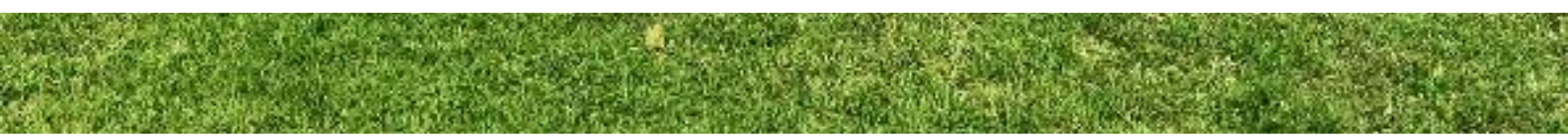
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COMPARATIVE MARKET ANALYSIS

1B MAPLE CRESCENT, BELL PARK, VIC 3215

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





1b Maple Crescent
Bell Park, VIC, 3215

To Whom It May Concern,

RE: 1b Maple Crescent
Bell Park, VIC, 3215

The rental report, enclosed, provides a detailed, data-driven analysis. It offers valuable insights into the local property market to help you make 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

If you have any further questions or need additional data, please don't hesitate to reach out. I would be happy to assist.

Kind Regards

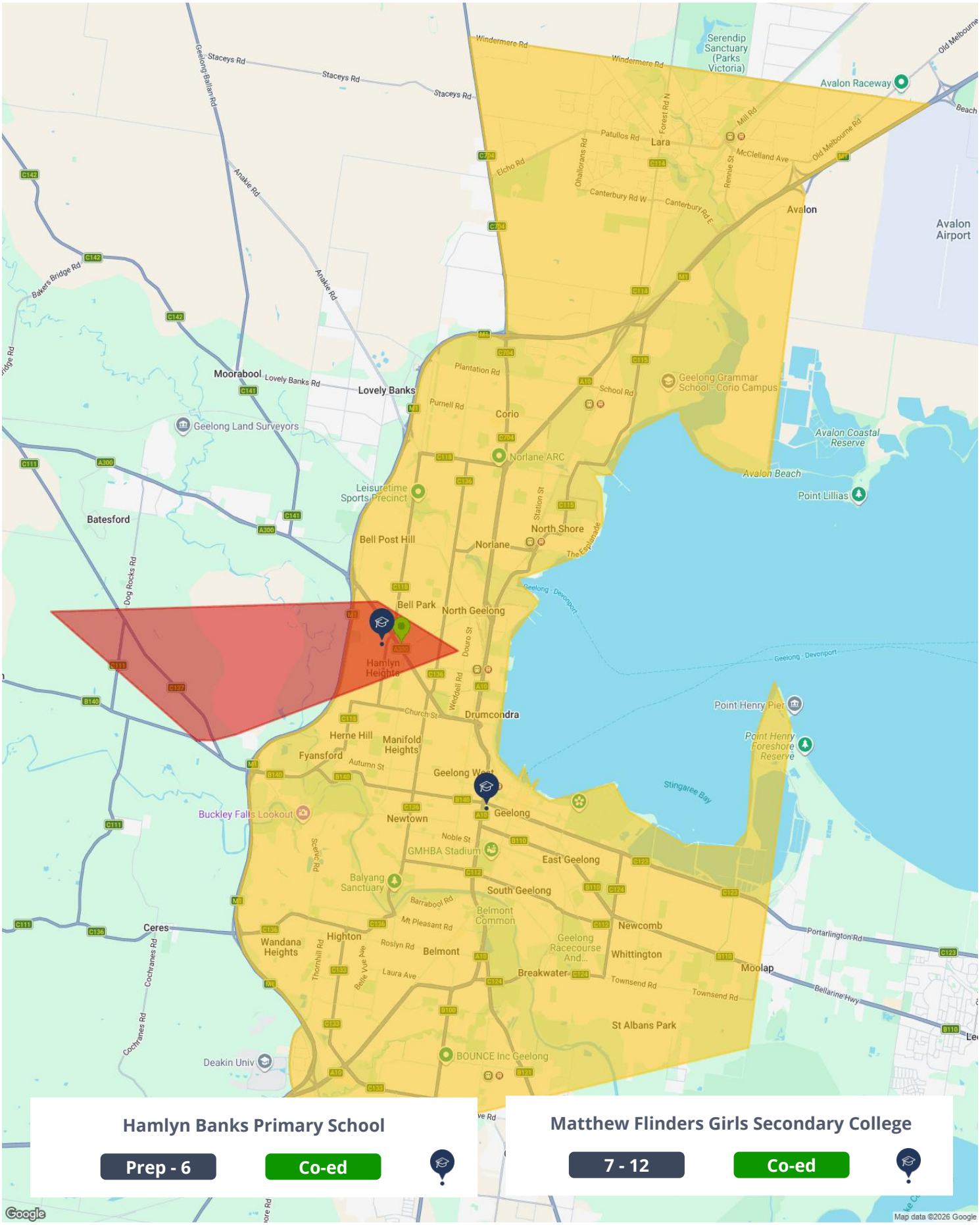
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

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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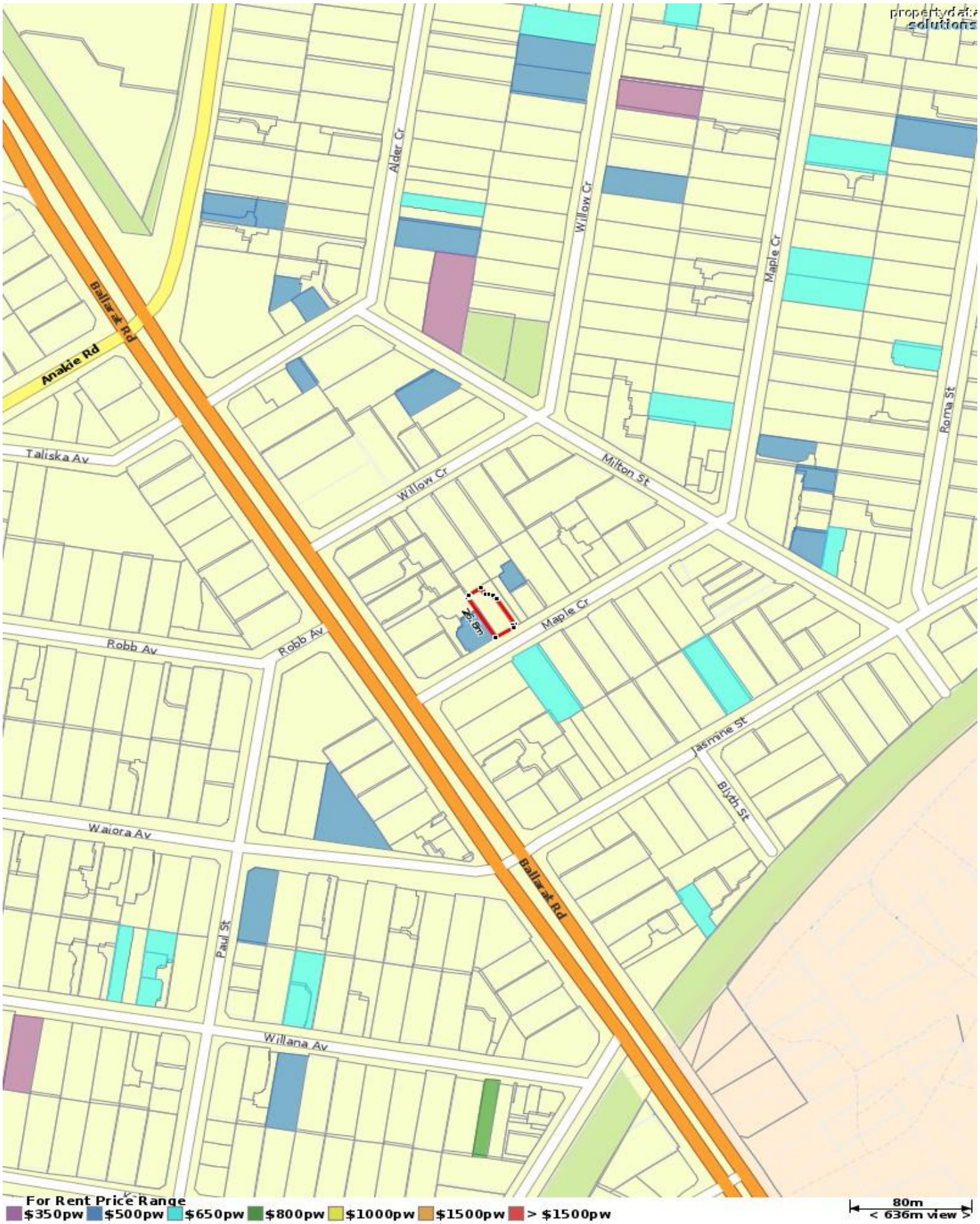
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School Catchment Areas

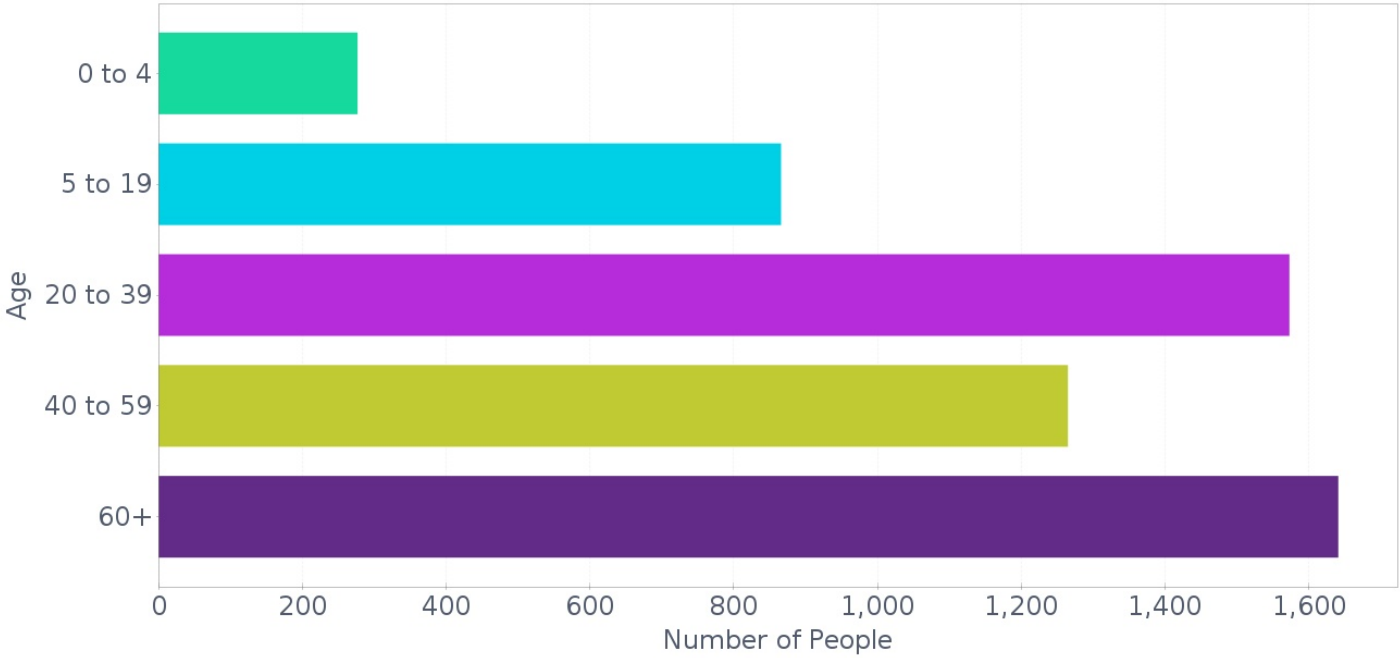


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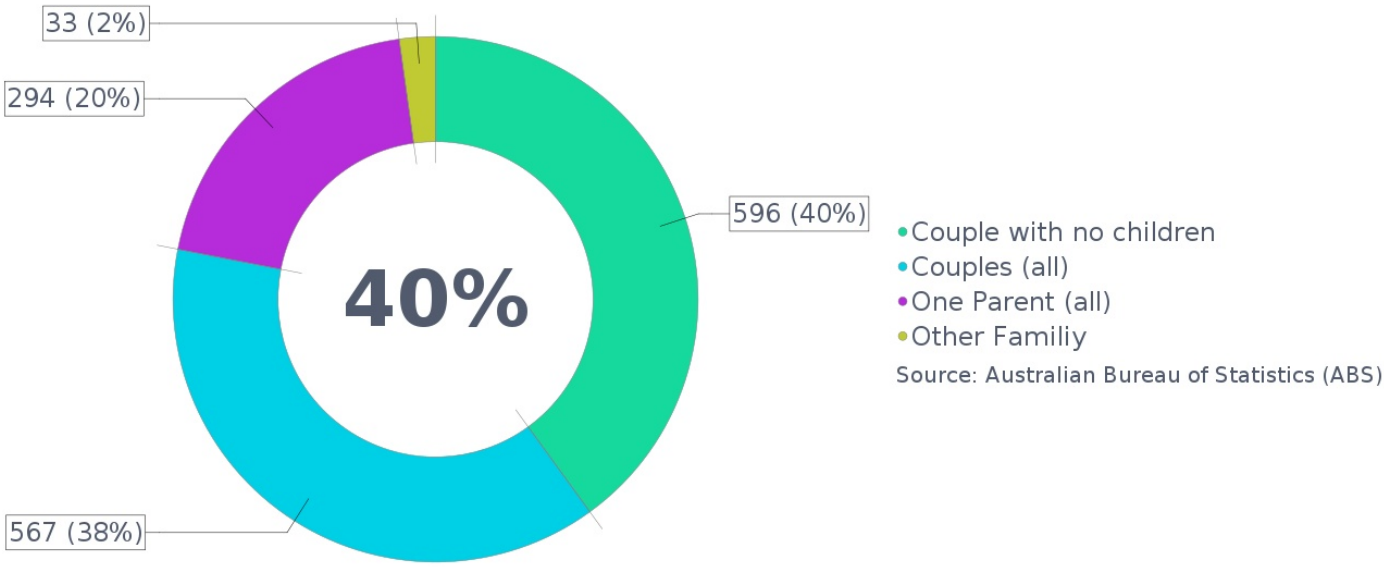
Nearby Properties For Rent



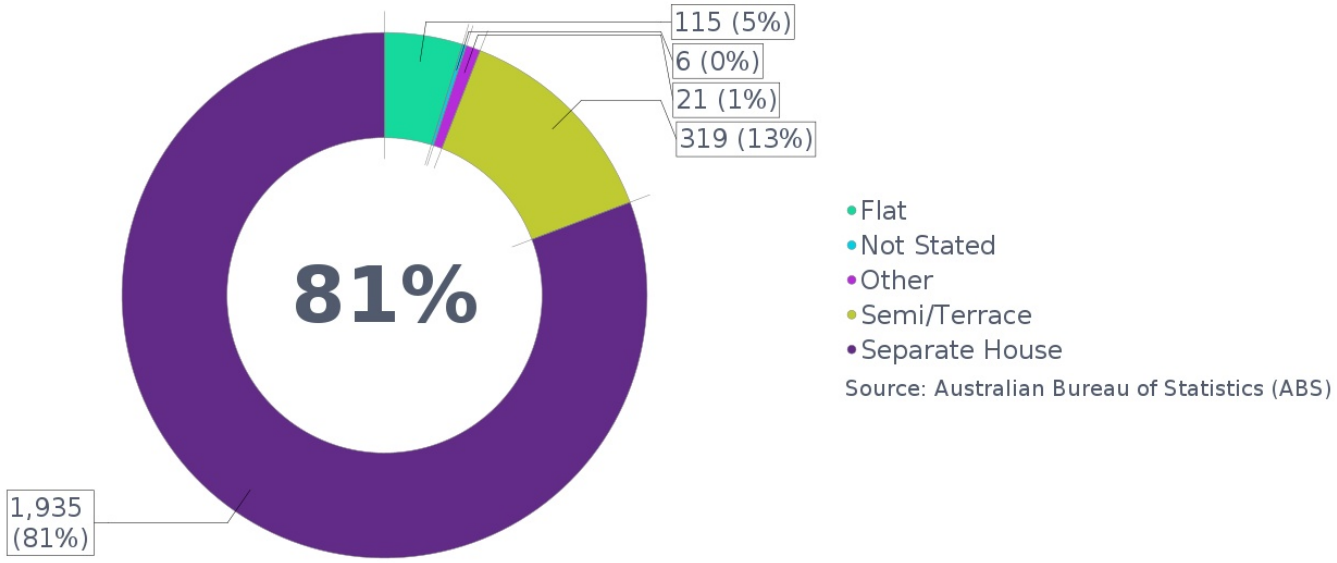
Age of Population (2021)



Family Composition (2021)

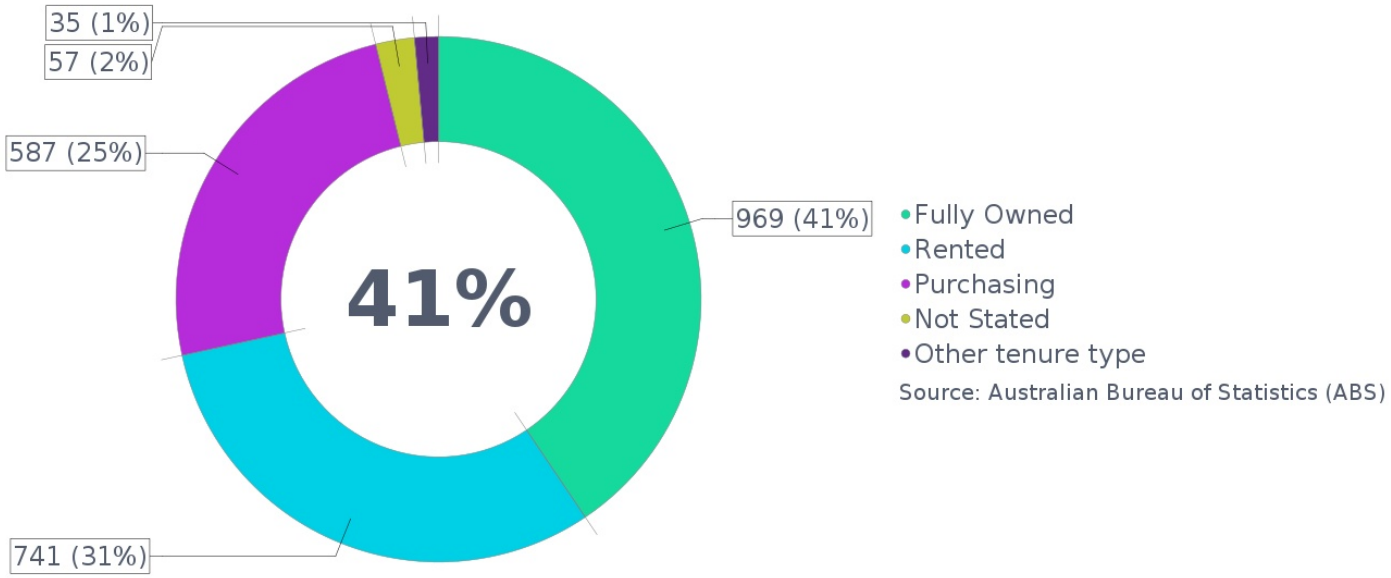


Dwelling Structure (2021)



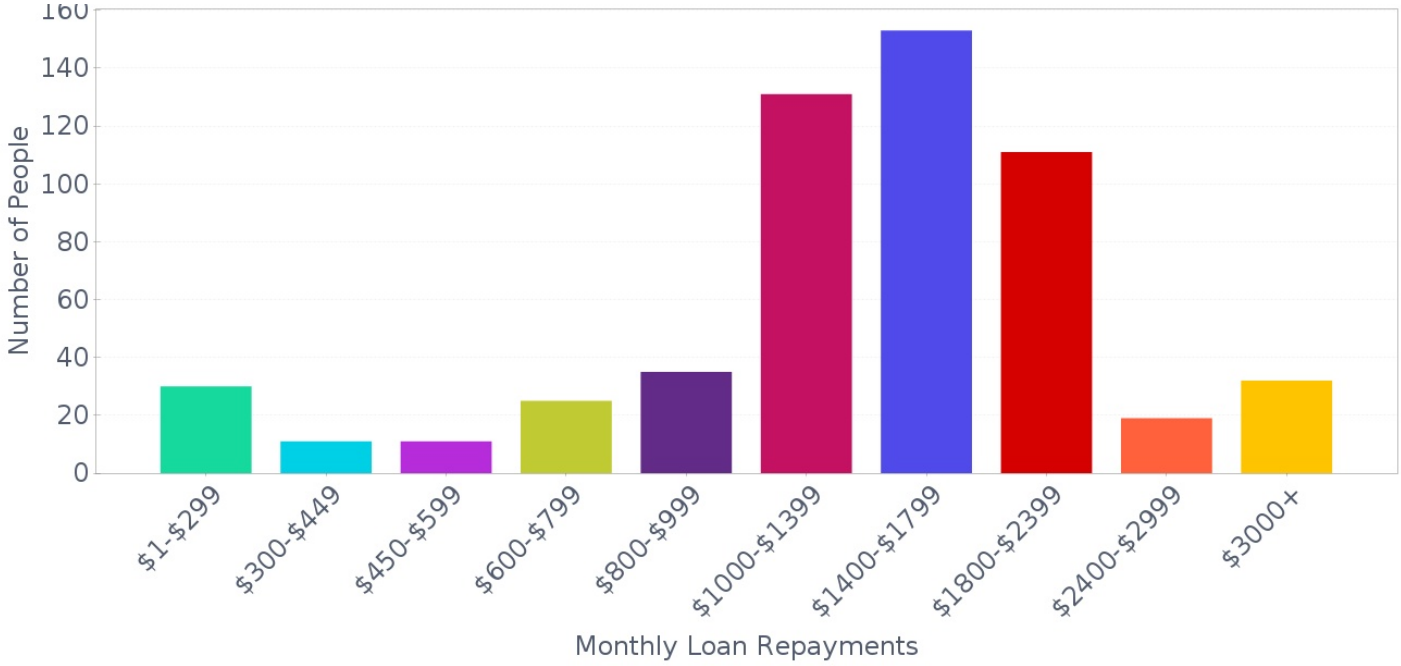
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

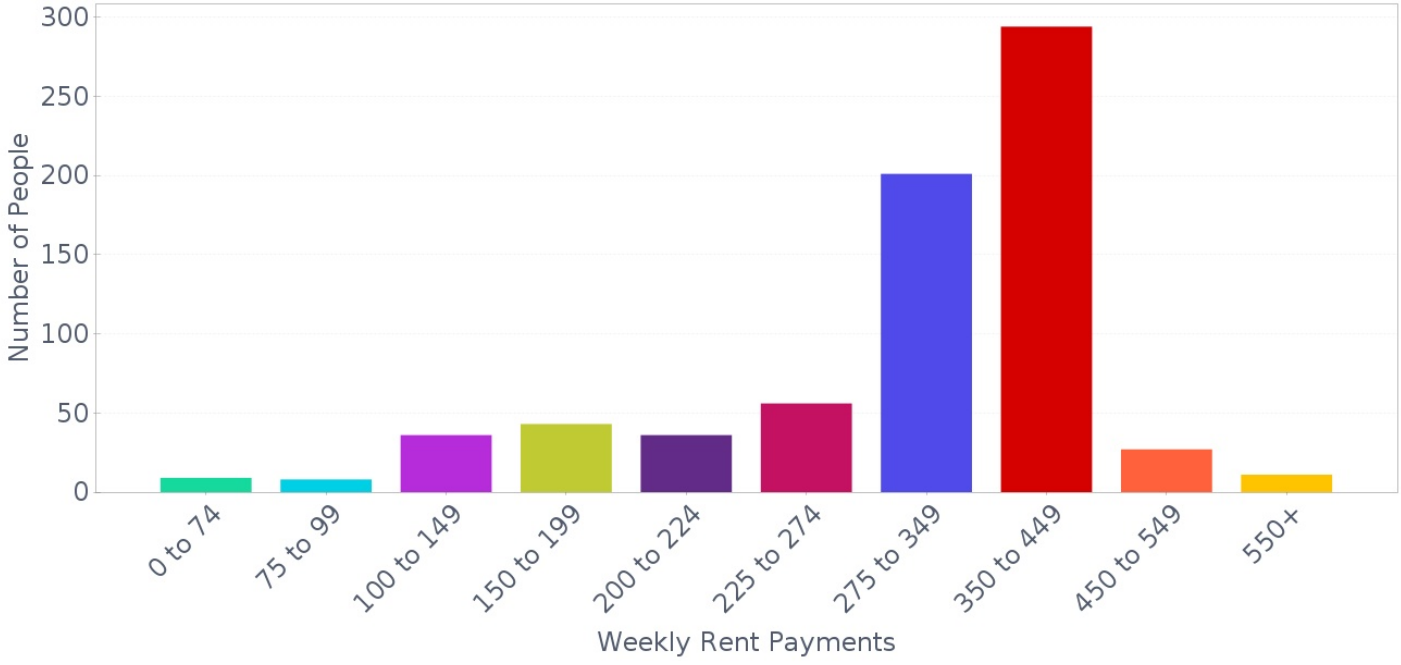


Source: Australian Bureau of Statistics (ABS)

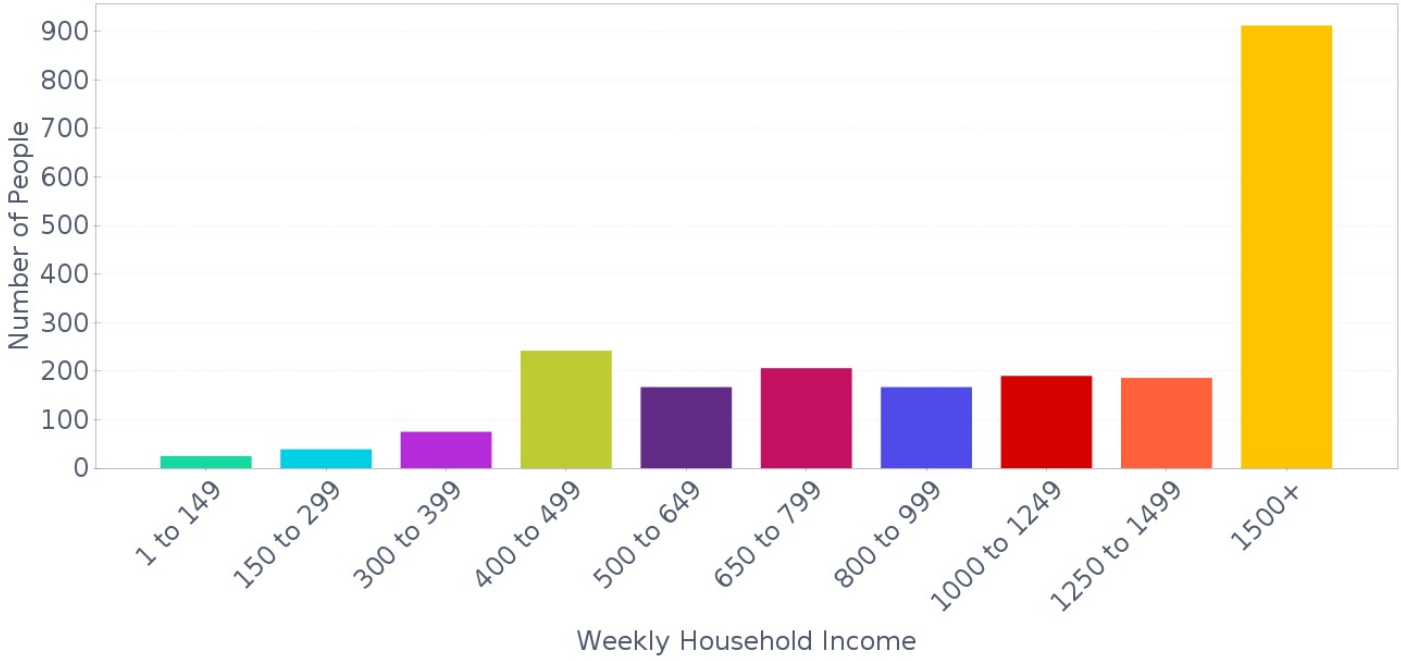
Home Loan Repayments - Monthly (2021)



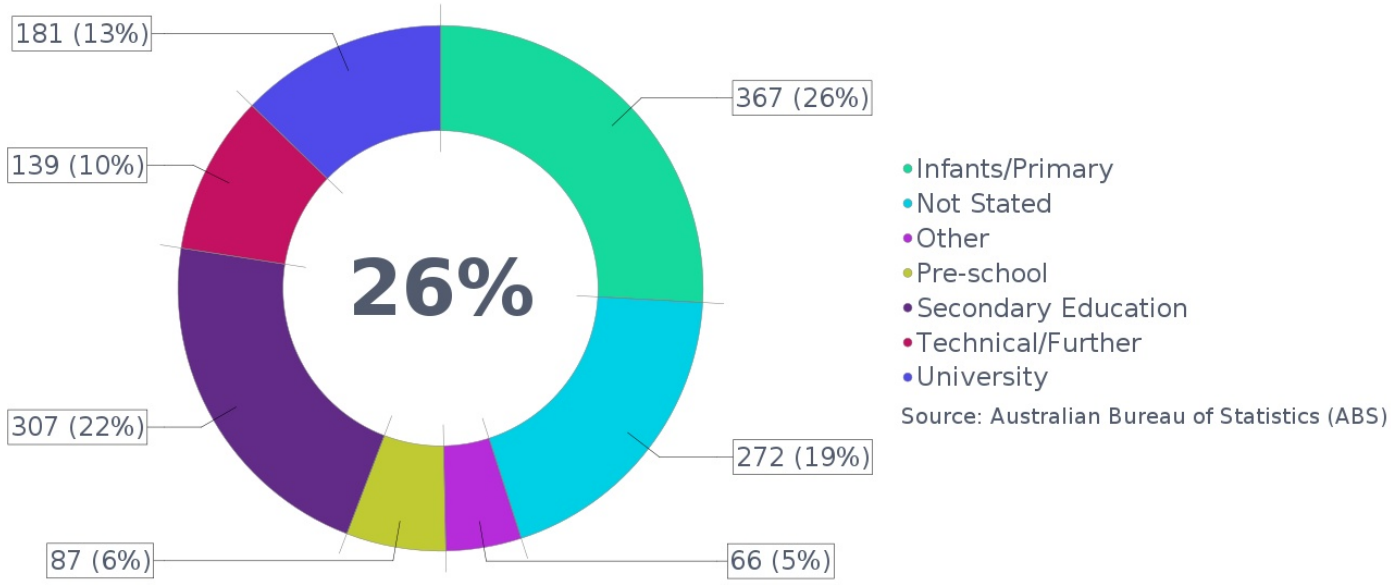
Rent Payments - Weekly (2021)



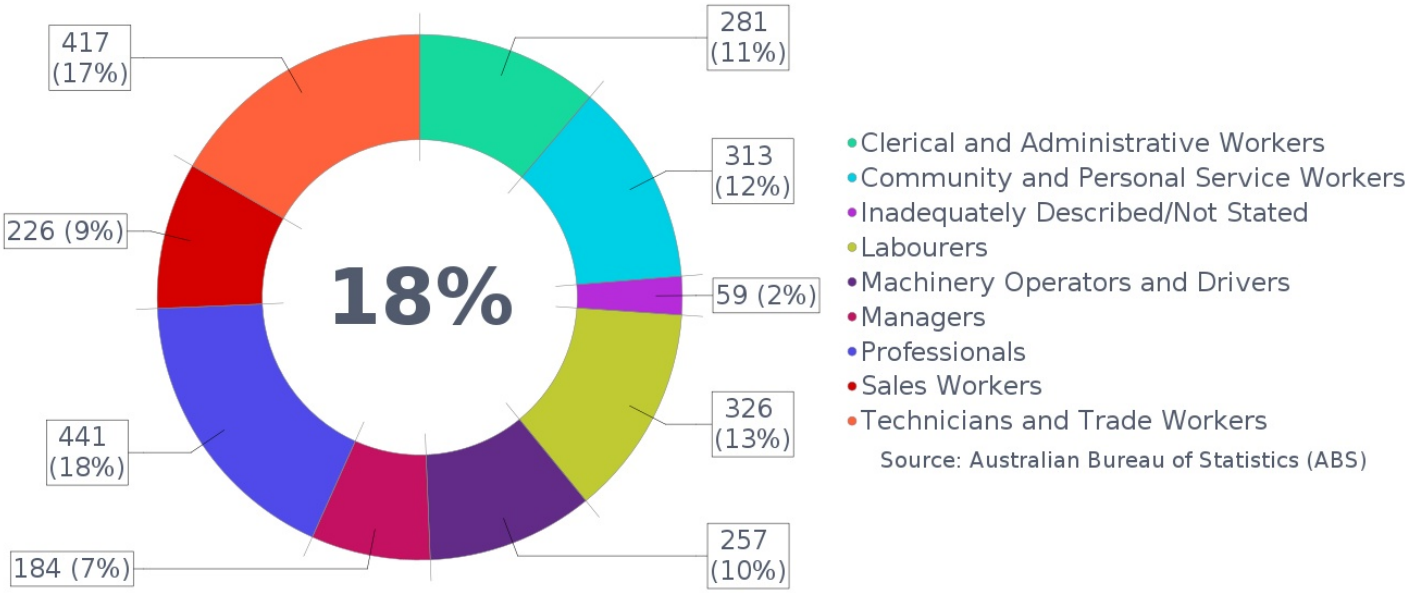
Household Income - Weekly (2021)



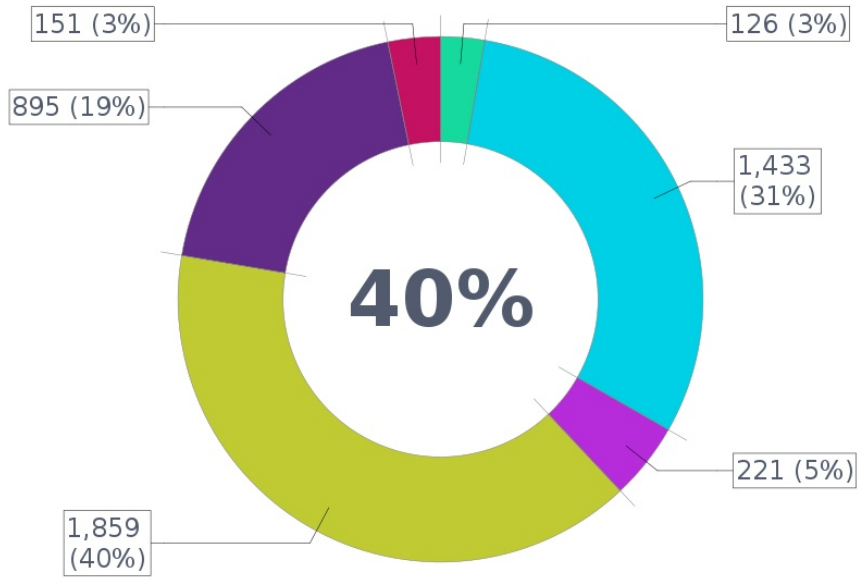
Non-School Qualification: Level of Education (2021)



Occupation (2021)

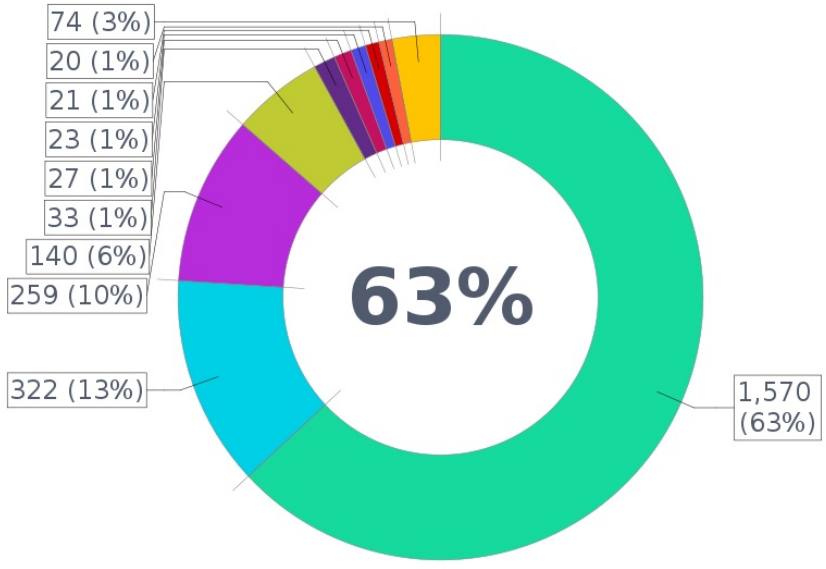


Employment (2021)



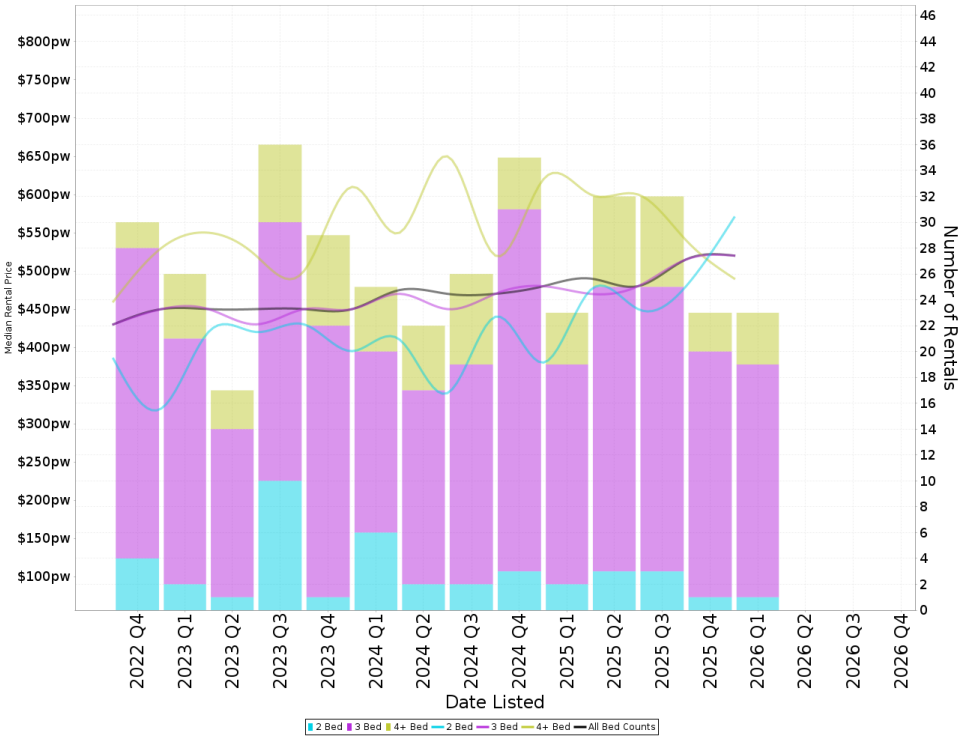
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.3%

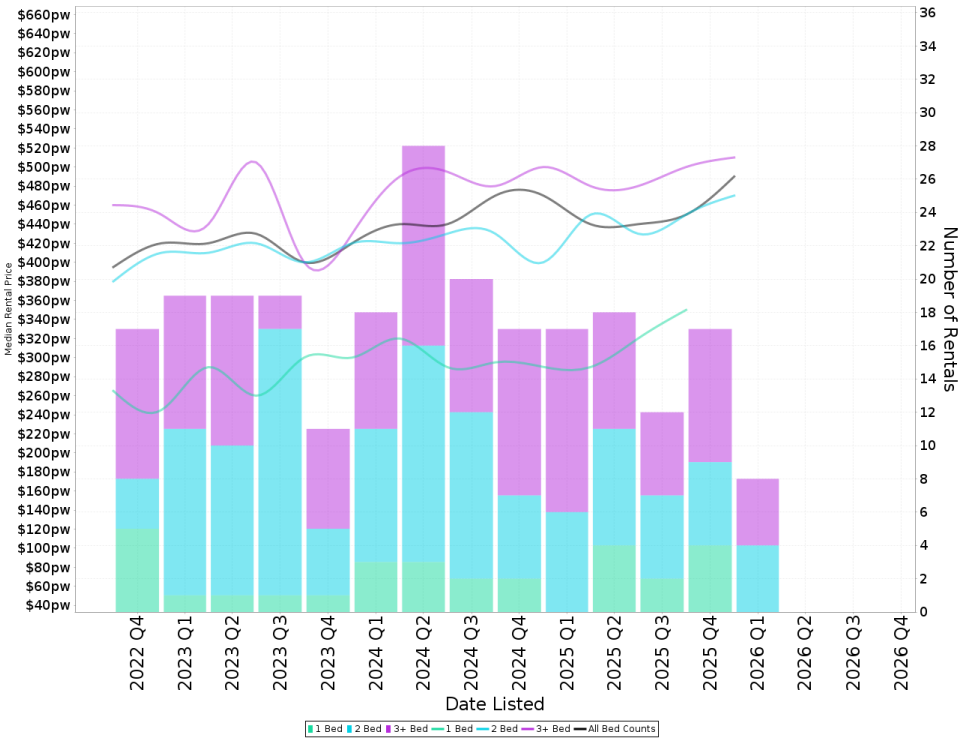
Current Median Price: $707,500
Previous Median Price: $647,500
Based on 196 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $707,500
Current Median Rent: $520
Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.5%

Current Median Price: $570,000
Previous Median Price: $530,000
Based on 73 registered Unit sales compared over the last two rolling 12 month periods.

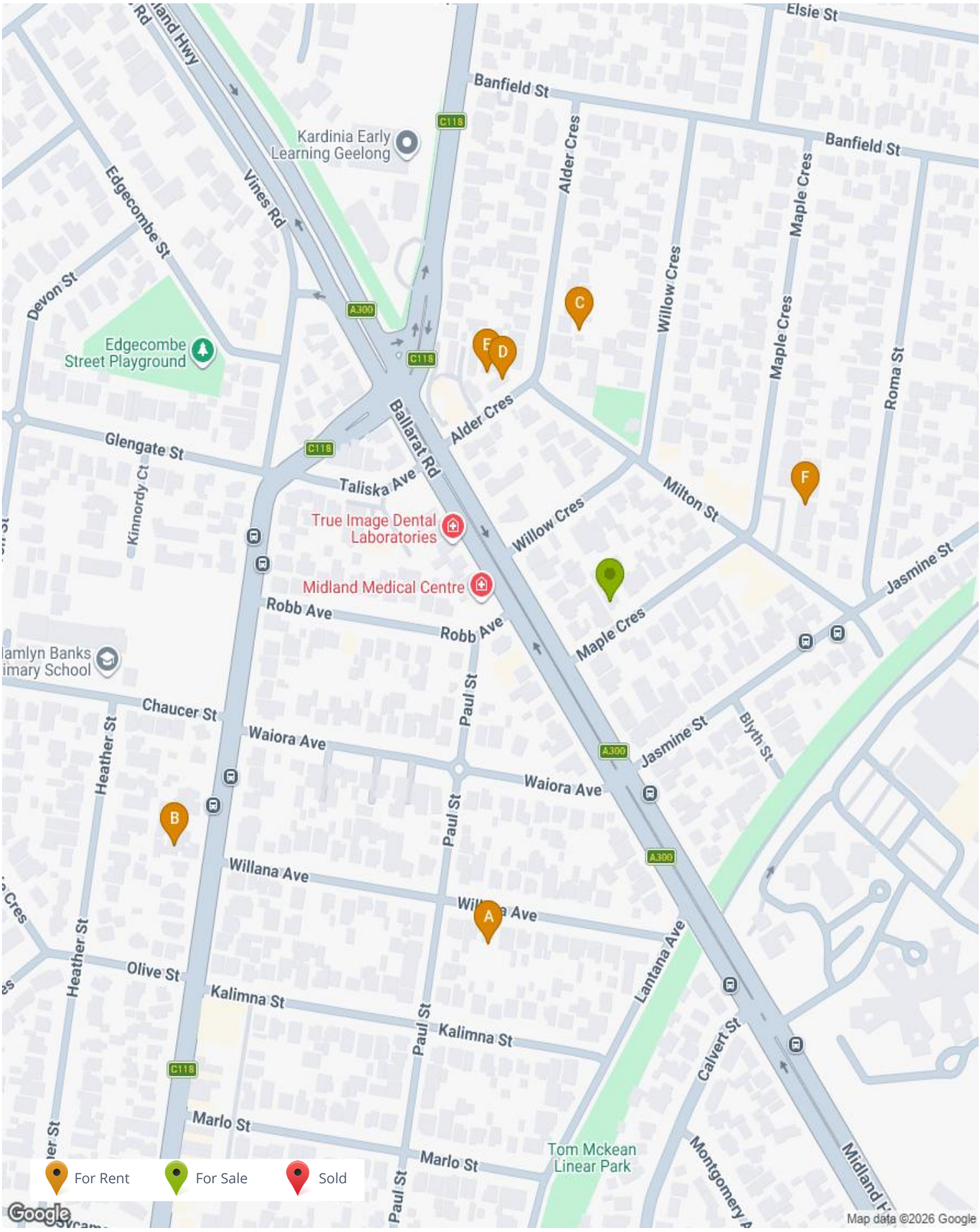
Suburb Rental Yield

+4.4%

Current Median Price: $570,000
Current Median Rent: $480
Based on 25 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $380 and the highest for rent price is $480 with a median rental price of $450. Days listed ranges from 4 to 35 days with the average currently at 17 days for these selected properties.

17 WILLANA AVE, HAMLYN HEIGHTS 3215

UBD Ref: Melbourne - 625 M15 | 2 | 1 | 1



Property Type: House
Area: 650 m²
RPD: 126//LP12296

Features:

Current Rent Price: **$460 per week**
First Rent Price: **$460 per week**
Month Listed: **October 2026**
Days on Market: **4 Days**

A

2/110 VINES RD, HAMLYN HEIGHTS 3215

UBD Ref: Melbourne - 625 L15 | 2 | 1 | 1



Property Type: Unit
Area: 136 m²
RPD: 2//PS805617

Features:

Current Rent Price: **$450 per week**
First Rent Price: **$450 per week**
Month Listed: **September 2026**
Days on Market: **32 Days**

B

4 ALDER CRES, BELL PARK 3215

UBD Ref: Melbourne - 625 N13 | 2 | 1 | 1



Property Type: House
Area: 651 m²
RPD: 69//LP12434

Features:

Current Rent Price: **$380 per week**
First Rent Price: **$380 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **35 Days**

C

2/1 ALDER CRES, BELL PARK 3215

UBD Ref: Melbourne - 625 M13 | 2 | 1 | 1



Property Type: Unit
Area: 206 m²
RPD: 2//PS822111

Features:

Current Rent Price: **$440 per week**
First Rent Price: **$440 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **5 Days**

D

3/1 ALDER CRES, BELL PARK 3215

UBD Ref: Melbourne - 625 M13 | 2 | 1 | 1



Property Type: Unit
Area: 211 m²
RPD: 3//PS822111

Features:

Current Rent Price: **$450 per week**
First Rent Price: **$450 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **16 Days**

E

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4/39 MILTON ST, BELL PARK 3215

UBD Ref: Melbourne - 625 N14 | 2 | 1 | 1



Property Type: Unit
Area: 221 m²
RPD: 4//PS814261

Current Rent Price: **$480 per week**
First Rent Price: **$480 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **10 Days**

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER, ALARM SYSTEM

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1B MAPLE CRESCENT, BELL PARK, VIC 3215



Appraisal Price

This market analysis has been prepared on 12/10/2026 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:

$400pw to $440pw

Contact your agent for further information:



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Email:	jason@barnettproperty.com.au
Website:	www.barnettproperty.com.au