



108 HELEN STREET MORWELL VIC 3840

Prepared on 22nd April 2026



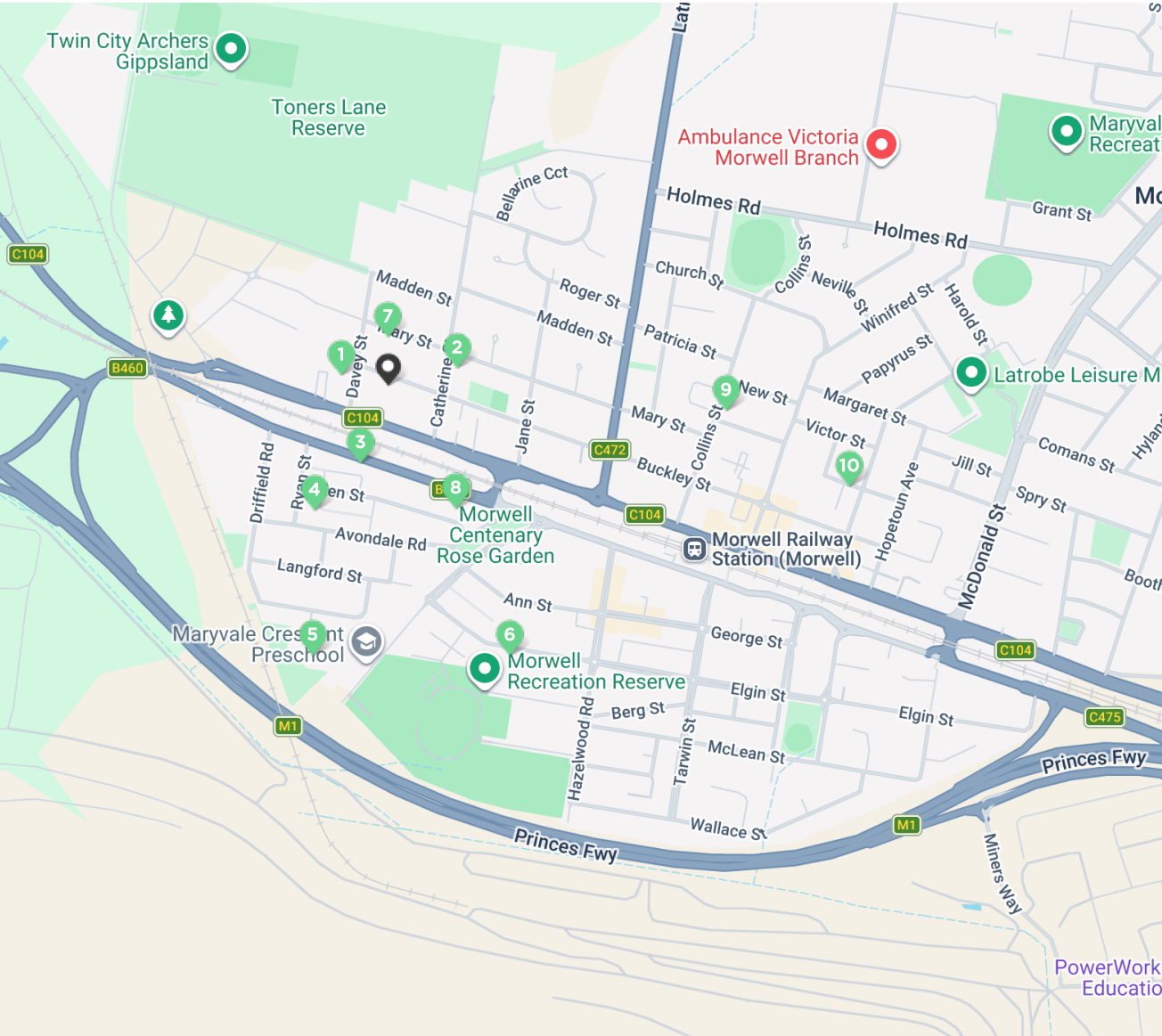
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Comps Map: Rentals



1	1 DAVEY STREET MORWELL VIC 3840	4	1	2	\$420
2	8 CATHERINE STREET MORWELL VIC 3840	3	1	1	\$460
3	96 COMMERCIAL ROAD MORWELL VIC 3840	4	2	2	\$450
4	34 AVONDALE ROAD MORWELL VIC 3840	3	1	2	\$450
5	12 WILLIS STREET MORWELL VIC 3840	3	1	1	\$420
6	22 ELGIN STREET MORWELL VIC 3840	3	1	2	\$390
7	114 MARY STREET MORWELL VIC 3840	3	1	1	\$400
8	2 SINCLAIR AVENUE MORWELL VIC 3840	3	1	2	\$430
9	18 FLEMING STREET MORWELL VIC 3840	3	1	3	\$480
10	29 HOYLE STREET MORWELL VIC 3840	3	1	3	\$450



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

Map data ©2026 Google

Comparable Rentals

1 DAVEY STREET MORWELL VIC 3840



4 1 2 952m² -
 Year Built - DOM 56 days
 Listing Date 18-Feb-26 Distance 0.12km
 Listing Price \$420/WEEKLY

2 8 CATHERINE STREET MORWELL VIC 3840



3 1 1 630m² 108m²
 Year Built 1950 DOM 14 days
 Listing Date 08-Apr-26 Distance 0.18km
 Listing Price \$460/WEEKLY

3 96 COMMERCIAL ROAD MORWELL VIC 3840



4 2 2 585m² 165m²
 Year Built 1950 DOM 14 days
 Listing Date 08-Apr-26 Distance 0.21km
 Listing Price \$450/WEEKLY

4 34 AVONDALE ROAD MORWELL VIC 3840



3 1 2 1,070m² 141m²
 Year Built 1960 DOM 71 days
 Listing Date 02-Dec-25 Distance 0.37km
 Listing Price \$450/WEEKLY

5 12 WILLIS STREET MORWELL VIC 3840



3 1 1 801m² -
 Year Built - DOM 50 days
 Listing Date 31-Oct-25 Distance 0.71km
 Listing Price \$420/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 22 ELGIN STREET MORWELL VIC 3840



3 1 2 756m² -
 Year Built - DOM 54 days
 Listing Date 10-Dec-25 Distance 0.75km
 Listing Price \$390/WEEKLY

7 114 MARY STREET MORWELL VIC 3840



3 1 1 733m² 98m²
 Year Built 1950 DOM 13 days
 Listing Date 09-Apr-26 Distance 0.12km
 Listing Price \$400/WEEKLY

8 2 SINCLAIR AVENUE MORWELL VIC 3840



3 1 2 643m² 92m²
 Year Built - DOM 26 days
 Listing Date 27-Mar-26 Distance 0.36km
 Listing Price \$430/WEEKLY

9 18 FLEMING STREET MORWELL VIC 3840



3 1 3 589m² 112m²
 Year Built - DOM 20 days
 Listing Date 02-Apr-26 Distance 0.85km
 Listing Price \$480/WEEKLY

10 29 HOYLE STREET MORWELL VIC 3840



3 1 3 601m² 112m²
 Year Built 1960 DOM 43 days
 Listing Date 04-Feb-26 Distance 1.19km
 Listing Price \$450/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



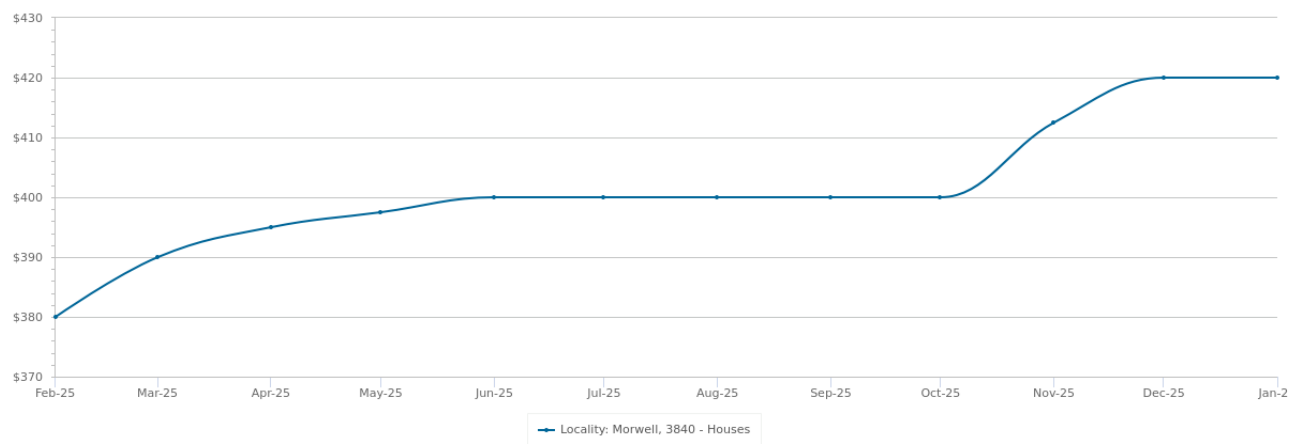
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Berry Street School - Morwell Campus 11A Driffield Road Morwell VIC 3840	0.38km	Special	Mixed	Non-Government	-
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.39km	Secondary	Mixed	Non-Government	-
	Morwell Central Primary School	1.66km	Primary	Mixed	Government	0-6
	Morwell Primary School	3.07km	Primary	Mixed	Government	1-6
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	3.26km	Primary	Mixed	Government	0-6

 Property is within school catchment area

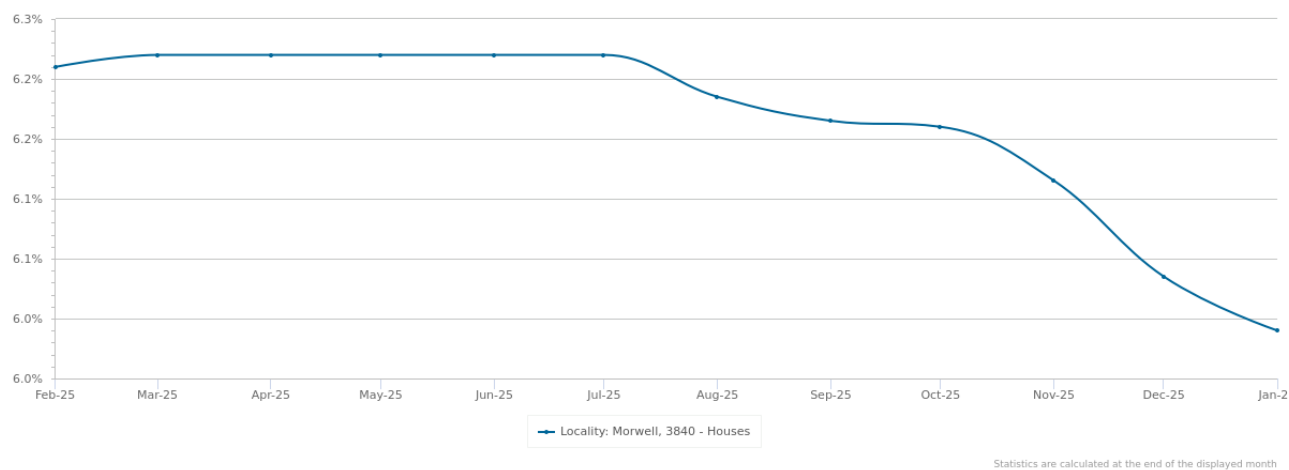
 Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



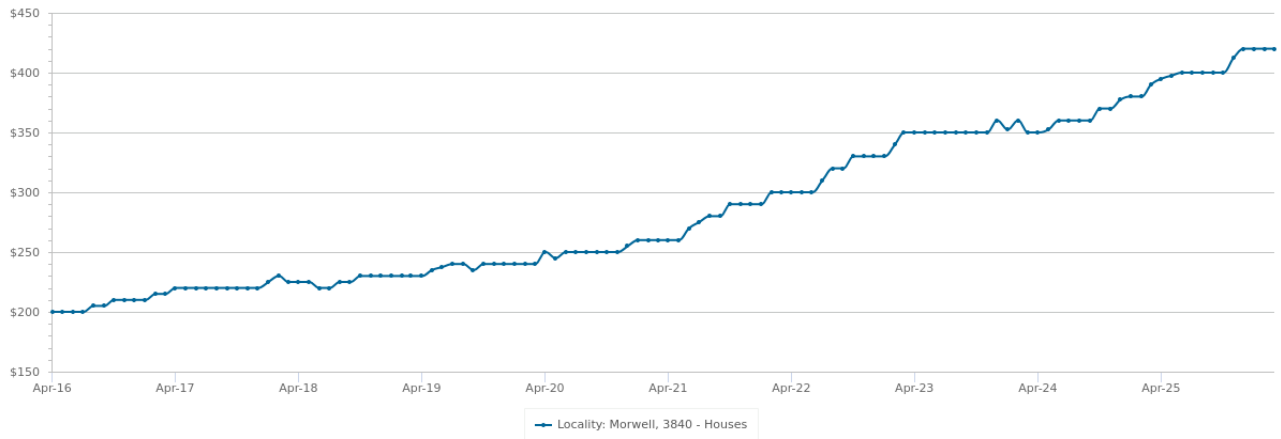
Gross Rental Yield - 12 months



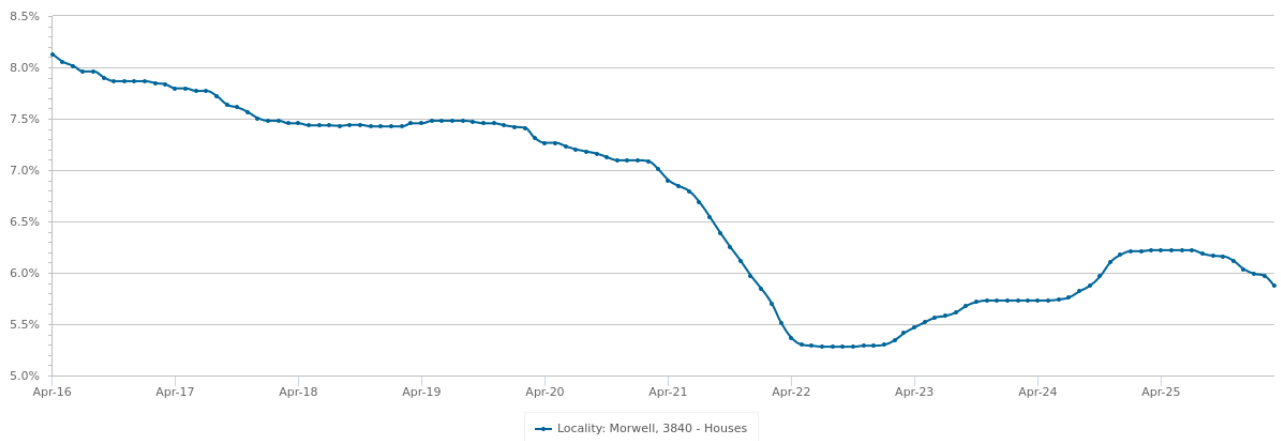
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2026	\$420	0.0%	6%	327
Dec 2025	\$420	1.8% ▲	6%	330
Nov 2025	\$412	3.1% ▲	6.1%	327
Oct 2025	\$400	0.0%	6.2%	330
Sep 2025	\$400	0.0%	6.2%	317
Aug 2025	\$400	0.0%	6.2%	296
Jul 2025	\$400	0.0%	6.2%	295
Jun 2025	\$400	0.6% ▲	6.2%	292
May 2025	\$397	0.6% ▲	6.2%	293
Apr 2025	\$395	1.3% ▲	6.2%	288
Mar 2025	\$390	2.6% ▲	6.2%	294
Feb 2025	\$380	0.0%	6.2%	306

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$420	7.7% ▲	5.9%	337
2025	\$390	11.4% ▲	6.2%	294
2024	\$350	0.0%	5.7%	342
2023	\$350	16.7% ▲	5.4%	348
2022	\$300	15.4% ▲	5.5%	290
2021	\$260	8.3% ▲	7%	270
2020	\$240	4.3% ▲	7.3%	372
2019	\$230	2.2% ▲	7.5%	410
2018	\$225	4.7% ▲	7.5%	458
2017	\$215	7.5% ▲	7.8%	512

Summary

108 HELEN STREET MORWELL VIC 3840



Appraisal price range

\$440 - \$460

Notes from your agent

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