



## 2/11 LOCH PARK ROAD TRARALGON VIC 3844

Prepared on 28th April 2026



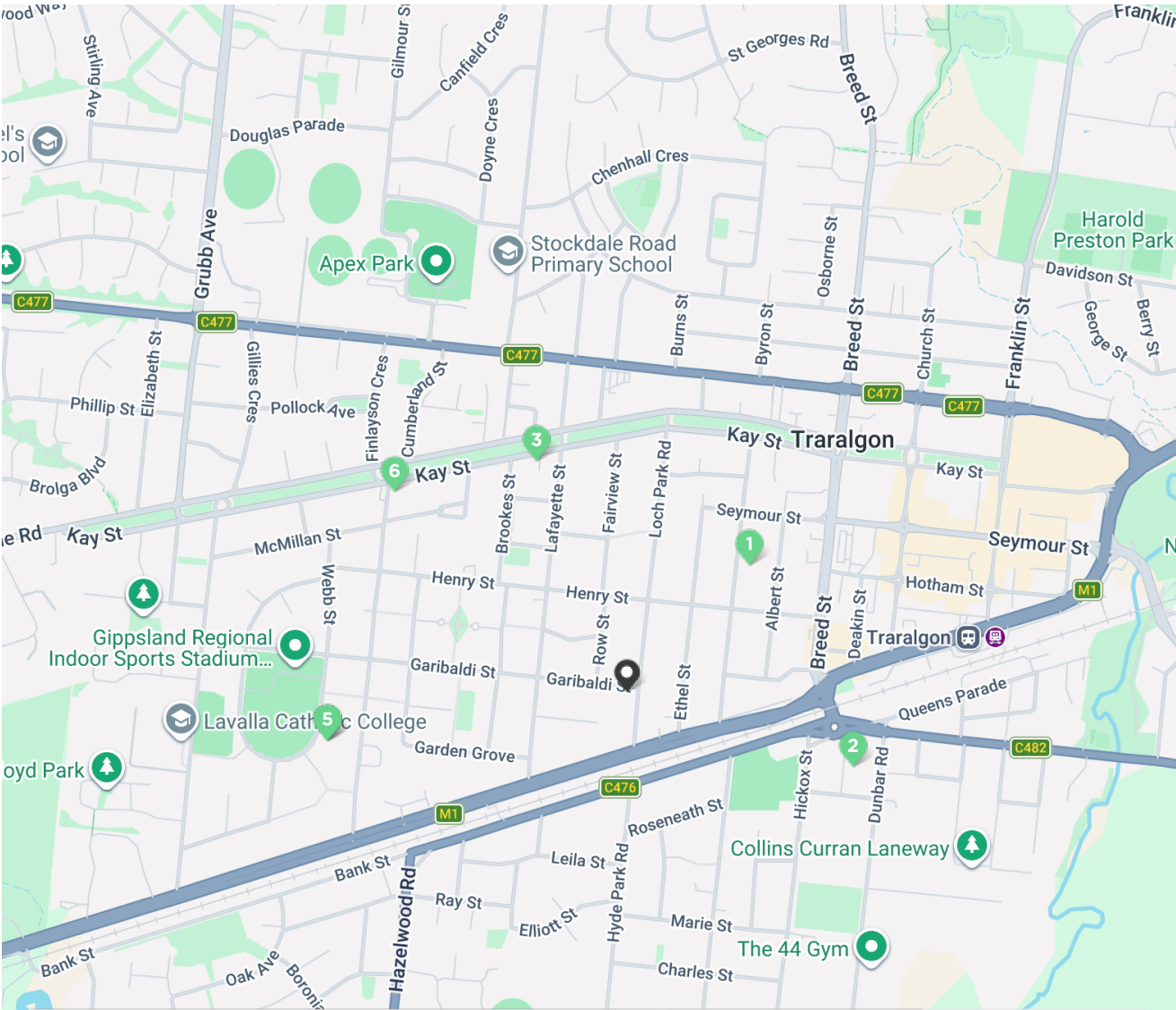
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# Comps Map: Rentals



1 1/24 MABEL STREET TRARALGON VIC 3844	2	1	1	\$410
2 2/8 THOMAS STREET TRARALGON VIC 3844	2	1	1	\$480
3 1/117 KAY STREET TRARALGON VIC 3844	3	2	1	\$530
4 12A CATTERICK CRESCENT TRARALGON VIC 3844	3	2	1	\$455
5 12C CATTERICK CRESCENT TRARALGON VIC 3844	2	2	1	\$440
6 78 WASHINGTON STREET TRARALGON VIC 3844	2	1	1	\$420



Map data ©2026 Google

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

# Comparable Rentals

## 1 1/24 MABEL STREET TRARALGON VIC 3844



2 1 1 955m<sup>2</sup> 84m<sup>2</sup>  
 Year Built 1980 DOM 2 days  
 Listing Date 26-Apr-26 Distance 0.44km  
 Listing Price \$410/WEEKLY

## 2 2/8 THOMAS STREET TRARALGON VIC 3844



2 1 1 132m<sup>2</sup> 77m<sup>2</sup>  
 Year Built 2019 DOM 35 days  
 Listing Date 17-Oct-25 Distance 0.6km  
 Listing Price \$480/WEEKLY

## 3 1/117 KAY STREET TRARALGON VIC 3844



3 2 1 350m<sup>2</sup> 128m<sup>2</sup>  
 Year Built 1940 DOM 37 days  
 Listing Date 28-Jan-26 Distance 0.62km  
 Listing Price \$530/WEEKLY

## 4 12A CATTERICK CRESCENT TRARALGON VIC 3844



3 2 1 251m<sup>2</sup> -  
 Year Built - DOM 46 days  
 Listing Date 29-Jan-26 Distance 0.76km  
 Listing Price \$455/WEEKLY

## 5 12C CATTERICK CRESCENT TRARALGON VIC 3844



2 2 1 262m<sup>2</sup> -  
 Year Built - DOM 6 days  
 Listing Date 04-Dec-25 Distance 0.76km  
 Listing Price \$440/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

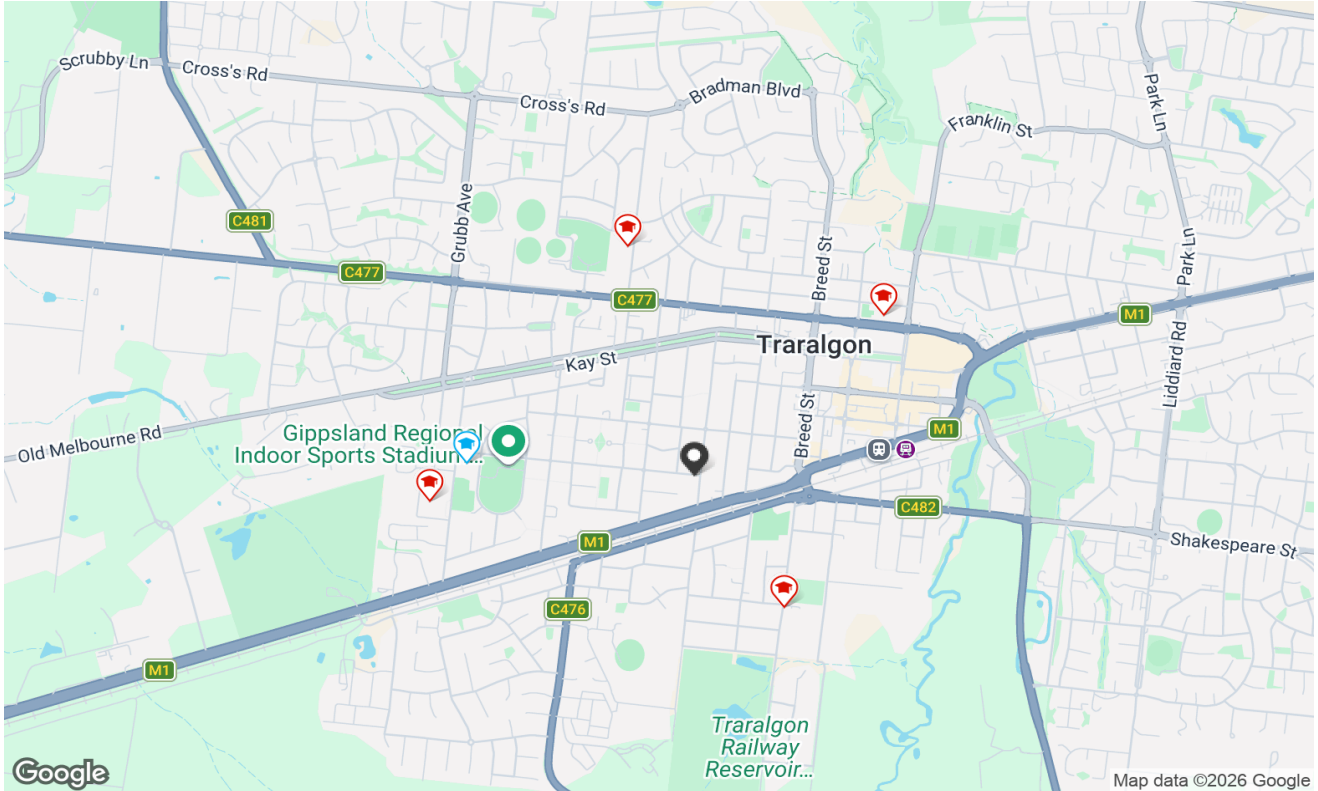
6 78 WASHINGTON STREET TRARALGON VIC 3844








2 1 1 301m<sup>2</sup> 95m<sup>2</sup>  
Year Built 2006 DOM 41 days  
Listing Date 26-Nov-25 Distance 0.76km  
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

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Latrobe Special Developmental School</b> 48-62 Hickox Street Traralgon VIC 3844	0.76km	Special	Mixed	Government	-
 <b>Traralgon (Kosciuszko Street) Primary School</b> Garibaldi Street Traralgon VIC 3844	1.02km	Primary	Mixed	Government	0-6
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	1.13km	Primary	Mixed	Government	0-6
 <b>Grey Street Primary School (Traralgon)</b> 30-44 Grey Street Traralgon VIC 3844	1.16km	Primary	Mixed	Government	0-6
 <b>Lavalla Catholic College</b>	1.19km	Secondary	Mixed	Non-Government	7-12



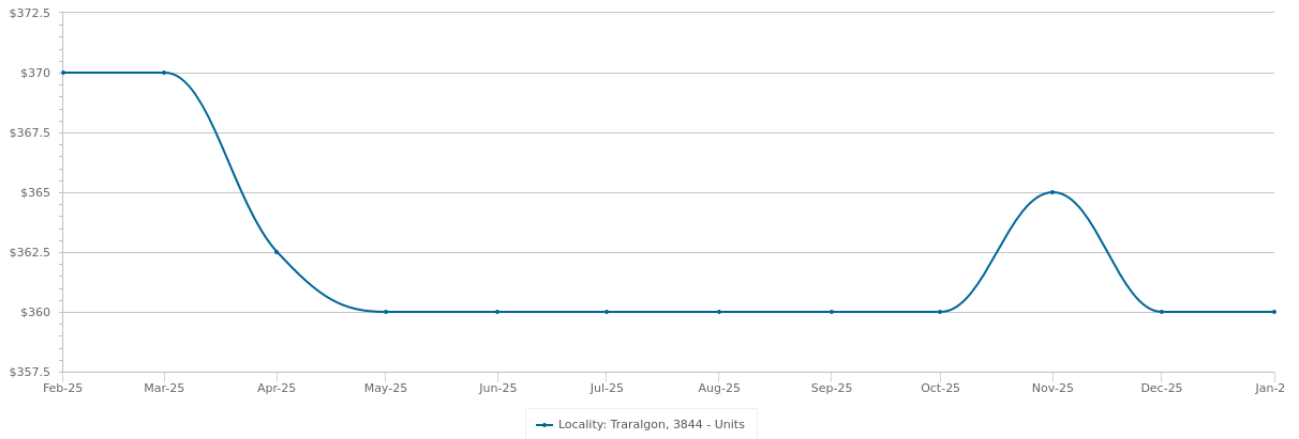
Property is within school catchment area



Property is outside school catchment area

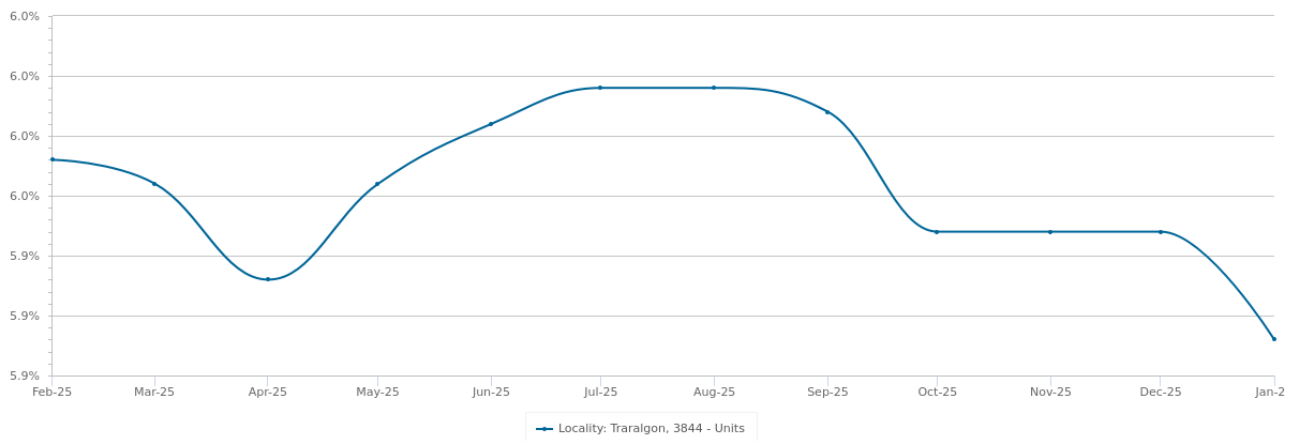
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

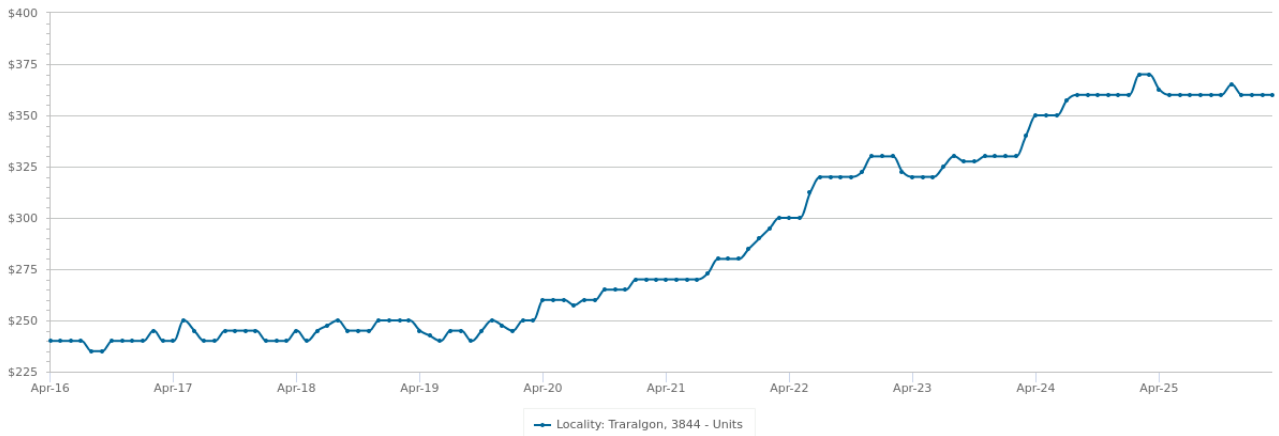


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2026	\$360	0.0%	5.9%	176
Dec 2025	\$360	-1.4% ▼	5.9%	173
Nov 2025	\$365	1.4% ▲	5.9%	178
Oct 2025	\$360	0.0%	5.9%	172
Sep 2025	\$360	0.0%	6%	169
Aug 2025	\$360	0.0%	6%	165
Jul 2025	\$360	0.0%	6%	159
Jun 2025	\$360	0.0%	6%	160
May 2025	\$360	-0.7% ▼	6%	154
Apr 2025	\$362	-2.0% ▼	5.9%	155
Mar 2025	\$370	0.0%	6%	160
Feb 2025	\$370	2.8% ▲	6%	168

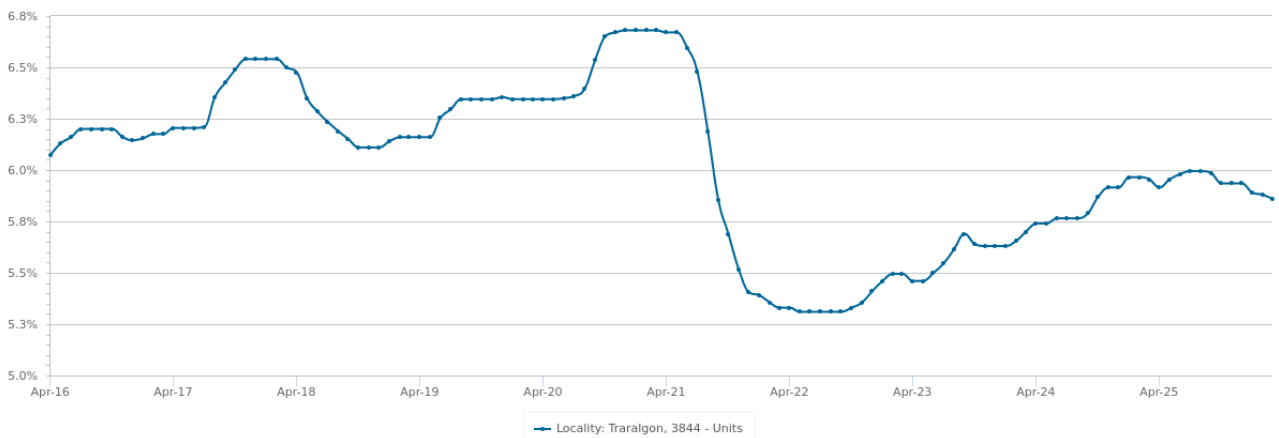
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

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	\$360	-2.7% ▼	5.9%	177
2025	\$370	8.8% ▲	6%	160
2024	\$340	5.4% ▲	5.7%	204
2023	\$322	7.5% ▲	5.5%	200
2022	\$300	11.1% ▲	5.3%	218
2021	\$270	8.0% ▲	6.7%	226
2020	\$250	0.0%	6.3%	286
2019	\$250	4.2% ▲	6.2%	319
2018	\$240	0.0%	6.5%	375
2017	\$240	-2.0% ▼	6.2%	368

# Summary

**2/11 LOCH PARK ROAD TRARALGON VIC 3844**



**Appraisal price range**  
\$420 - \$440

**Notes from your agent**

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