BARNETT
REAL ESTATE



COMPARATIVE MARKET ANALYSIS

7/1344-1346 MURRADOC ROAD, ST LEONARDS, VIC 3223

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



7/1344-1346 Murradoc Road
St Leonards, VIC, 3223

To Whom It May Concern,

RE: 7/1344-1346 Murradoc Road
St Leonards, VIC, 3223

The enclosed rental report 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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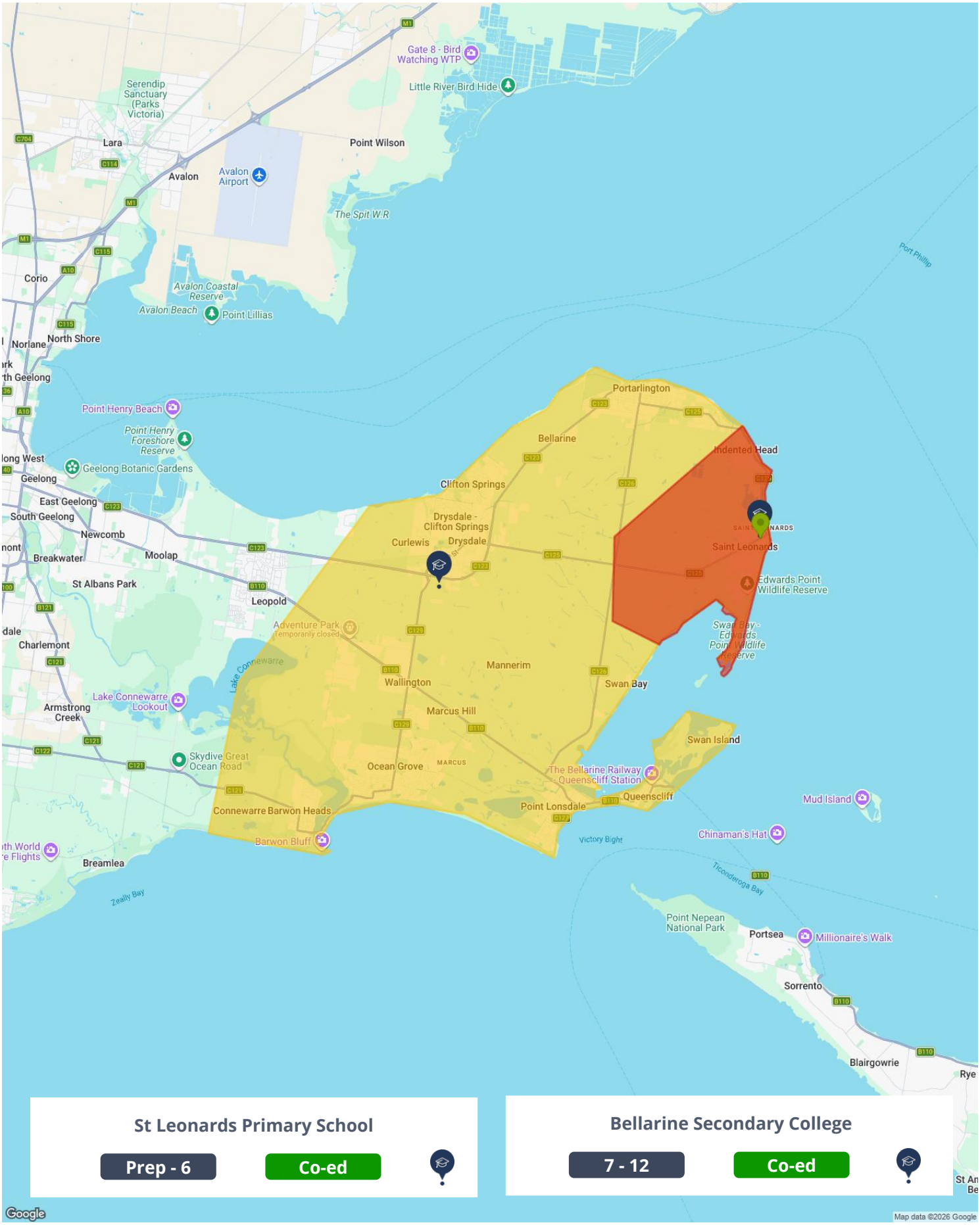
School Catchment Areas



St Leonards Primary School

Prep - 6 | Co-ed

Bellarine Secondary College

7 - 12 | Co-ed

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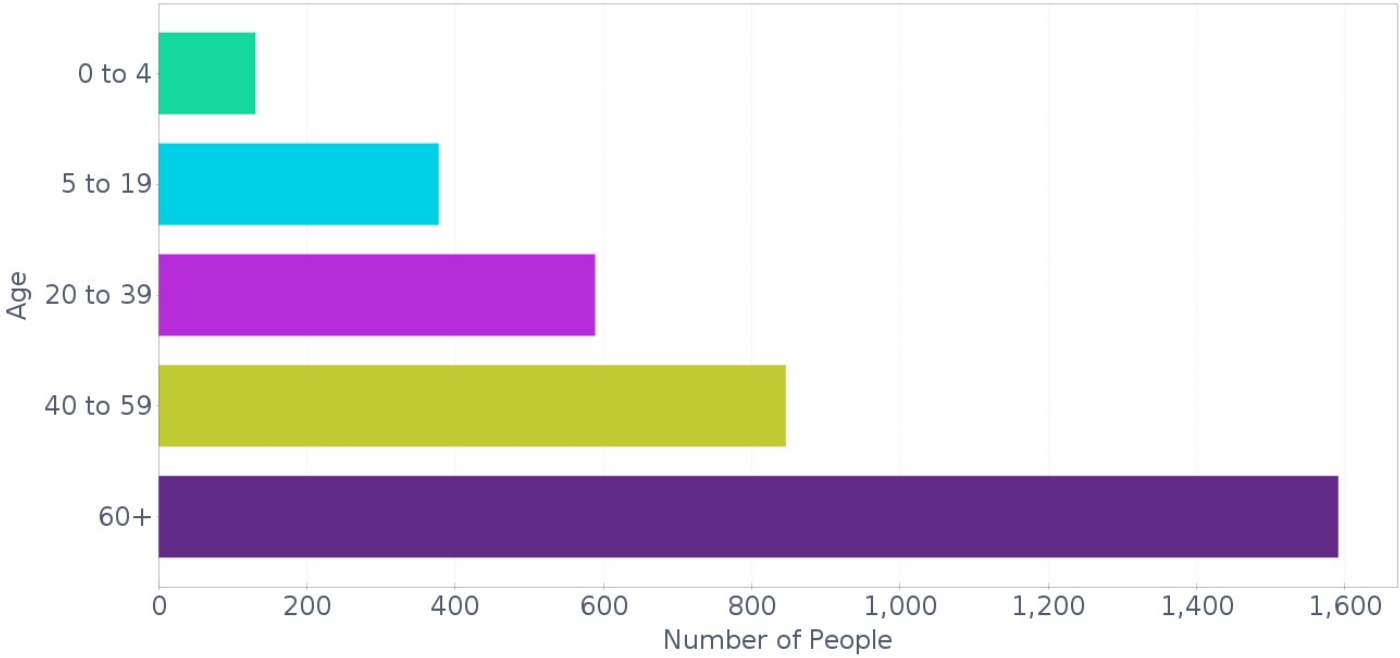
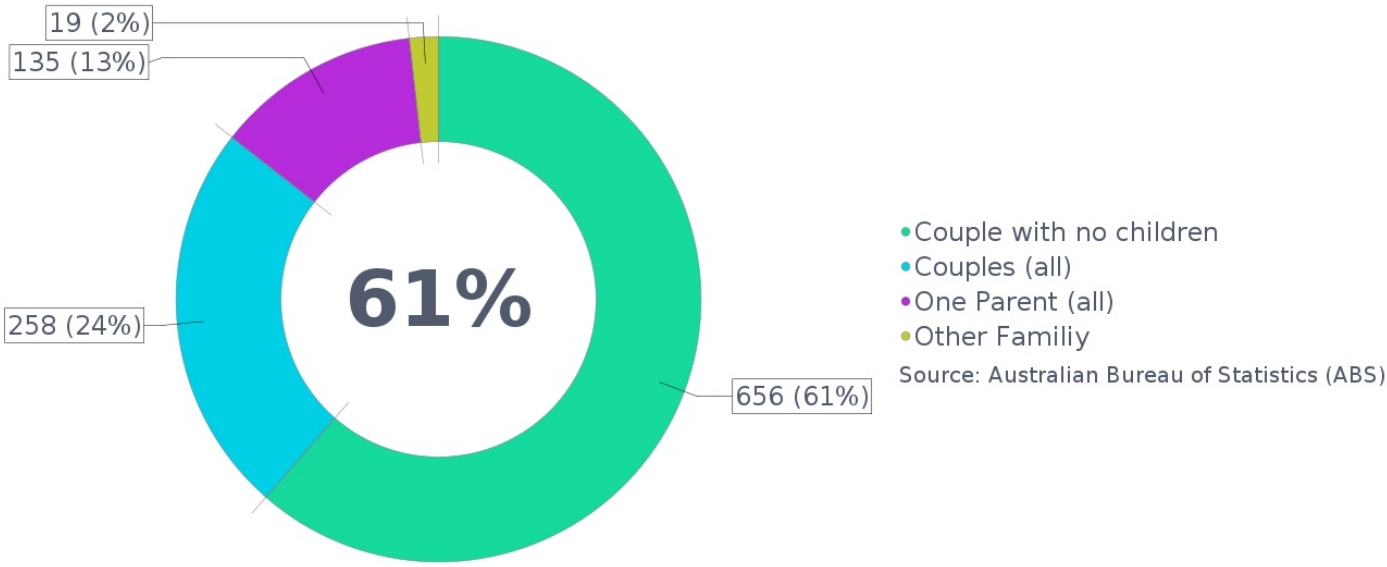
Nearby Properties For Rent



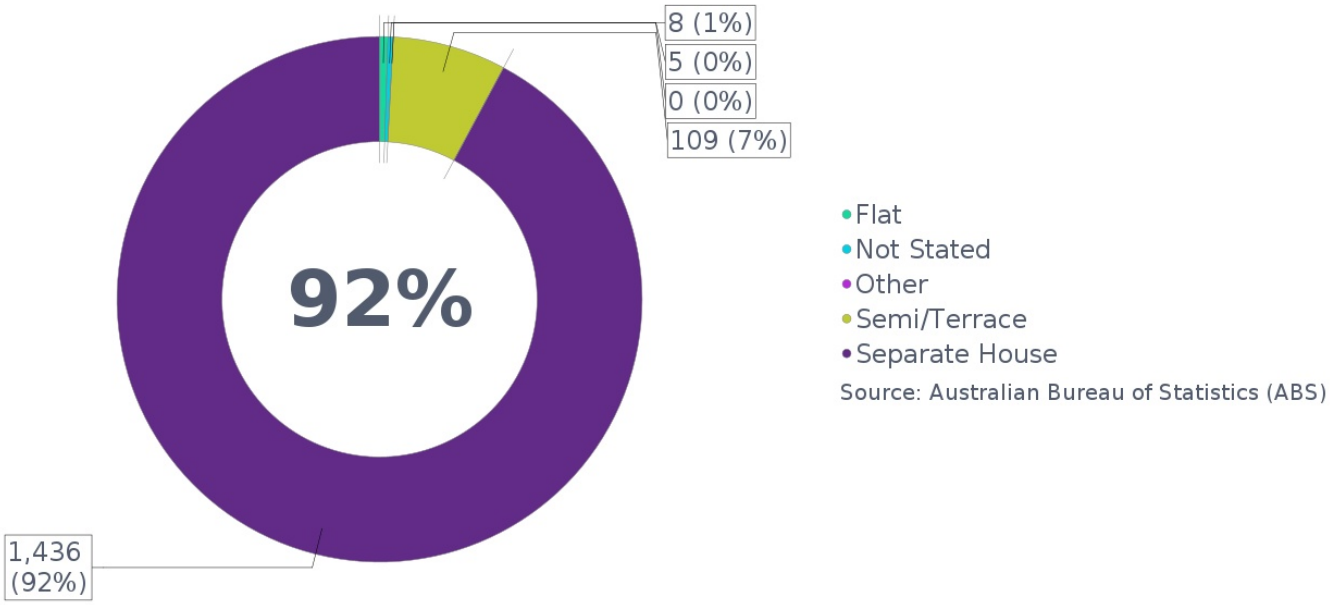
Age of Population (2021)



Family Composition (2021)

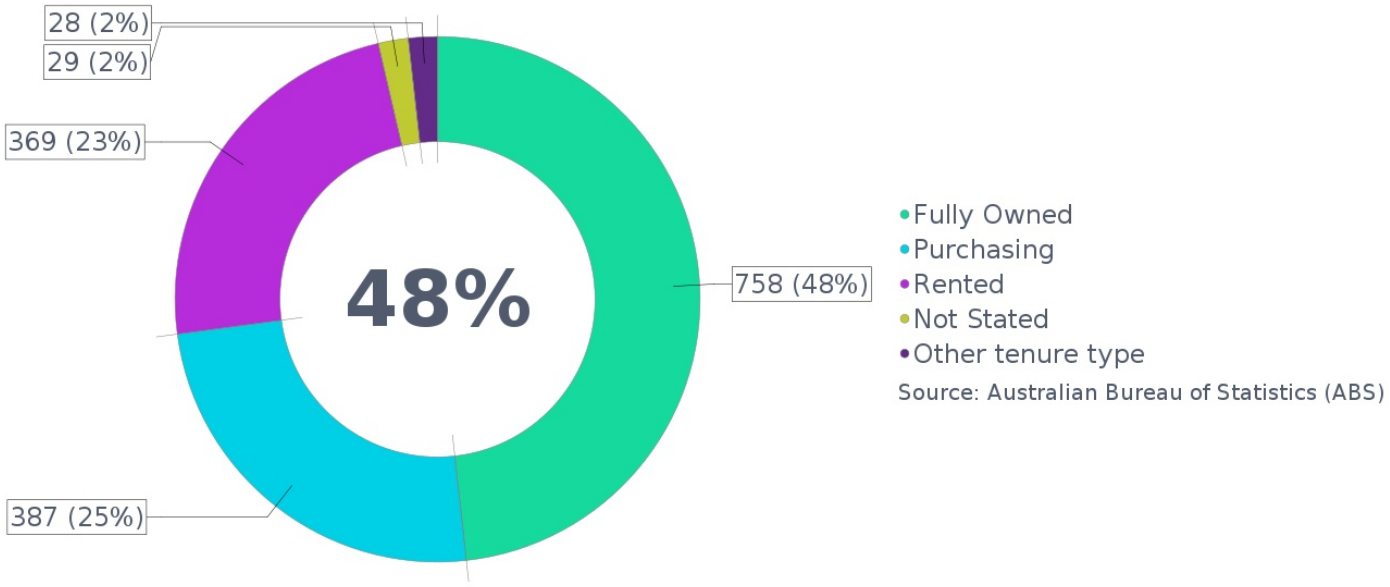


Dwelling Structure (2021)



Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)



Source: Australian Bureau of Statistics (ABS)

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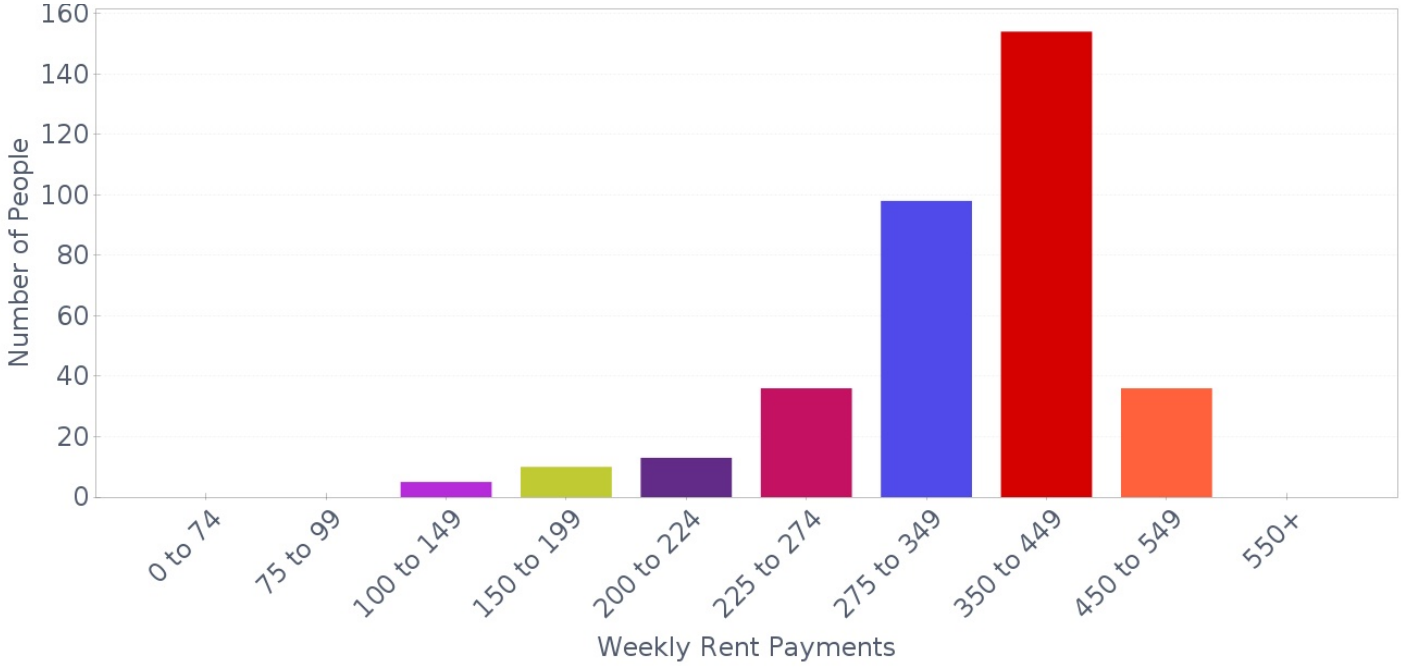
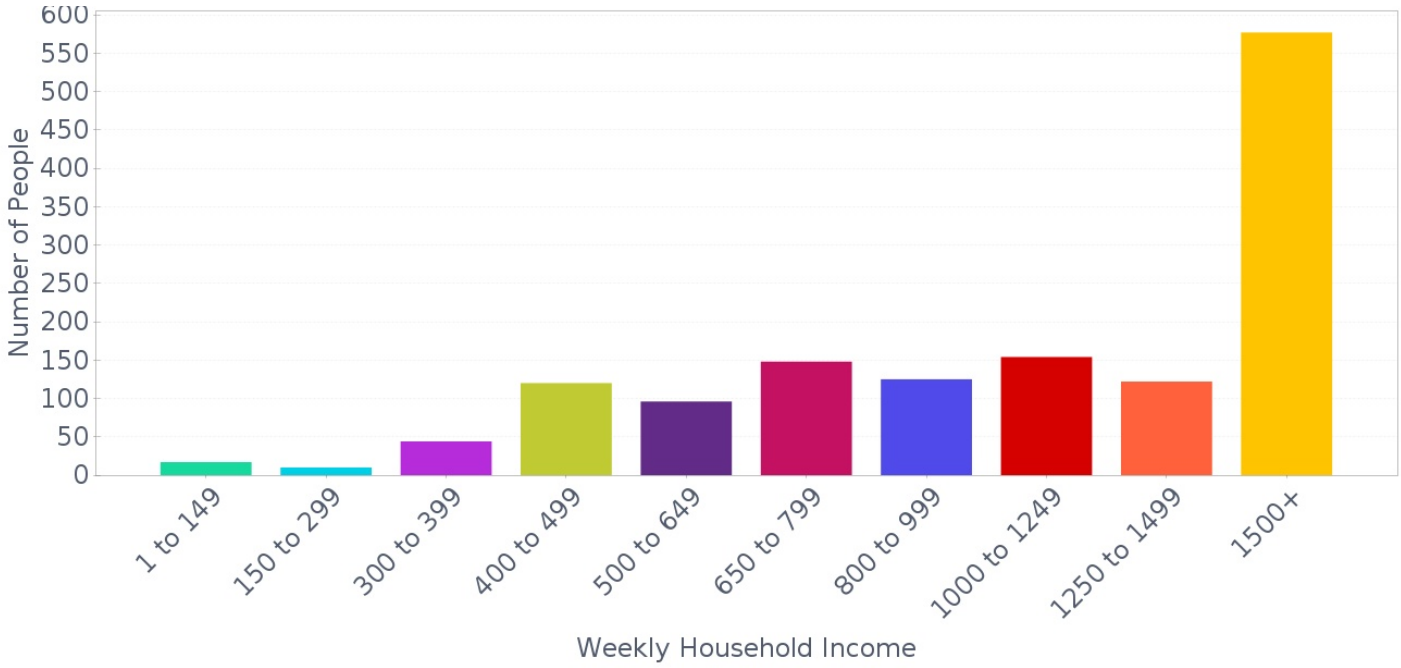
Home Loan Repayments - Monthly (2021)



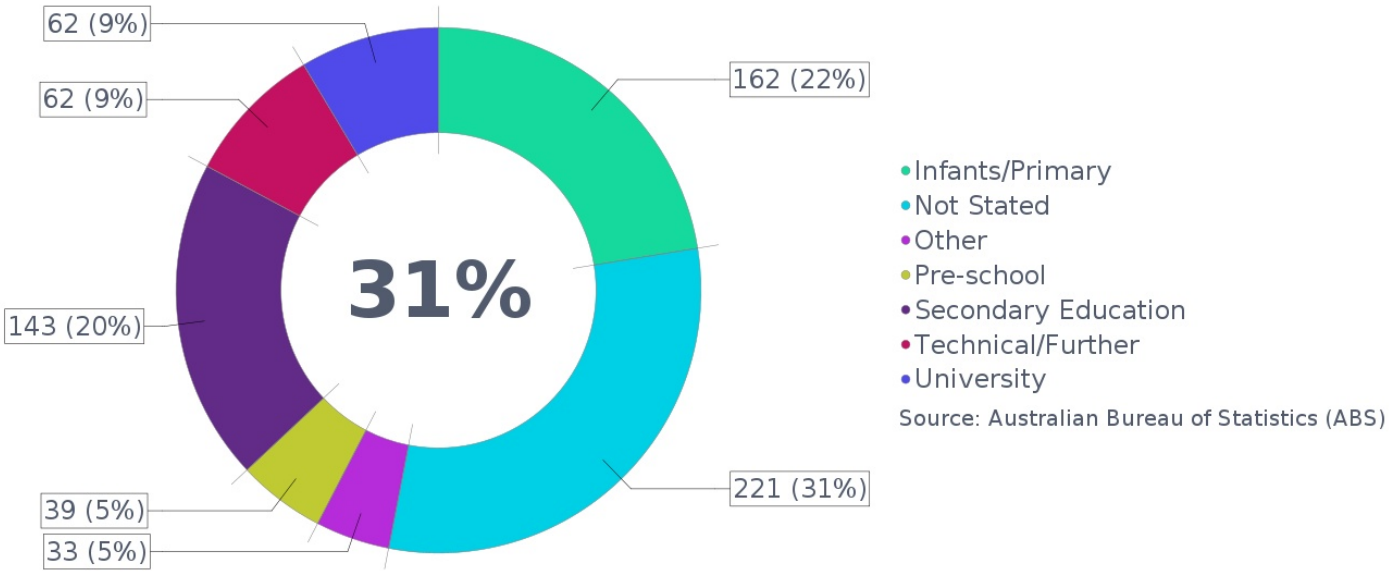
Rent Payments - Weekly (2021)



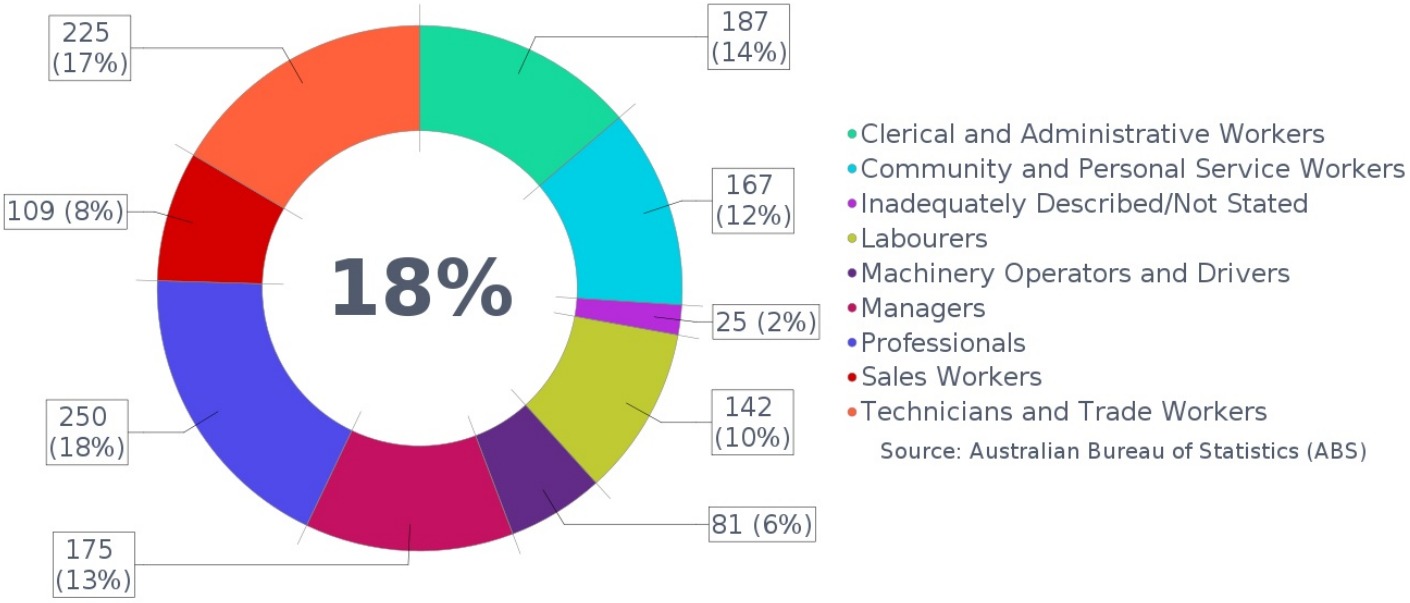
Household Income - Weekly (2021)



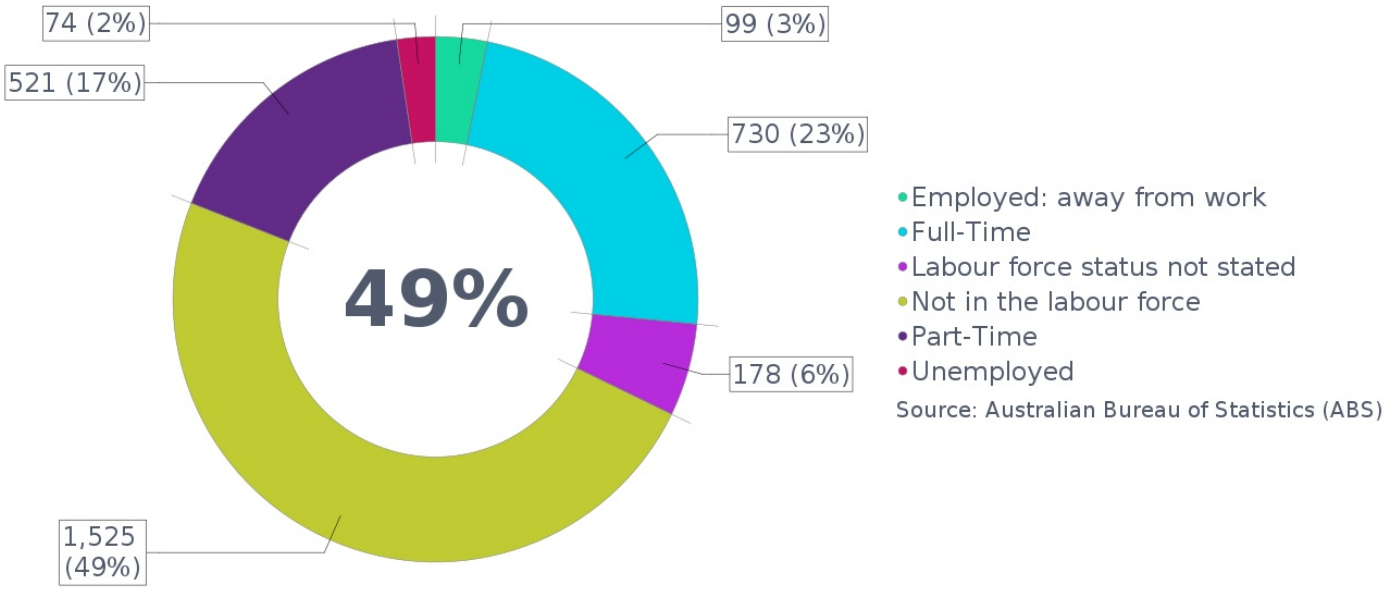
Non-School Qualification: Level of Education (2021)



Occupation (2021)

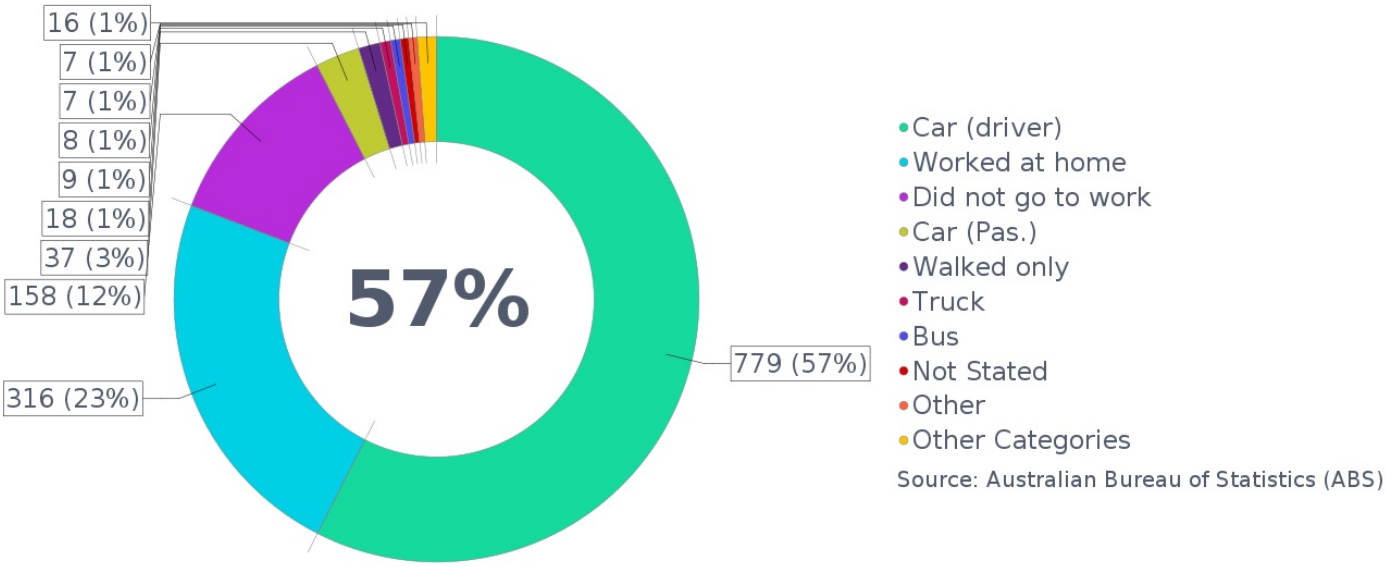


Employment (2021)



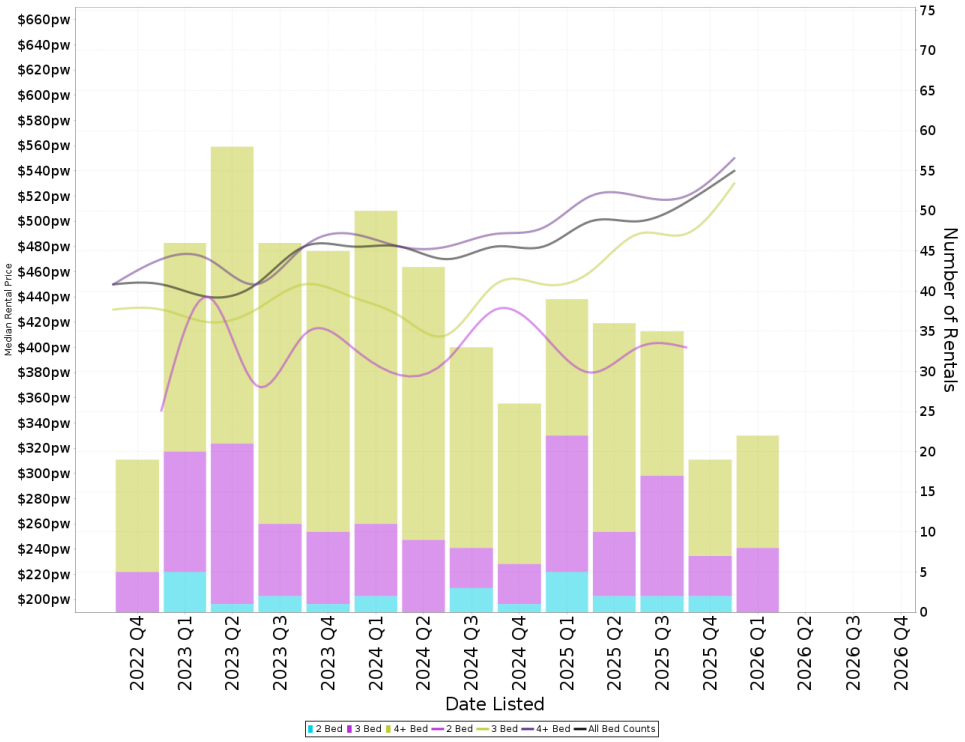
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.1%

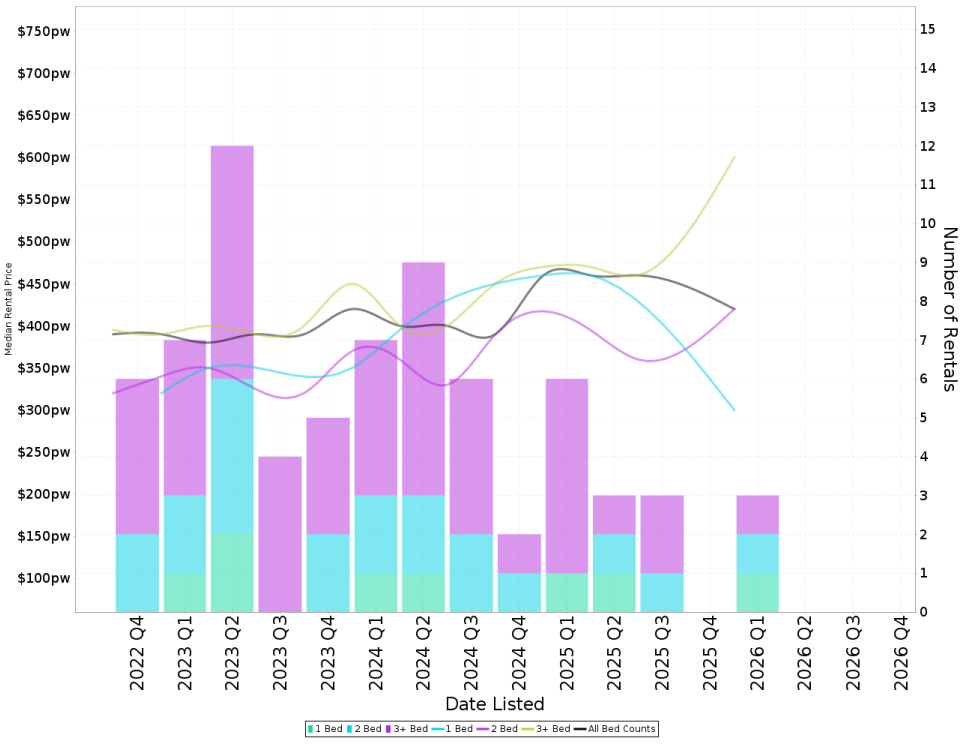
Current Median Price: $735,000
Previous Median Price: $720,000
Based on 304 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: $735,000
Current Median Rent: $530
Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.1%

Current Median Price: $567,500
Previous Median Price: $497,500
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $567,500
Current Median Rent: $420
Based on 3 registered Unit rentals compared over the last 12 months.

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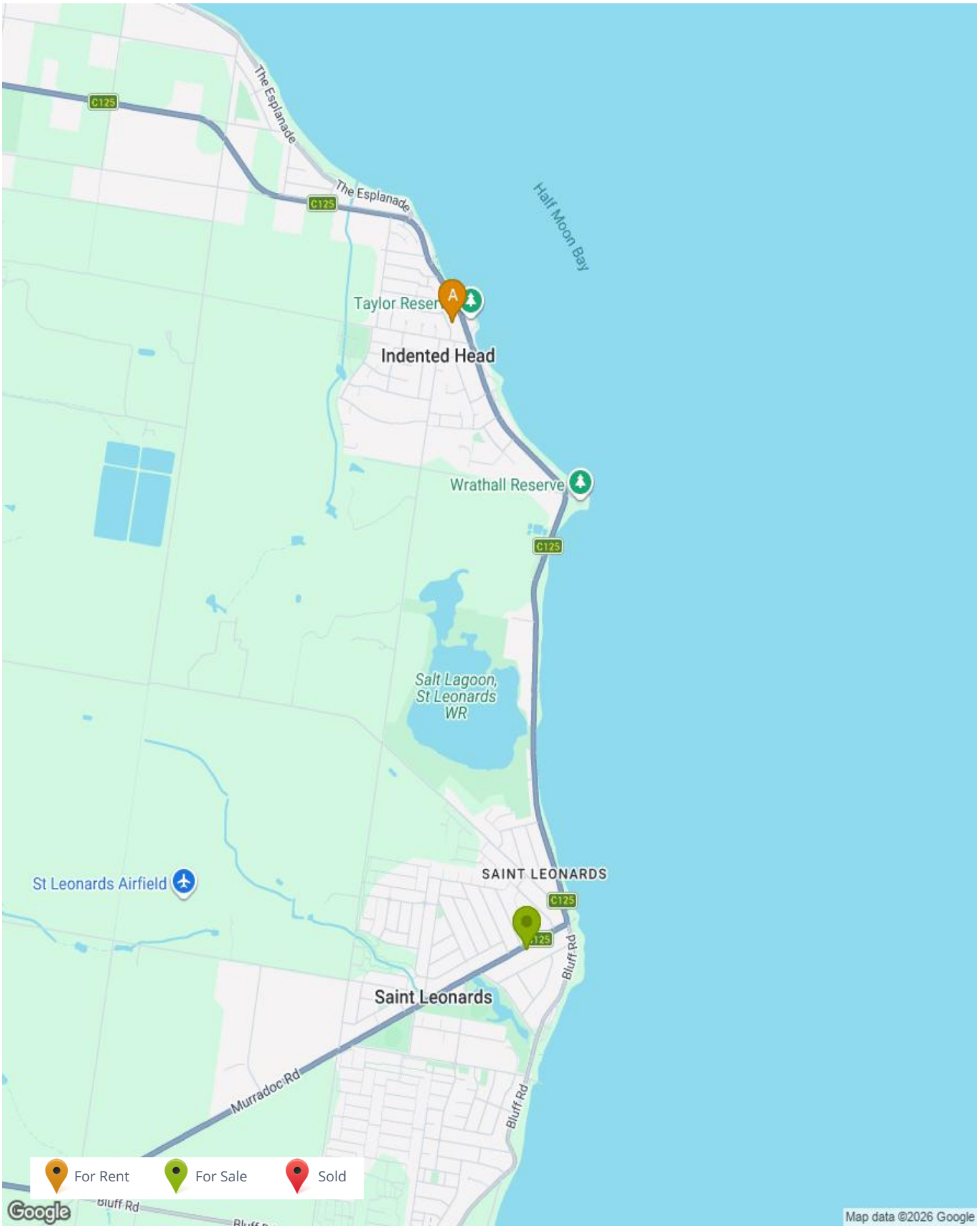
Comparable Properties Map



Nearby Comparable Rental Properties

There are 1 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is $310 and the highest for rent price is $310 with a median rental price of $310. Days listed ranges from 13 to 13 days with the average currently at 13 days for these selected properties.

4/11-13 CAIRNES ST, INDENTED HEAD 3223

UBD Ref: Melbourne - 632 A19 | 1 | 1 | 1



Property Type: Unit
Area: 1,282 m²
RPD:

Features:

Current Rent Price: **$310 per week**
First Rent Price: **$310 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **13 Days**

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Appraisal Price

This market analysis has been prepared on 03/11/2026 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:

$260pw to $280pw

Contact your agent for further information:



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