	5.3%	410
Jul 2026	$420	0.0%	5.4%	414
Jun 2026	$420	0.0%	5.5%	385
May 2026	$420	0.0%	5.6%	370
Apr 2026	$420	0.0%	5.8%	352
Mar 2026	$420	0.0%	5.9%	342
Feb 2026	$420	0.0%	6%	336
Jan 2026	$420	0.0%	6%	330
Dec 2025	$420	1.2% ▲	6%	333
Nov 2025	$415	3.8% ▲	6.1%	330

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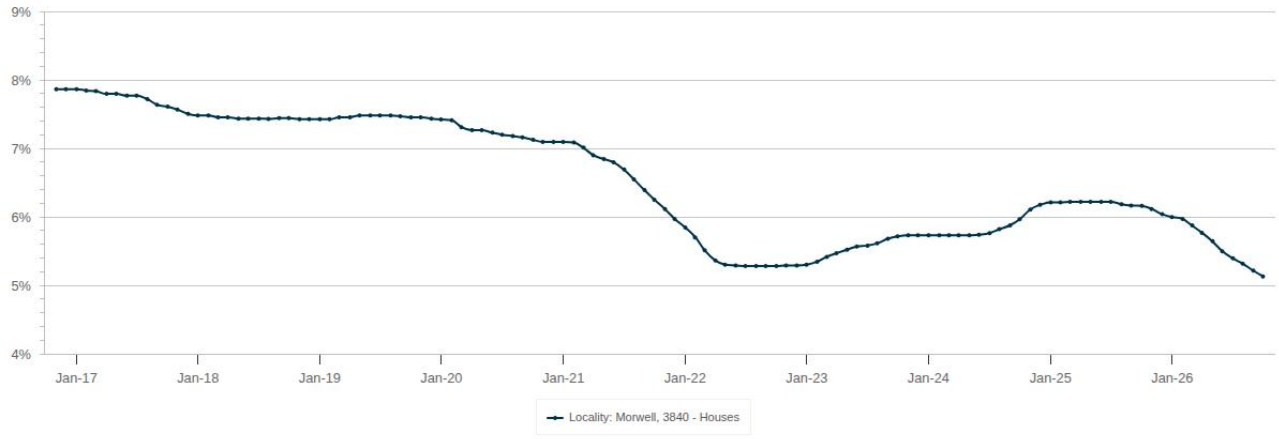
Long Term Market Trends

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

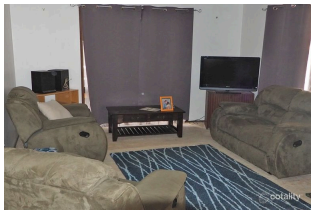
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	$420	5.0% ▲	5.1%	416
2025	$400	8.1% ▲	6.2%	334
2024	$370	5.0% ▲	6%	304
2023	$353	6.8% ▲	5.7%	356
2022	$330	13.8% ▲	5.3%	325
2021	$290	16.0% ▲	6.3%	277
2020	$250	4.2% ▲	7.1%	314
2019	$240	5.5% ▲	7.5%	346
2018	$228	3.4% ▲	7.4%	436
2017	$220	4.8% ▲	7.6%	499

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Summary

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Appraisal price range
$380 - $400

Notes from your agent

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