



28 AMBROSE AVENUE TRARALGON VIC 3844

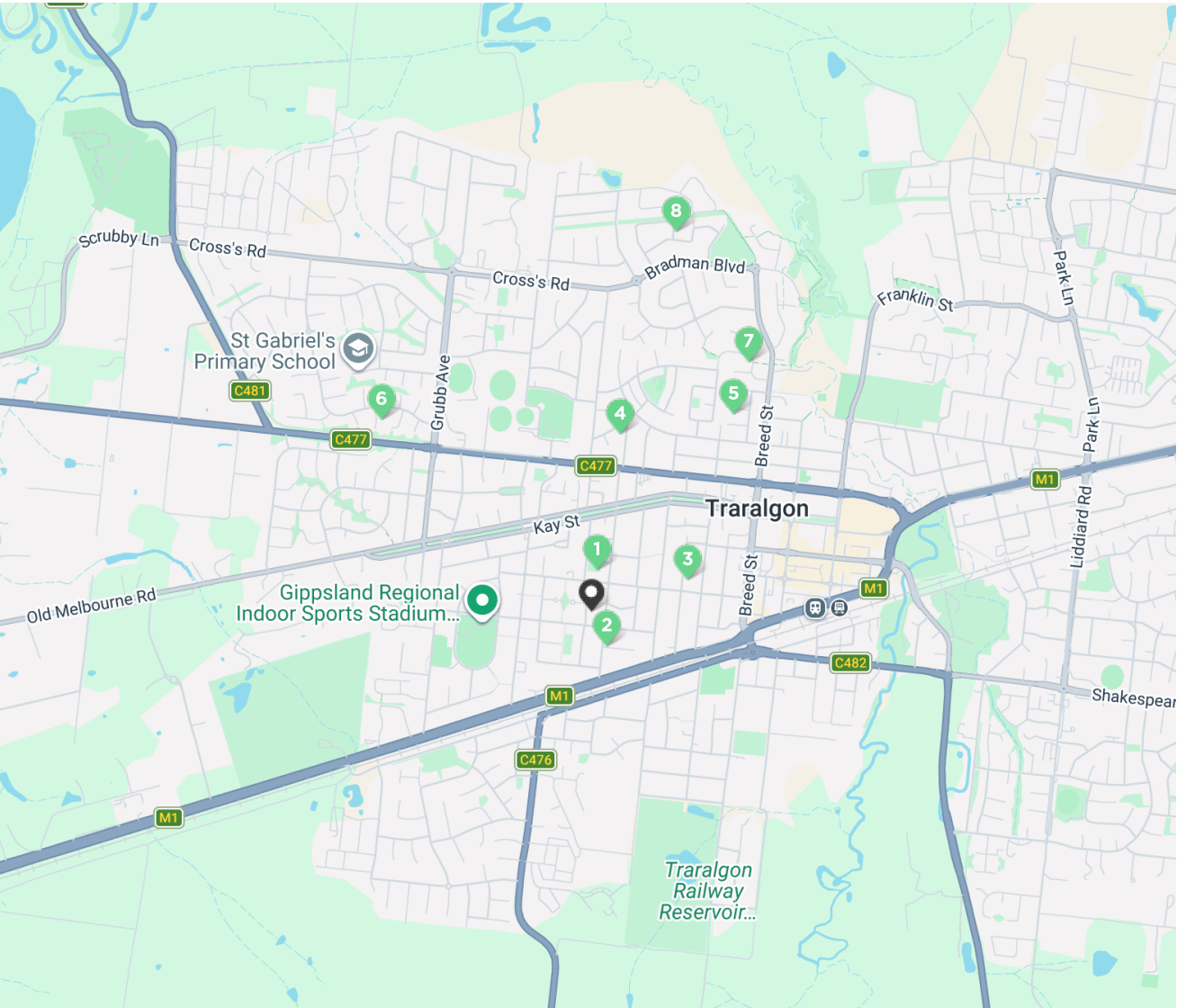
Prepared on 13th October 2026

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Comps Map: Rentals



					
1	58 HENRY STREET TRARALGON VIC 3844	3	2	2	\$580
2	14 LAFAYETTE STREET TRARALGON VIC 3844	3	2	2	\$530
3	24 HENRY STREET TRARALGON VIC 3844	3	2	1	\$560
4	15 BROWN STREET TRARALGON VIC 3844	3	2	4	\$525
5	9 LINDSAY COURT TRARALGON VIC 3844	3	2	2	\$580
6	3 BENDOCK COURT TRARALGON VIC 3844	3	2	2	\$550
7	15 GUNTZLER COURT TRARALGON VIC 3844	3	2	4	\$590
8	35 BALMORAL PLACE TRARALGON VIC 3844	3	2	2	\$550

Comparable Rentals

1 58 HENRY STREET TRARALGON VIC 3844



3 2 2 625m² 91m²
 Year Built 1960 DOM 15 days
 Listing Date 22-Apr-26 Distance 0.2km
 Listing Price \$580/WEEKLY

2 14 LAFAYETTE STREET TRARALGON VIC 3844



3 2 2 660m² 127m²
 Year Built 1960 DOM 8 days
 Listing Date 05-Oct-26 Distance 0.2km
 Listing Price \$530/WEEKLY

3 24 HENRY STREET TRARALGON VIC 3844



3 2 1 681m² 137m²
 Year Built 1940 DOM 15 days
 Listing Date 29-May-26 Distance 0.51km
 Listing Price \$560/WEEKLY

4 15 BROWN STREET TRARALGON VIC 3844



3 2 4 613m² 114m²
 Year Built 1960 DOM 13 days
 Listing Date 13-Aug-26 Distance 0.89km
 Listing Price \$525/WEEKLY

5 9 LINDSAY COURT TRARALGON VIC 3844



3 2 2 585m² -
 Year Built - DOM 24 days
 Listing Date 21-May-26 Distance 1.21km
 Listing Price \$580/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 3 BENDOCK COURT TRARALGON VIC 3844



3 2 2 631m² 163m²
 Year Built 1980 DOM 29 days
 Listing Date 26-Jun-26 Distance 1.41km
 Listing Price \$550/WEEKLY

7 15 GUNTZLER COURT TRARALGON VIC 3844



3 2 4 621m² -
 Year Built - DOM 10 days
 Listing Date 30-Jun-26 Distance 1.47km
 Listing Price \$590/WEEKLY

8 35 BALMORAL PLACE TRARALGON VIC 3844

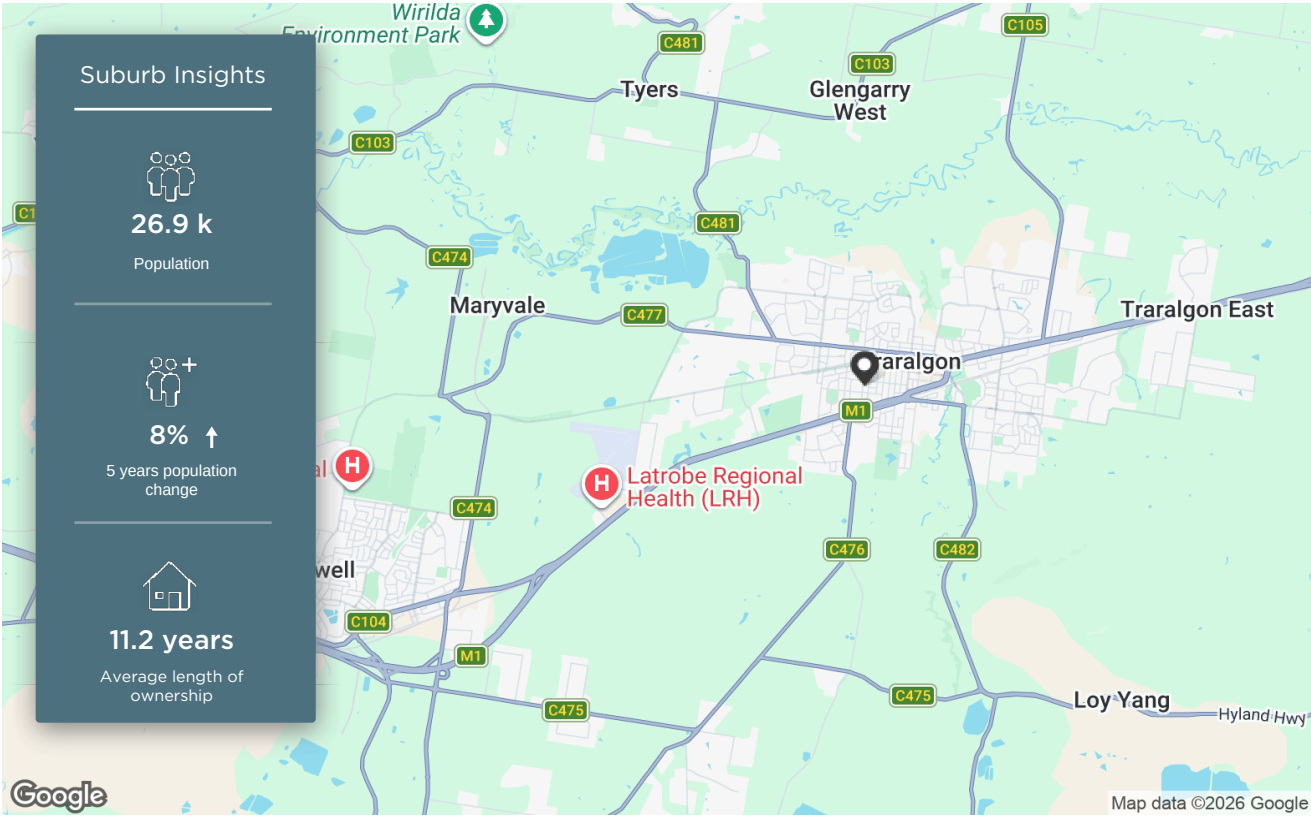


3 2 2 360m² -
 Year Built - DOM 2 days
 Listing Date 08-Oct-26 Distance 1.93km
 Listing Price \$550/WEEKLY

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

Traralgon

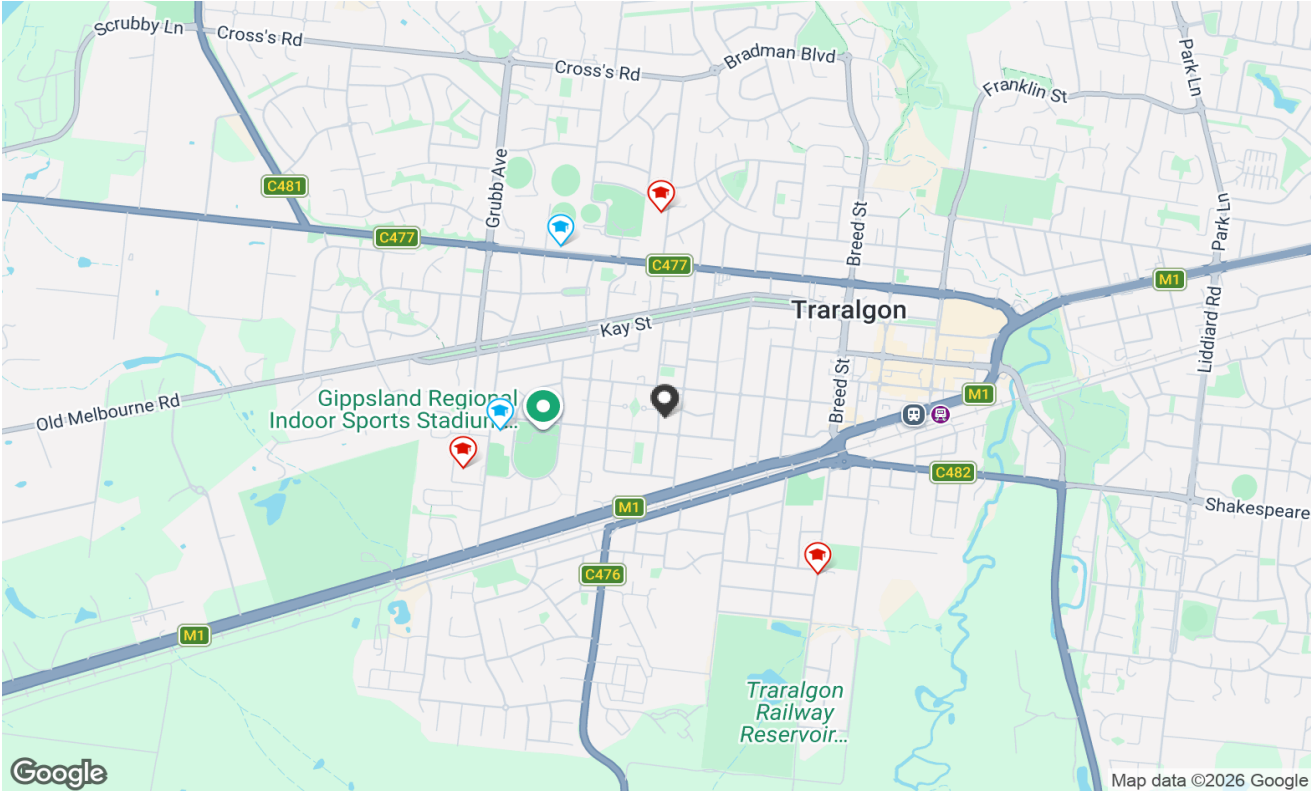
Demographic



The size of Traralgon is approximately 56.3 square kilometres. There are 78 parks, covering nearly 4.3% of the total area. The population of Traralgon in 2016 was 24933 people. By 2021 the population was 26907 showing a population growth of 7.9% in the area during that time. The predominant age group in Traralgon is 30-39 years. Households in Traralgon are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2021, 71.00% of the homes in Traralgon were owner-occupied compared with 68.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Not Stated	1.5	52-78K	14.5	90-99	1.1
Childless Couples	40.2	Purchaser	36.9	15.6-33.8K	15.1	30-39	13.7
Single Parents	19.5	Owns Outright	34.1	0-15.6K	3.8	100+	0.0
Couples with Children	39.0	Renting	26.0	182K+	10.8	60-69	11.7
		Other	1.4	33.8-52K	13.7	70-79	8.9
				130-182K	13.0	80-89	4.3
				78-130K	22.3	10-19	12.0
						0-9	12.3
						20-29	12.5
						50-59	12.1

Local Schools

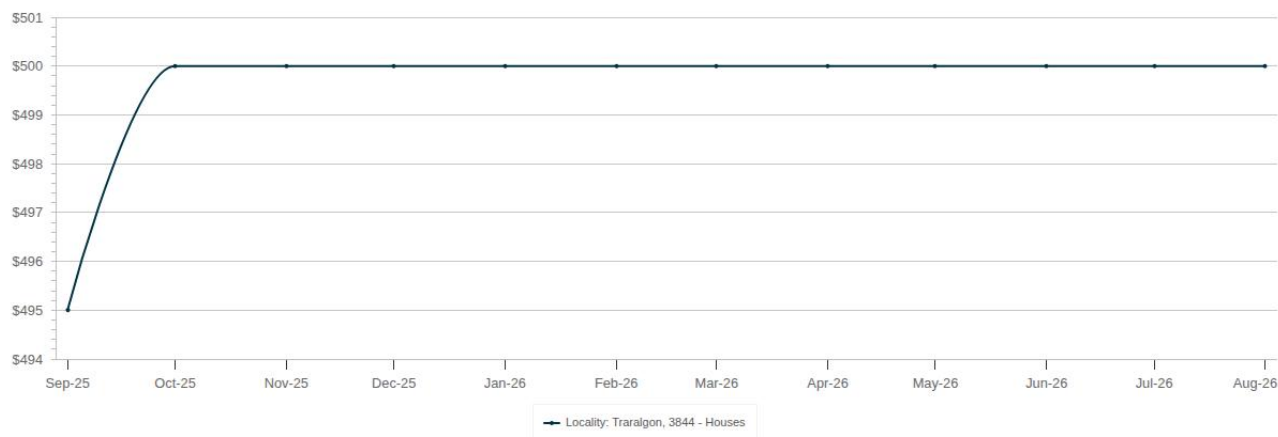


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Traralgon (Kosciuszko Street) Primary School Garibaldi Street Traralgon VIC 3844	0.73km	Primary	Mixed	Government	0-6
	Lavalla Catholic College	0.92km	Secondary	Mixed	Non-Government	7-12
	Traralgon College	0.94km	Secondary	Mixed	Government	7-12
	Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.99km	Primary	Mixed	Government	0-6
	Latrobe Special Developmental School 48-62 Hickox Street Traralgon VIC 3844	1.03km	Special	Mixed	Government	-

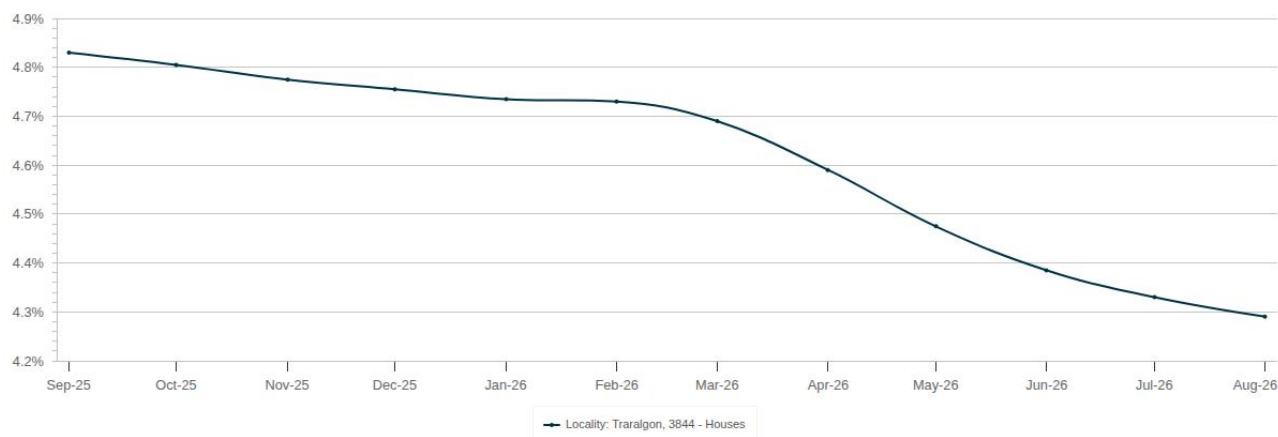
Property is within school catchment area Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 Months



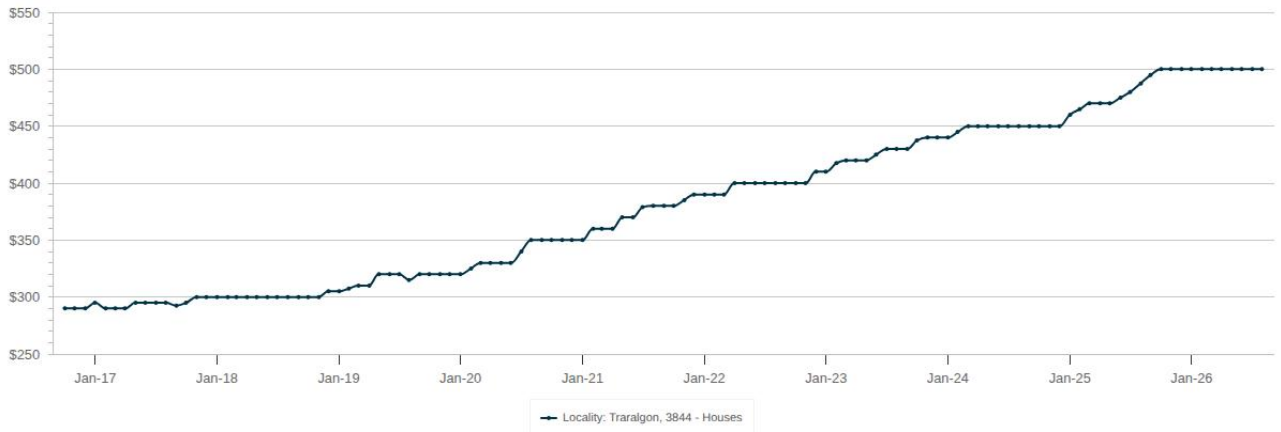
Gross Rental Yield - 12 Months



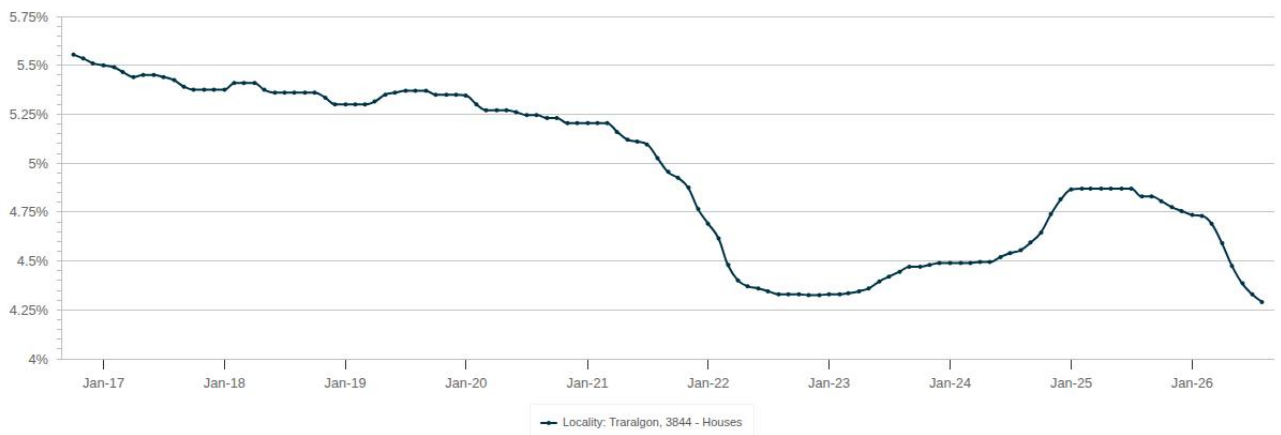
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2026	\$500	0.0%	4.3%	618
Jul 2026	\$500	0.0%	4.3%	603
Jun 2026	\$500	0.0%	4.4%	591
May 2026	\$500	0.0%	4.5%	577
Apr 2026	\$500	0.0%	4.6%	582
Mar 2026	\$500	0.0%	4.7%	573
Feb 2026	\$500	0.0%	4.7%	548
Jan 2026	\$500	0.0%	4.7%	529
Dec 2025	\$500	0.0%	4.8%	530
Nov 2025	\$500	0.0%	4.8%	510
Oct 2025	\$500	1.0% ▲	4.8%	503
Sep 2025	\$495	1.5% ▲	4.8%	477

Long Term Market Trends

Median Asking Rent - 10 Years



Gross Rental Yield - 10 Years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$500	2.6% ▲	4.3%	618
2025	\$488	8.3% ▲	4.8%	460
2024	\$450	4.7% ▲	4.6%	433
2023	\$430	7.5% ▲	4.4%	541
2022	\$400	5.3% ▲	4.3%	577
2021	\$380	8.6% ▲	5%	506
2020	\$350	11.1% ▲	5.2%	485
2019	\$315	5.0% ▲	5.4%	526
2018	\$300	1.7% ▲	5.4%	685
2017	\$295	-	5.4%	852

Summary

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Appraisal price range
\$520 - \$540

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