



71 KING STREET TOONGABBIE VIC 3856

Prepared on 1st April 2026



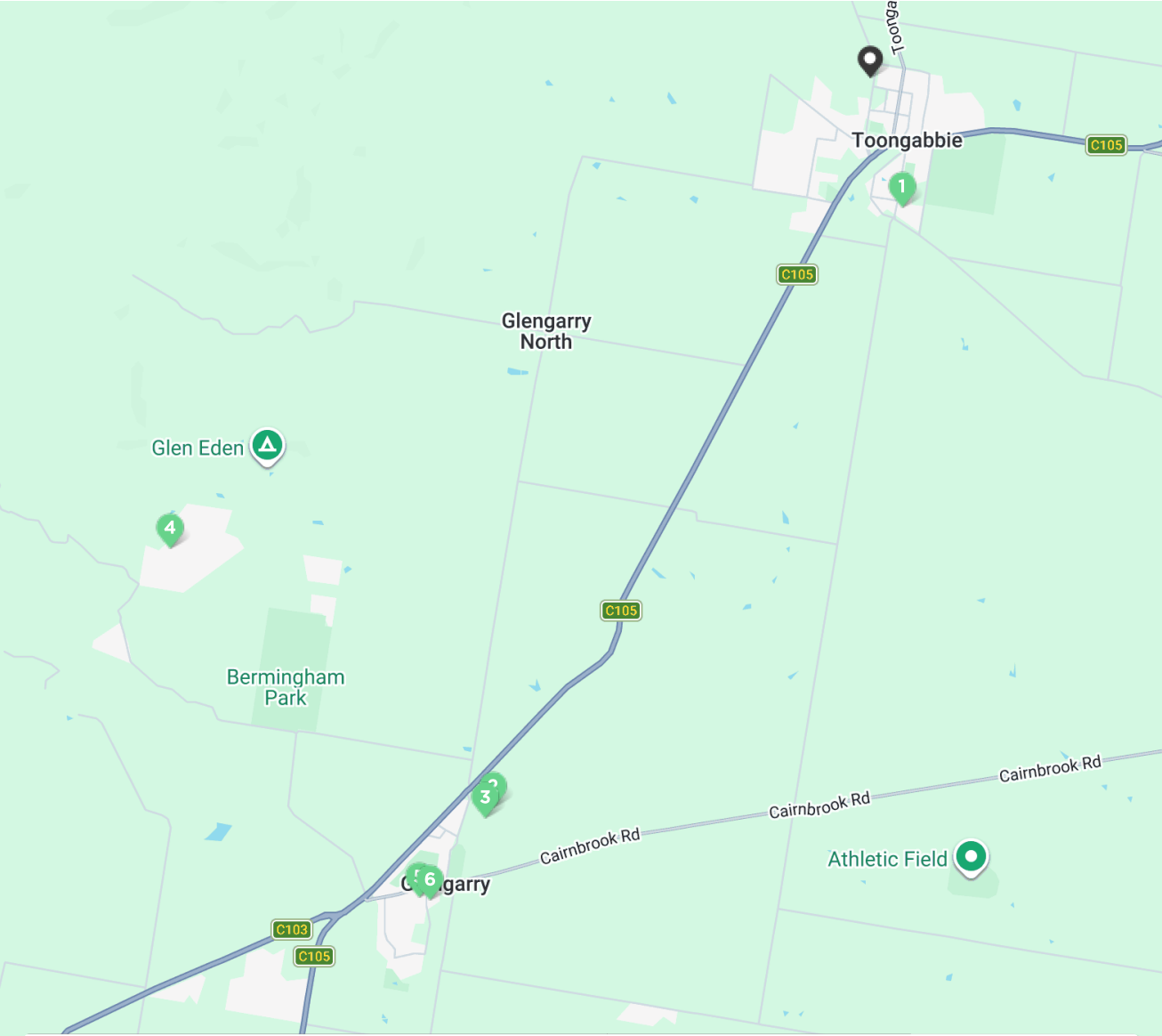
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Comps Map: Rentals



1	1 HENDERSONS ROAD TOONGABBIE VIC 3856	4	2	1	\$540
2	68 CASTLEKNOCK DRIVE GLENGARRY VIC 3854	4	2	2	\$600
3	53 CASTLEKNOCK DRIVE GLENGARRY VIC 3854	4	2	2	\$620
4	45 WIRILDA COURT GLENGARRY NORTH VIC 3854	4	2	10	\$630
5	23 RHODES COURT GLENGARRY VIC 3854	3	2	2	\$475
6	17 KYNE STREET GLENGARRY VIC 3854	3	1	4	\$400

Comparable Rentals

1 HENDERSONS ROAD TOONGABBIE VIC 3856



4 2 1 1,239m² -
 Year Built - DOM 123 days
 Listing Date 14-Oct-25 Distance 1.37km
 Listing Price \$540/WEEKLY

2 68 CASTLEKNOCK DRIVE GLENGARRY VIC 3854



4 2 2 771m² 142m²
 Year Built 2024 DOM 24 days
 Listing Date 15-Feb-26 Distance 8.32km
 Listing Price \$600/WEEKLY

3 53 CASTLEKNOCK DRIVE GLENGARRY VIC 3854



4 2 2 729m² 186m²
 Year Built 2026 DOM 30 days
 Listing Date 22-Dec-25 Distance 8.46km
 Listing Price \$620/WEEKLY

4 45 WIRILDA COURT GLENGARRY NORTH VIC 3854



4 2 10 3.4ha 116m²
 Year Built 1985 DOM 45 days
 Listing Date 03-Jun-24 Distance 8.55km
 Listing Price \$630/WEEKLY

5 23 RHODES COURT GLENGARRY VIC 3854



3 2 2 800m² 148m²
 Year Built 2000 DOM 2 days
 Listing Date 16-Oct-25 Distance 9.48km
 Listing Price \$475/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

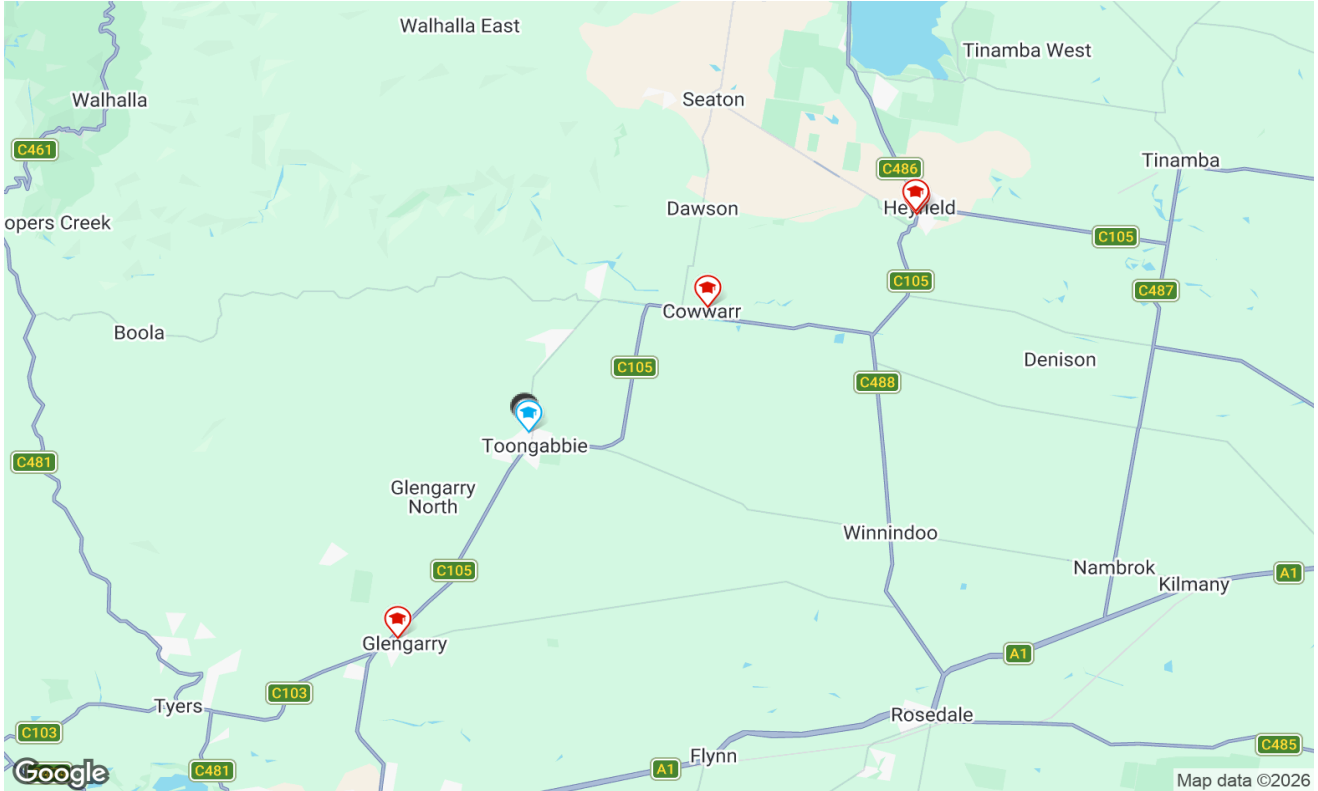
6 17 KYNE STREET GLENGARRY VIC 3854



3 1 4 802m² 110m²
Year Built - DOM 7 days
Listing Date 05-Sep-25 Distance 9.46km
Listing Price \$400/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
	Toongabbie Primary School 15-25 Victoria Street Toongabbie VIC 3856	0.34km	Primary	Mixed	Government	0-6
	Cowwarr Primary School 5-11 Church Street Cowwarr VIC 3857	8.19km	Primary	Mixed	Government	0-6
	Glengarry Primary School 41-45 Cairnbrook Road Glengarry VIC 3854	9.26km	Primary	Mixed	Government	0-6
	Heyfield Primary School 22-40 Temple Street Heyfield VIC 3858	16.5km	Primary	Mixed	Government	0-6
	St Michael's School 8-14 Brougham Street MELBOURNE NORTH VIC 3051	16.53km	Primary	Mixed	Non-Government	1-6

Property is within school catchment area

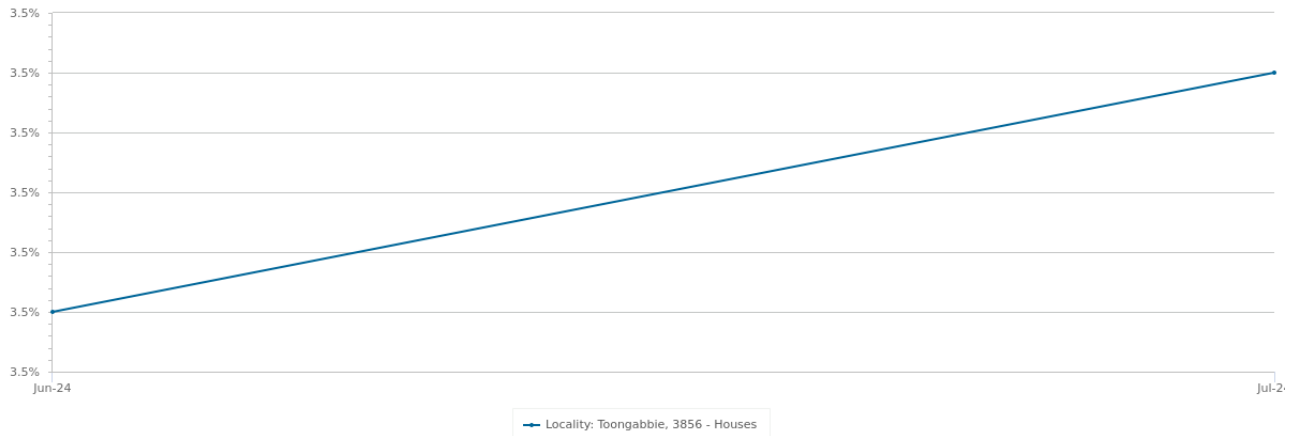
Property is outside school catchment area

Recent Market Trends

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	-	-	-	3
Nov 2025	-	-	-	3
Oct 2025	-	-	-	2
Sep 2025	-	-	-	1
Aug 2025	-	-	-	3
Jul 2025	-	-	-	3
Jun 2025	-	-	-	3
May 2025	-	-	-	3
Apr 2025	-	-	-	3
Mar 2025	-	-	-	3
Feb 2025	-	-	-	3
Jan 2025	-	-	-	3

Long Term Market Trends

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	-	-	-	2
2025	-	-	-	3
2024	-	-	3.5%	4
2023	-	-	-	5
2022	-	-	-	4
2021	-	-	-	1
2020	-	-	-	1
2019	-	-	-	4
2018	-	-	-	4
2017	-	-	-	2

Summary

71 KING STREET TOONGABBIE VIC 3856



Appraisal price range
\$560 - \$580

Notes from your agent

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