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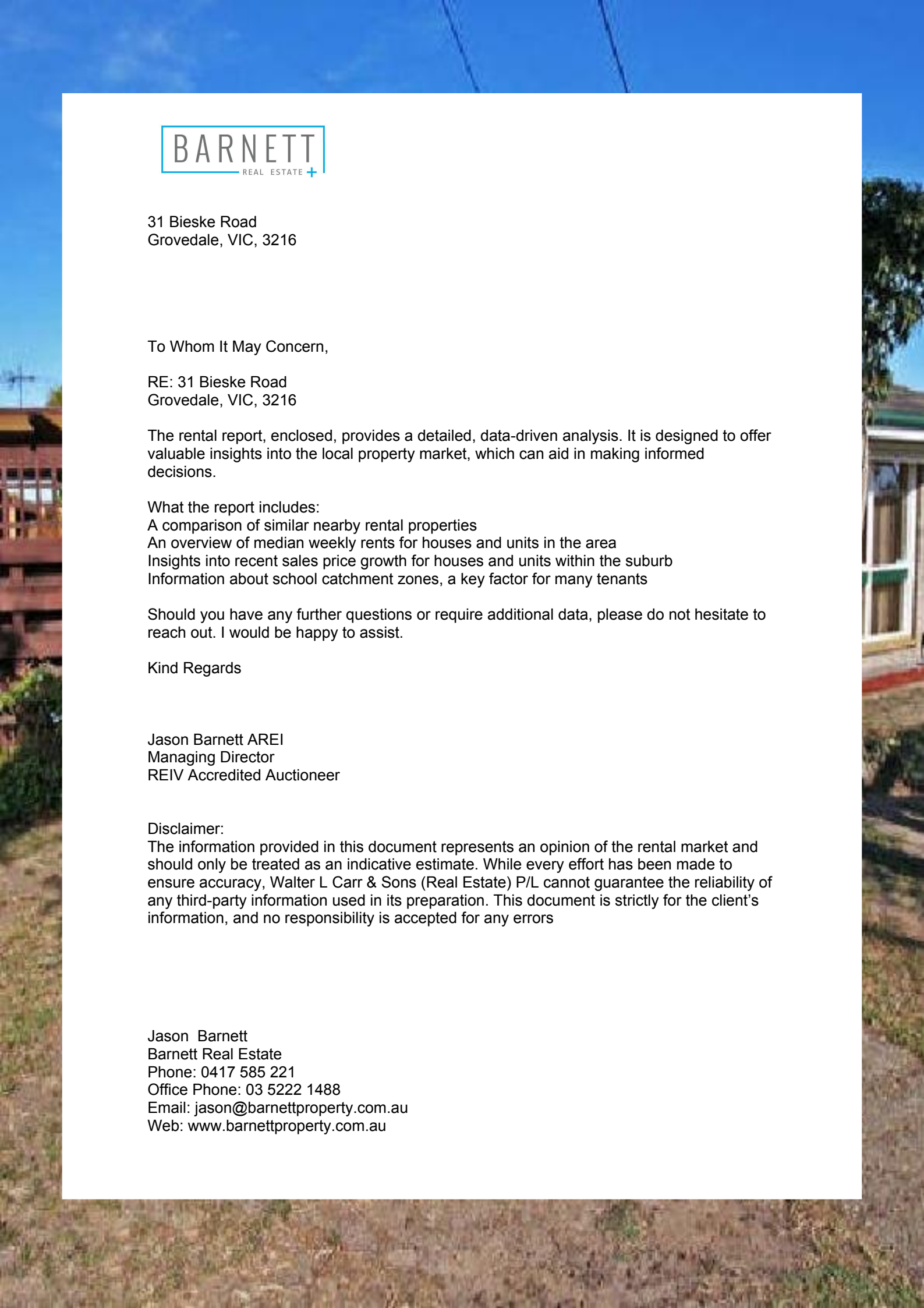



# COMPARATIVE MARKET ANALYSIS

31 BIESKE ROAD, GROVEDALE, VIC 3216

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE





31 Bieske Road
Grovedale, VIC, 3216

To Whom It May Concern,

RE: 31 Bieske Road
Grovedale, 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

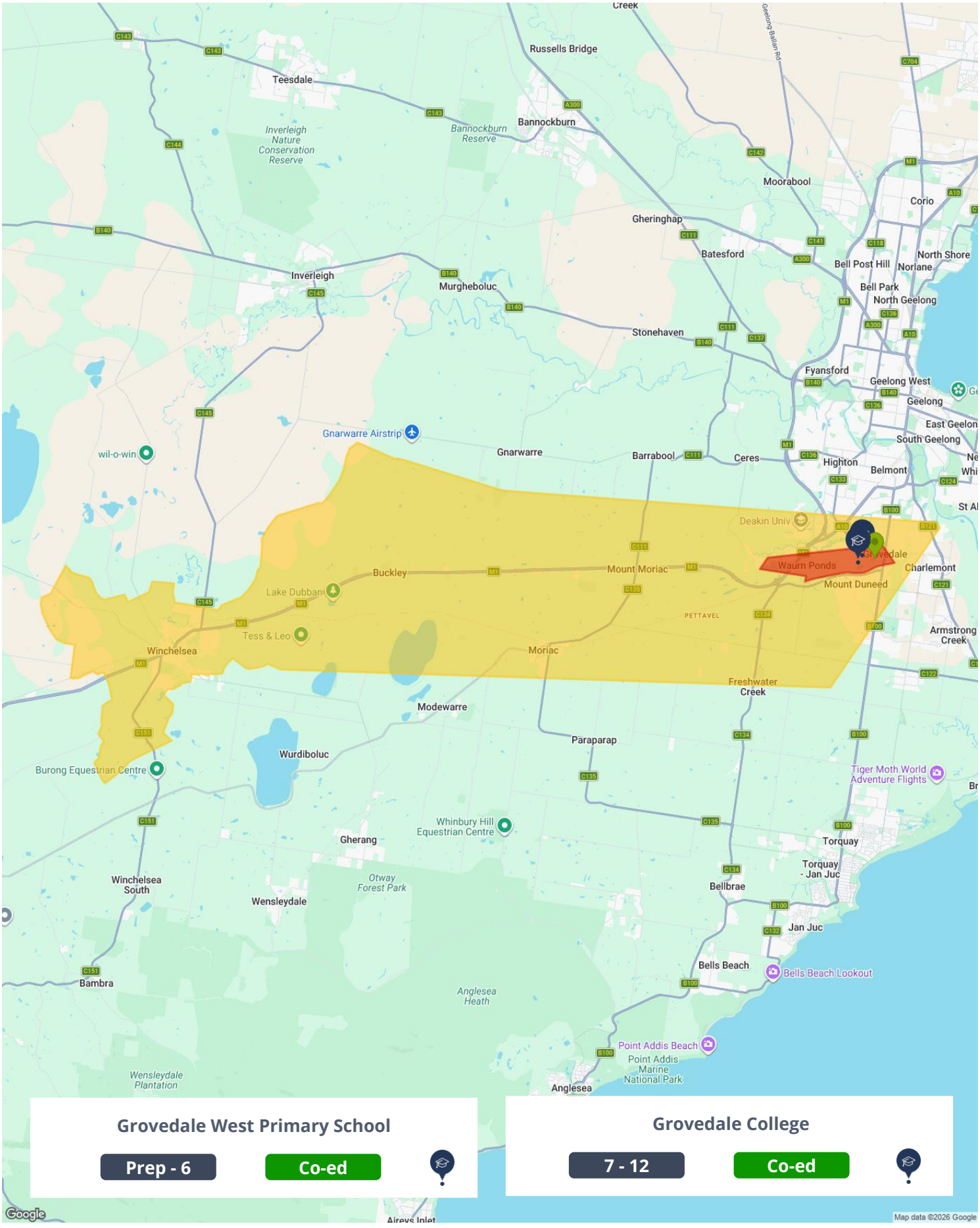
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

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

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# School Catchment Areas




**Grovedale West Primary School**

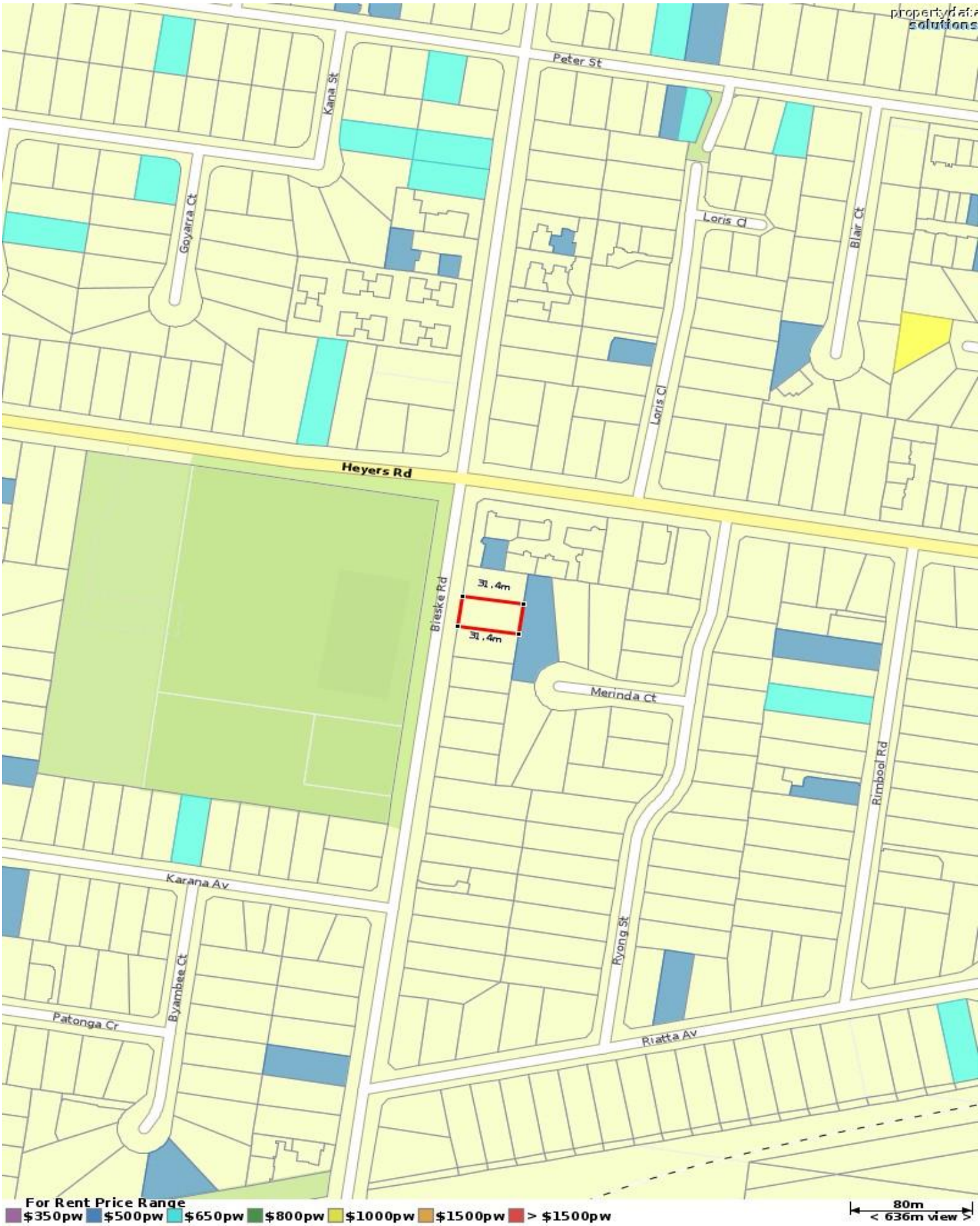
Prep - 6 | Co-ed

**Grovedale College**

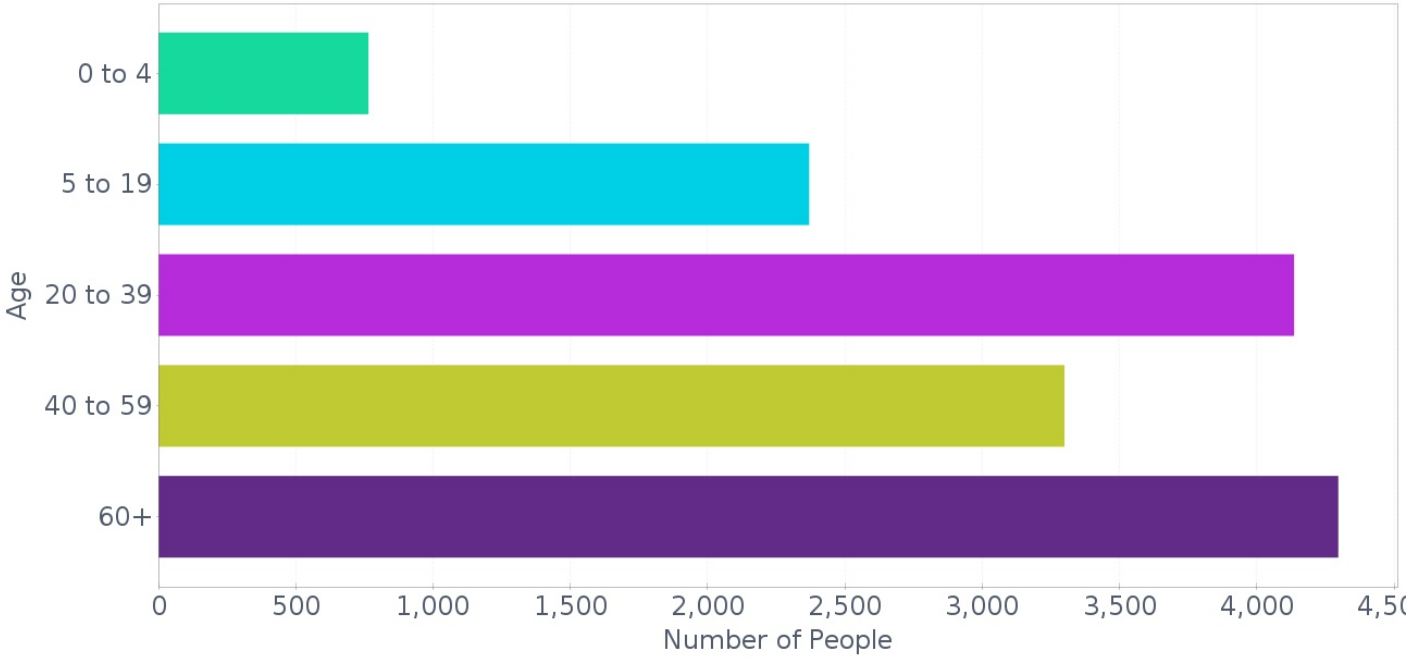
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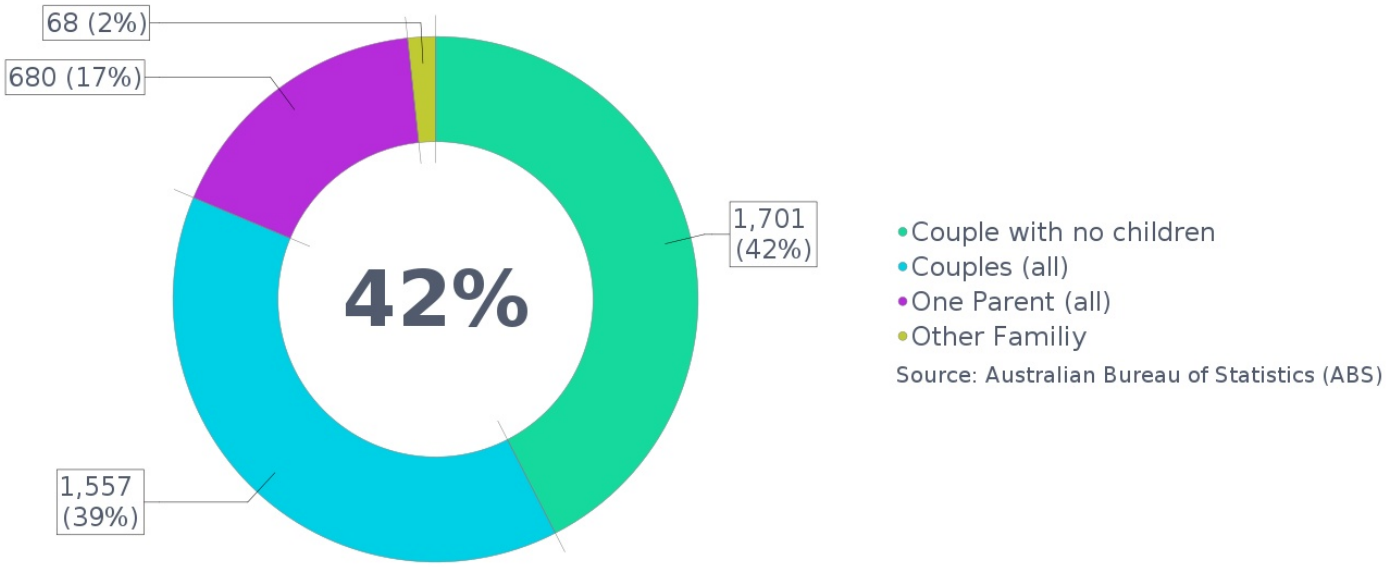
# Nearby Properties For Rent



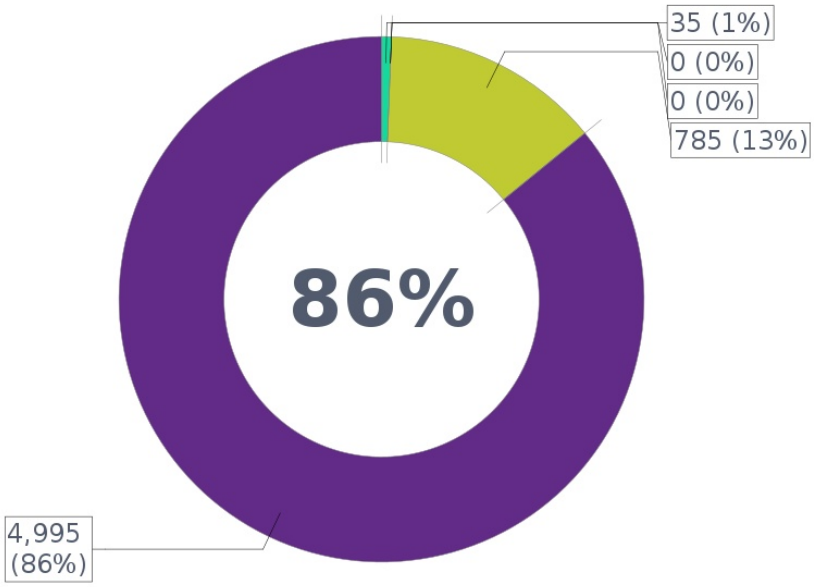
## Age of Population (2021)




## Family Composition (2021)

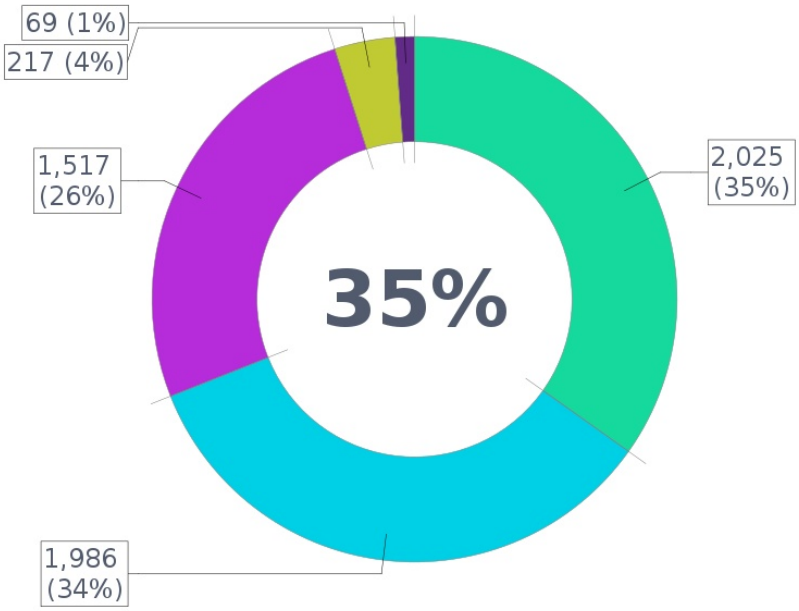


## Dwelling Structure (2021)



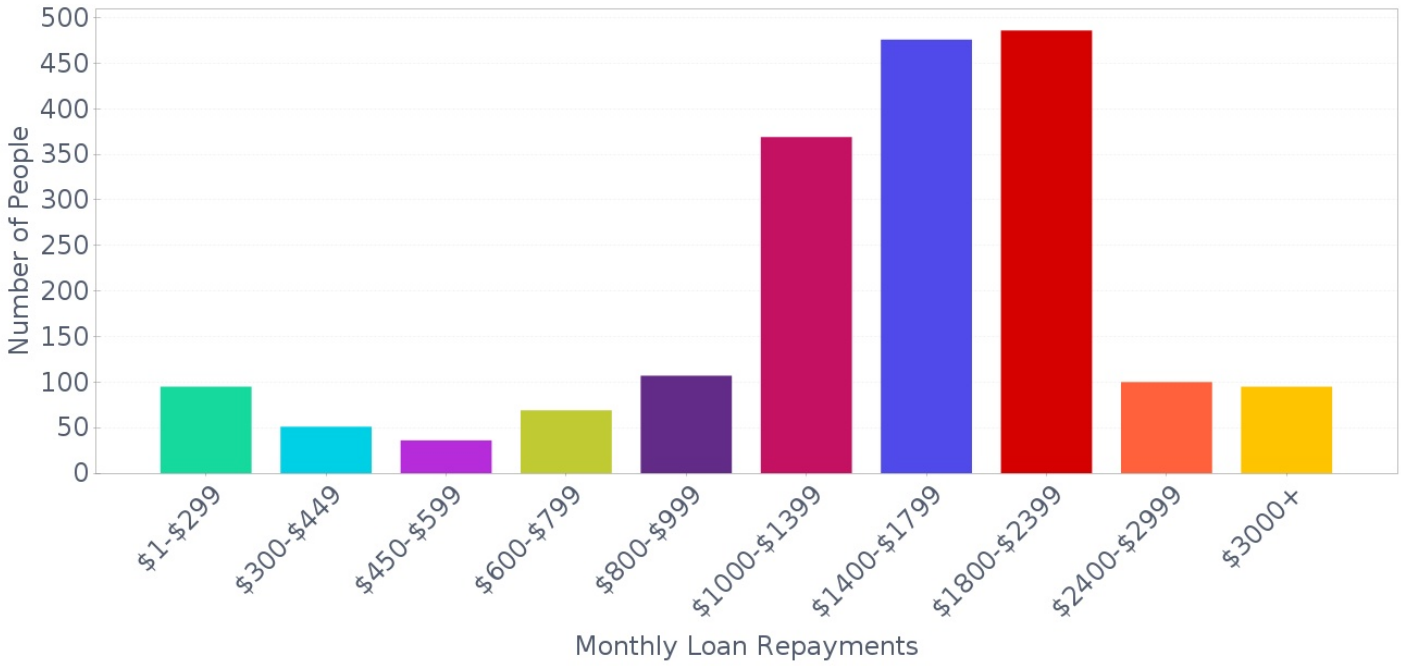

Source: Australian Bureau of Statistics (ABS)

## Home Ownership (2021)

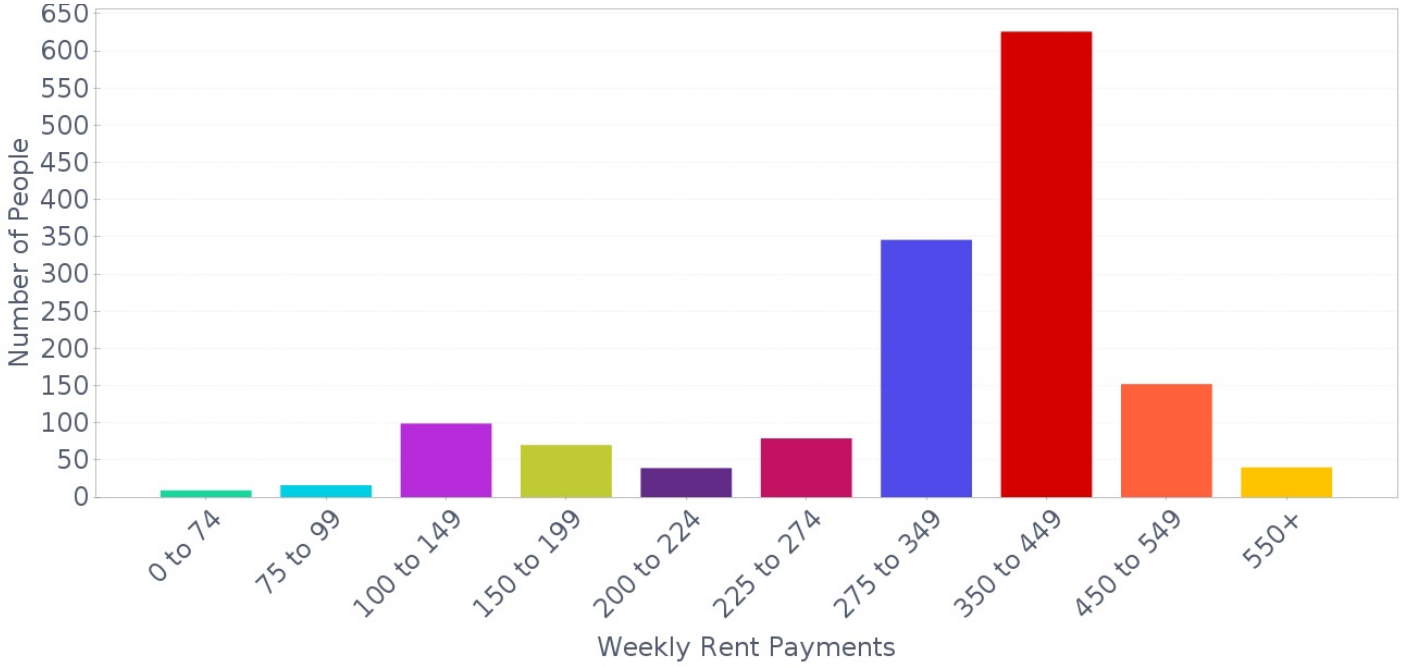



Source: Australian Bureau of Statistics (ABS)

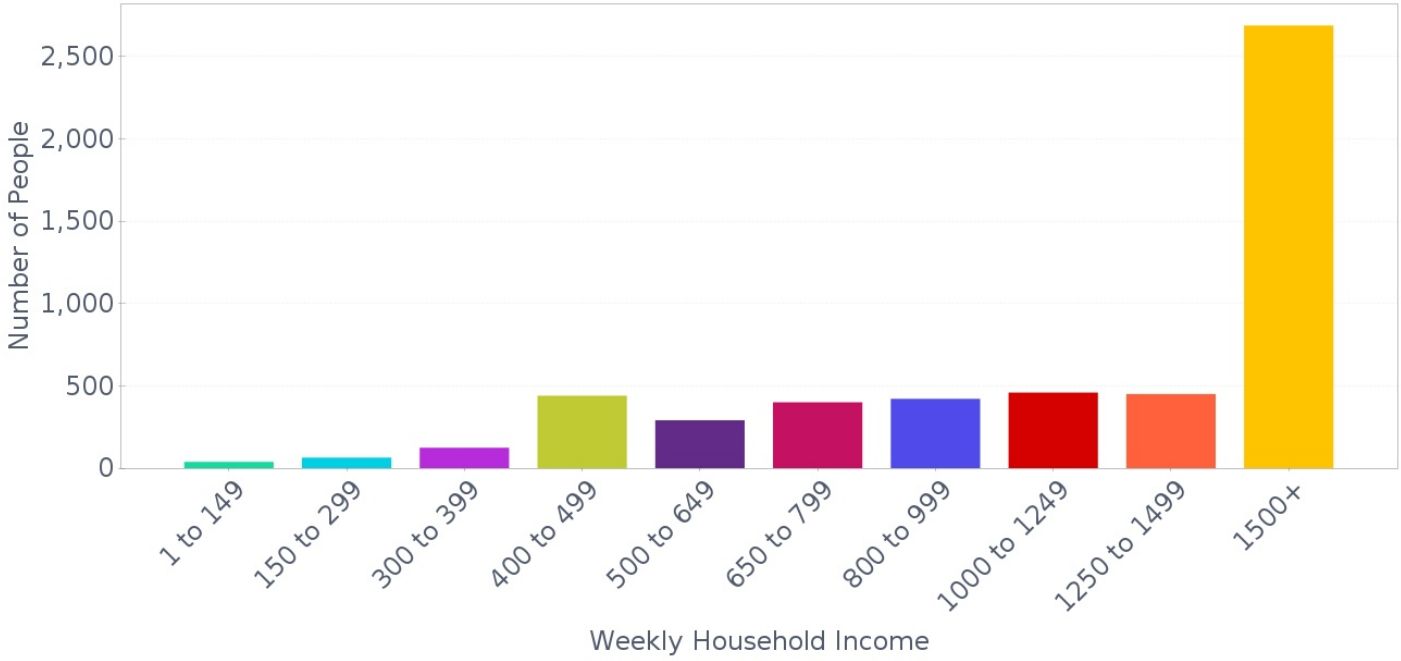
## Home Loan Repayments - Monthly (2021)



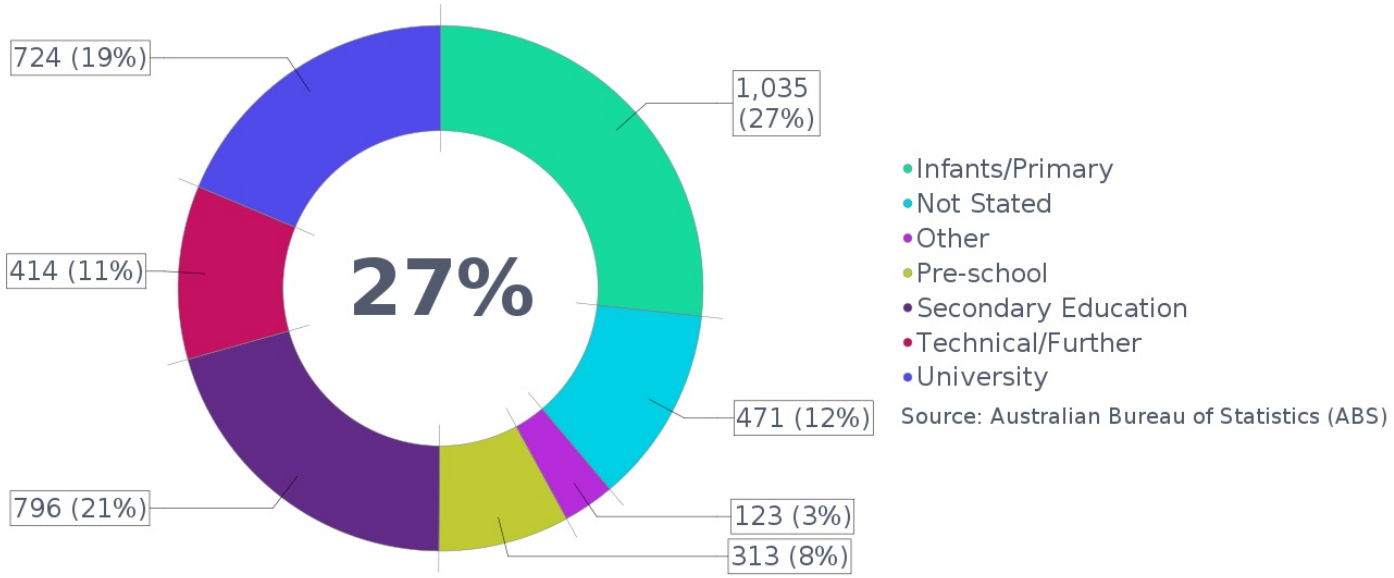

## Rent Payments - Weekly (2021)



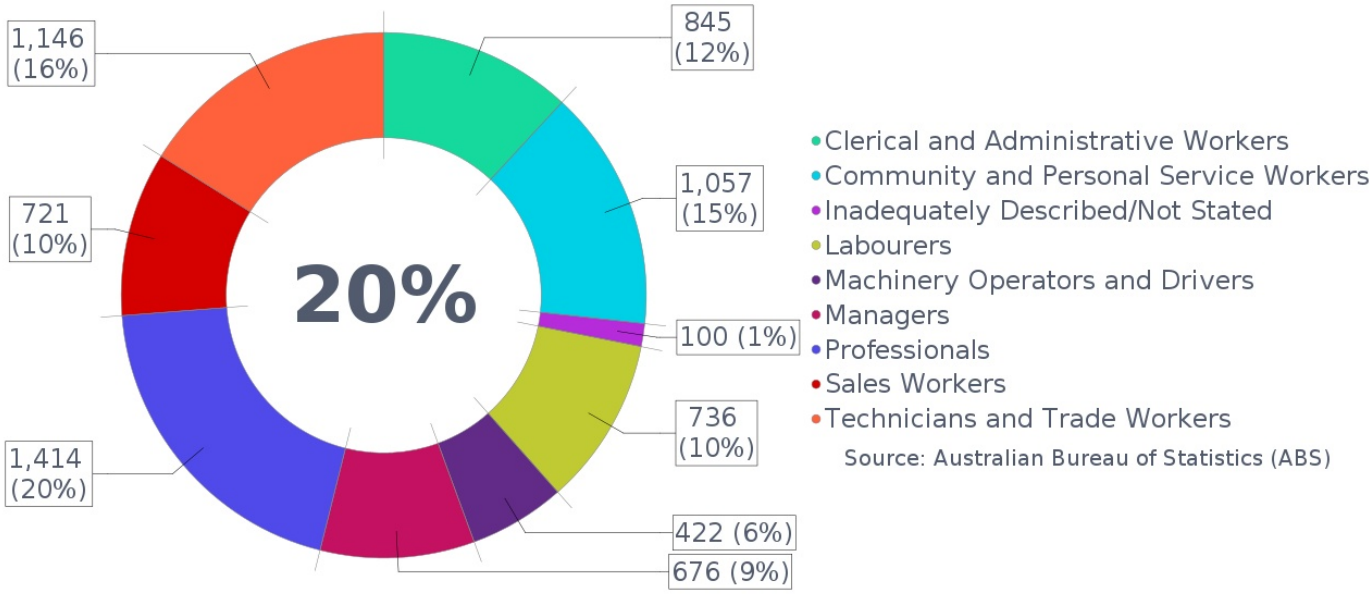
# Household Income - Weekly (2021)



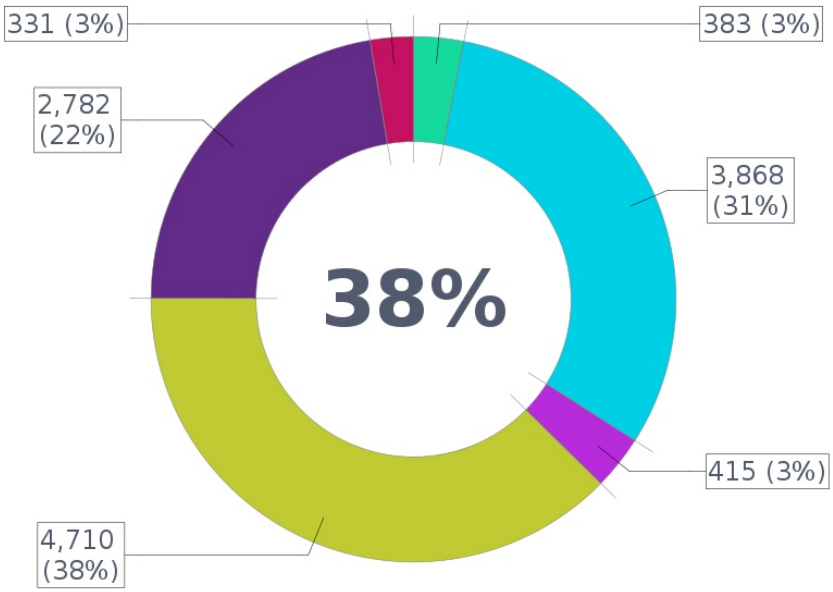
## Non-School Qualification: Level of Education (2021)




## Occupation (2021)

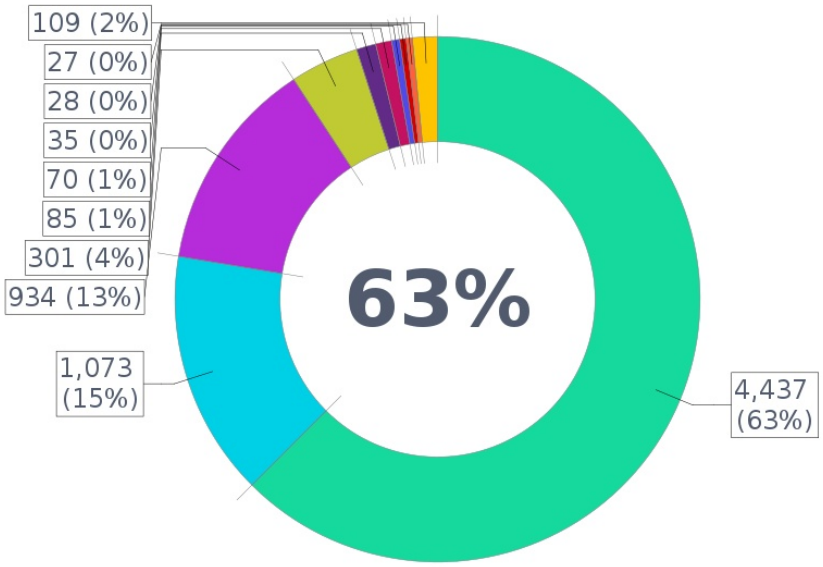


## Employment (2021)



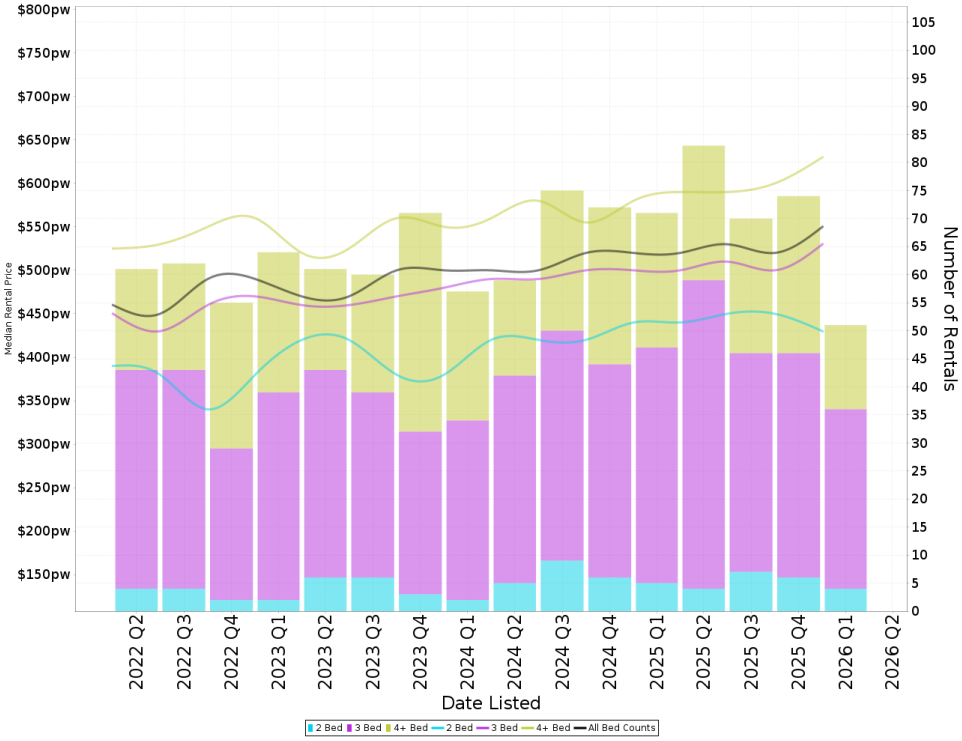

Source: Australian Bureau of Statistics (ABS)

## Method of Travel to Work (2021)




Source: Australian Bureau of Statistics (ABS)

# Median Weekly Rents (Houses)




### Suburb Sale Price Growth

**+7.9%**

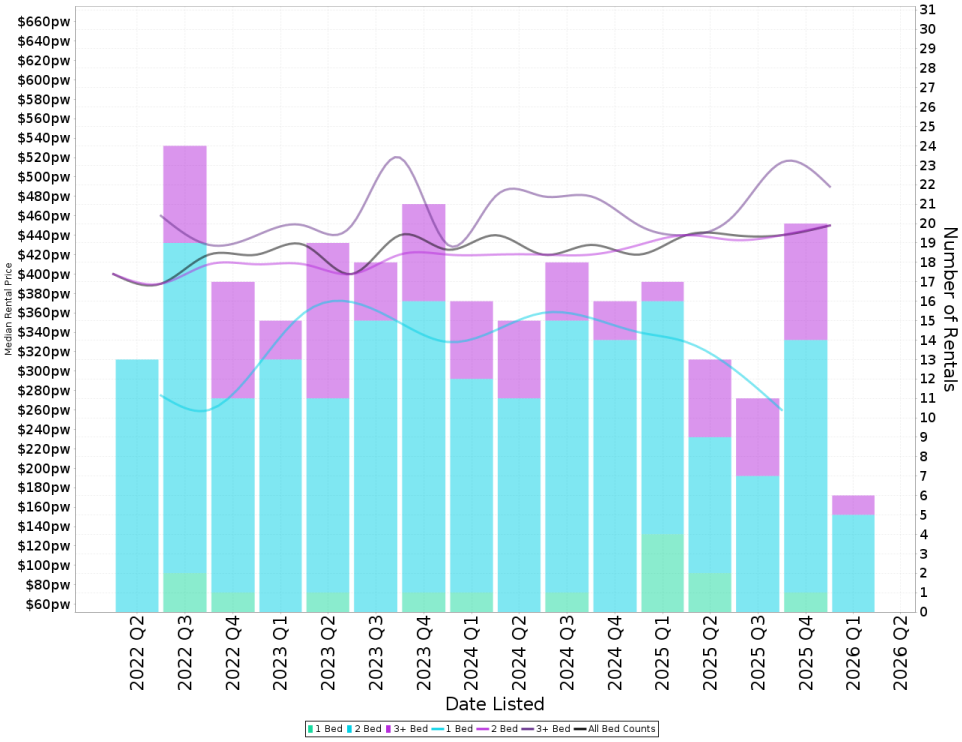
**Current Median Price: $720,000**
**Previous Median Price: $667,000**
Based on 518 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

**Current Median Price: $720,000**
**Current Median Rent: $530**
Based on 278 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)




### Suburb Sale Price Growth

**+4.9%**

**Current Median Price: $519,500**
**Previous Median Price: $495,000**
Based on 123 registered Unit sales compared over the last two rolling 12 month periods.

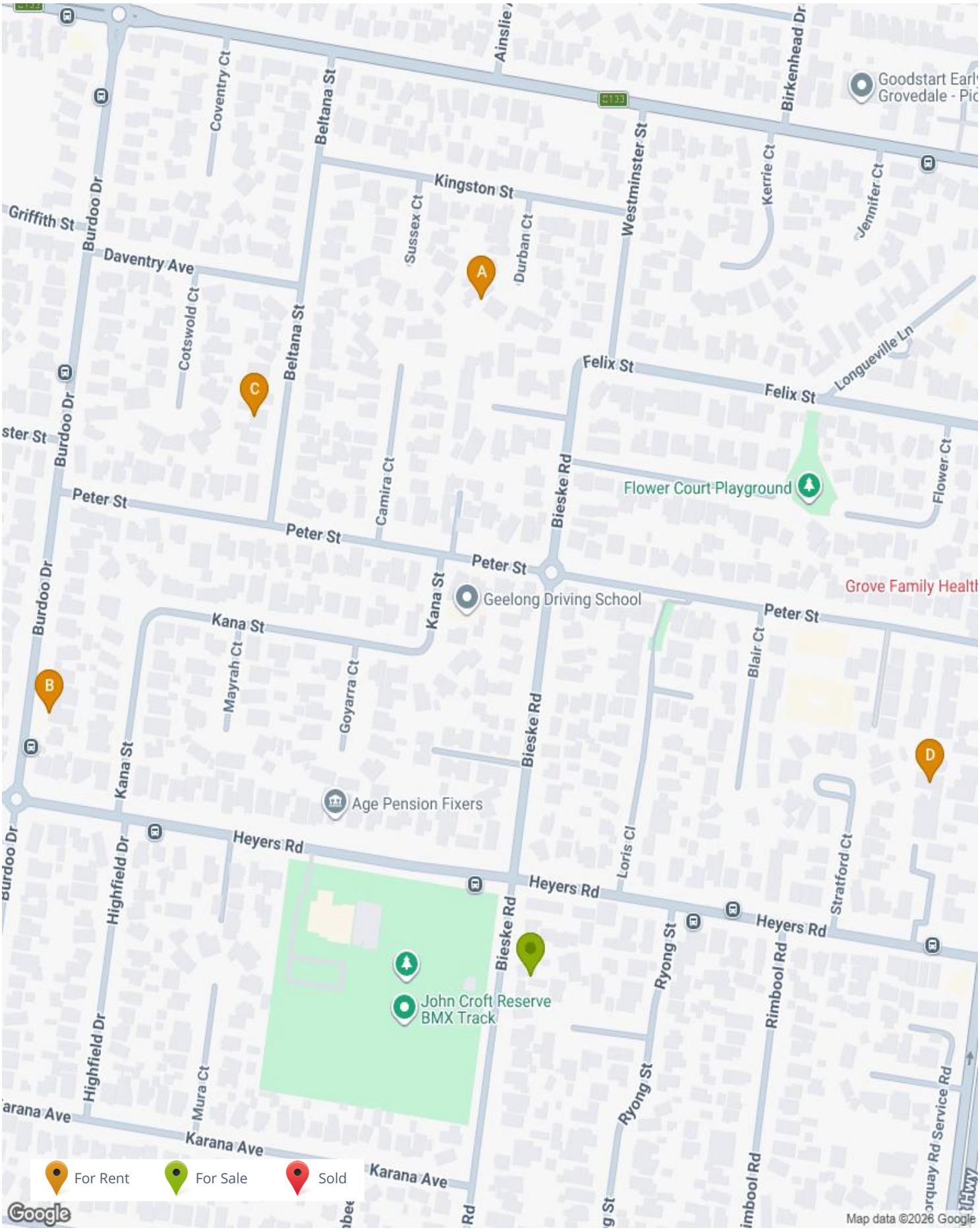
### Suburb Rental Yield

**+4.4%**

**Current Median Price: $519,500**
**Current Median Rent: $440**
Based on 50 registered Unit rentals compared over the last 12 months.

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# Comparable Properties Map



# Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $535 and the highest for rent price is $580 with a median rental price of $575. Days listed ranges from 9 to 52 days with the average currently at 23 days for these selected properties.

## 6 DURBAN CRT, GROVEDALE 3216

UBD Ref: Melbourne - 647 Q12 | 4 | 1 | 2



Property Type: House
Area: 841 m²
RPD: 794//LP69352

Current Rent Price: **$580 per week**
First Rent Price: **$580 per week**
Month Listed: **June 2026**
Days on Market: **9 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: DISHWASHER

A

## 117 BURDOO DR, GROVEDALE 3216

UBD Ref: Melbourne - 647 N14 | 4 | 1 | 3



Property Type: House
Area: 587 m²
RPD: 599//LP64738

Current Rent Price: **$535 per week**
First Rent Price: **$535 per week**
Month Listed: **June 2026**
Days on Market: **16 Days**

Features:

B

## 5 BELTANA ST, GROVEDALE 3216

UBD Ref: Melbourne - 647 P13 | 4 | 2 | 1



Property Type: House
Area: 660 m²
RPD: 761//LP69351

Current Rent Price: **$580 per week**
First Rent Price: **$600 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **52 Days**

Features:

C

## 3/295 TORQUAY RD, GROVEDALE 3216

UBD Ref: Melbourne - 647 R14 | 4 | 2 | 2



Property Type: House
Area: 582 m²
RPD: 2//PS637580

Current Rent Price: **$570 per week**
First Rent Price: **$570 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **15 Days**

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

D

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# 31 BIESKE ROAD, GROVEDALE, VIC 3216




## Appraisal Price

This market analysis has been prepared on 25/06/2026 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:

# $540pw to $590pw

## Contact your agent for further information:




| | |
|---|---|
| Agent Name: | Jason  Barnett |
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| Office: | Barnett Real Estate |
| Office Phone: | 03 5222 1488 |
| Email: | jason@barnettproperty.com.au |
| Website: | www.barnettproperty.com.au |