

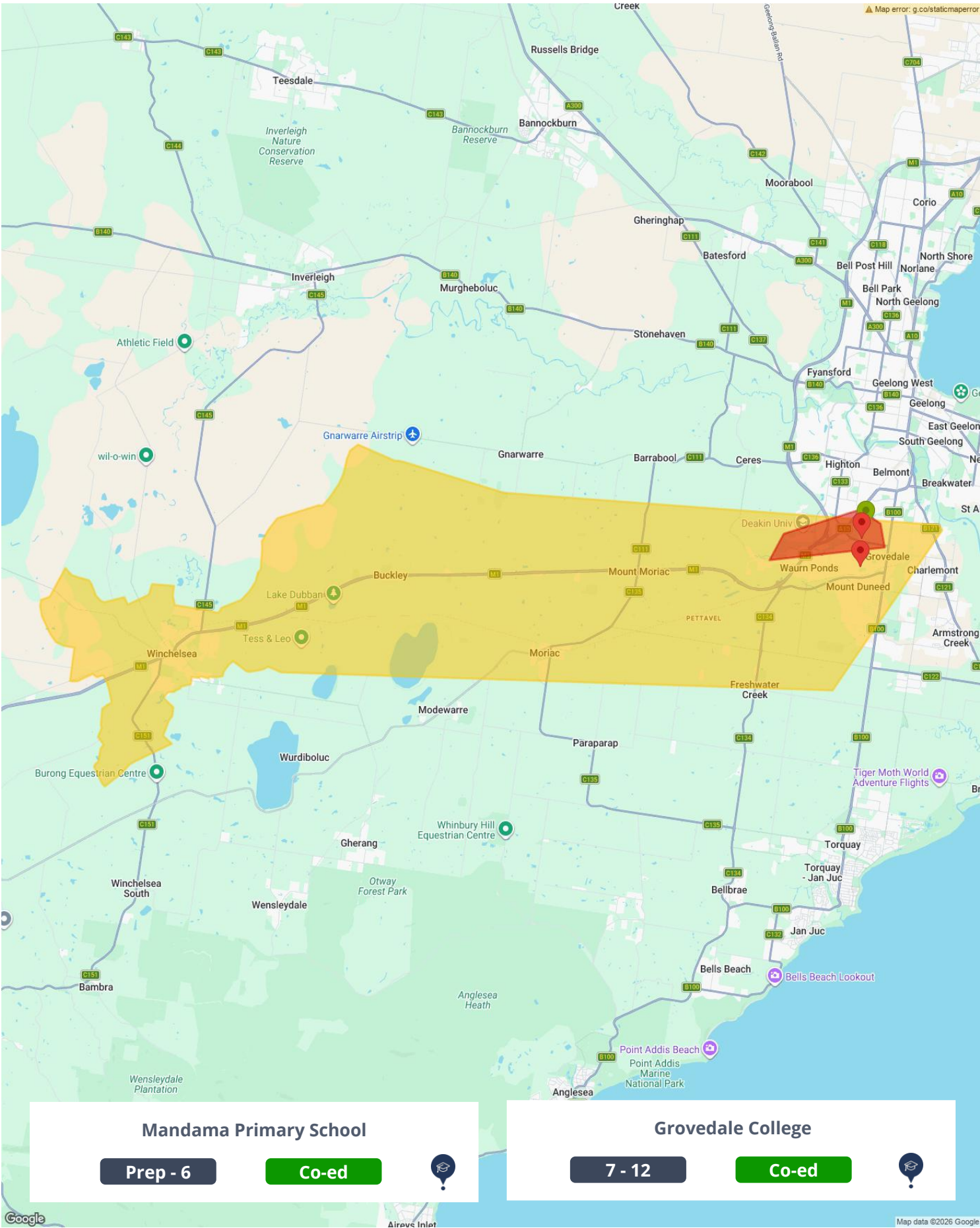
COMPARATIVE MARKET ANALYSIS

1/112 CHURCH STREET, GROVEDALE, VIC 3216

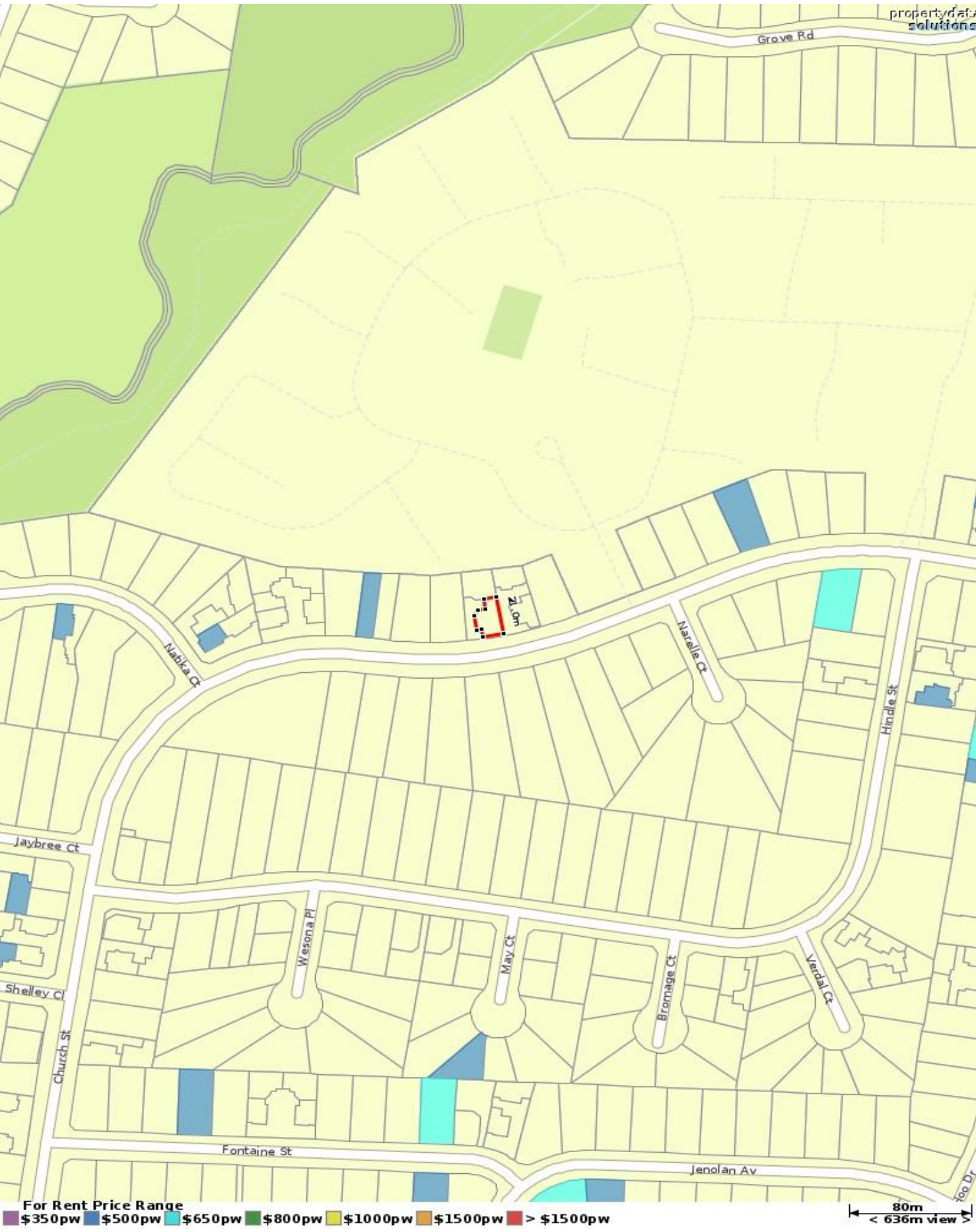
PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



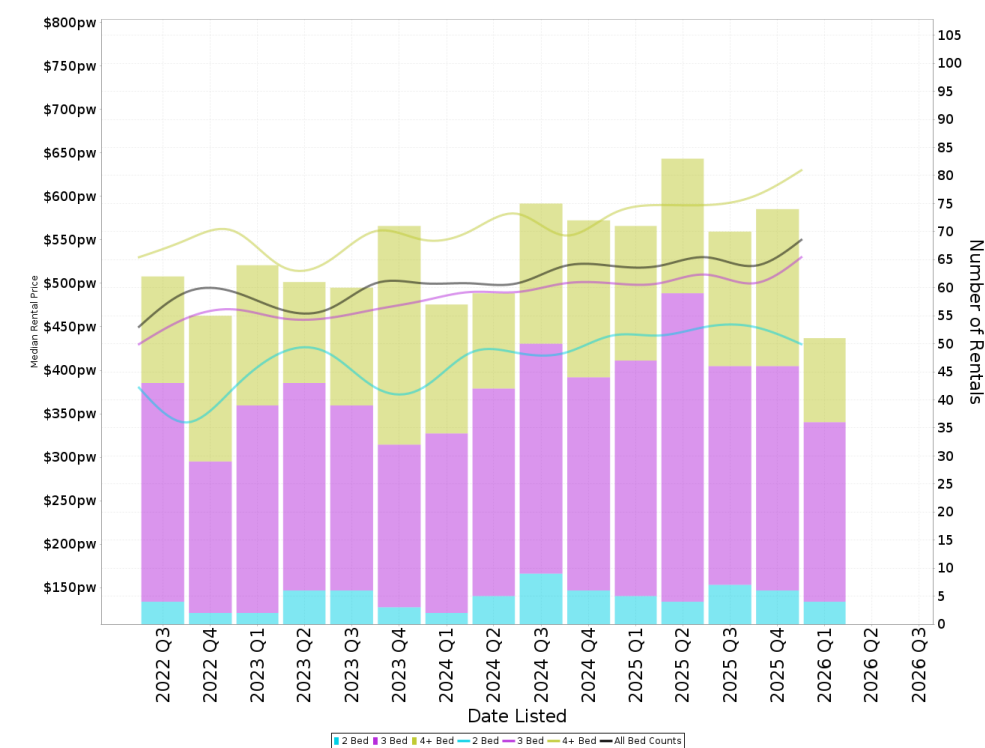
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.9%

Current Median Price: \$731,050
Previous Median Price: \$665,000

Based on 513 registered House sales compared over the last two rolling 12 month periods.

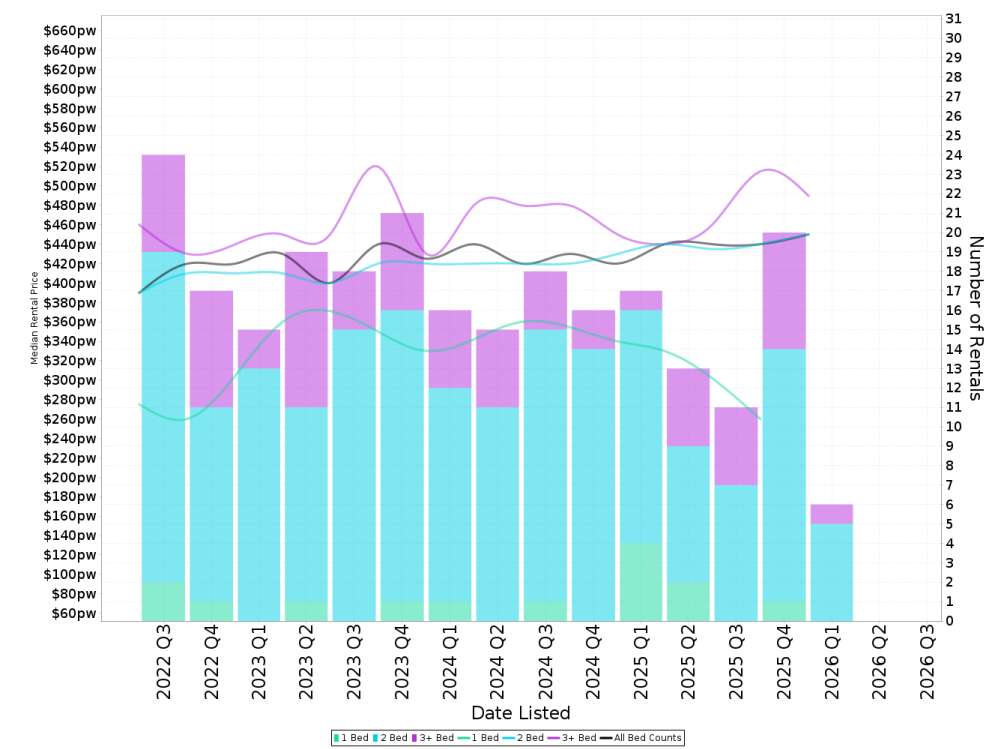
Suburb Rental Yield

+3.8%

Current Median Price: \$731,050
Current Median Rent: \$530

Based on 195 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.5%

Current Median Price: \$540,000
Previous Median Price: \$497,500

Based on 118 registered Unit sales compared over the last two rolling 12 month periods.

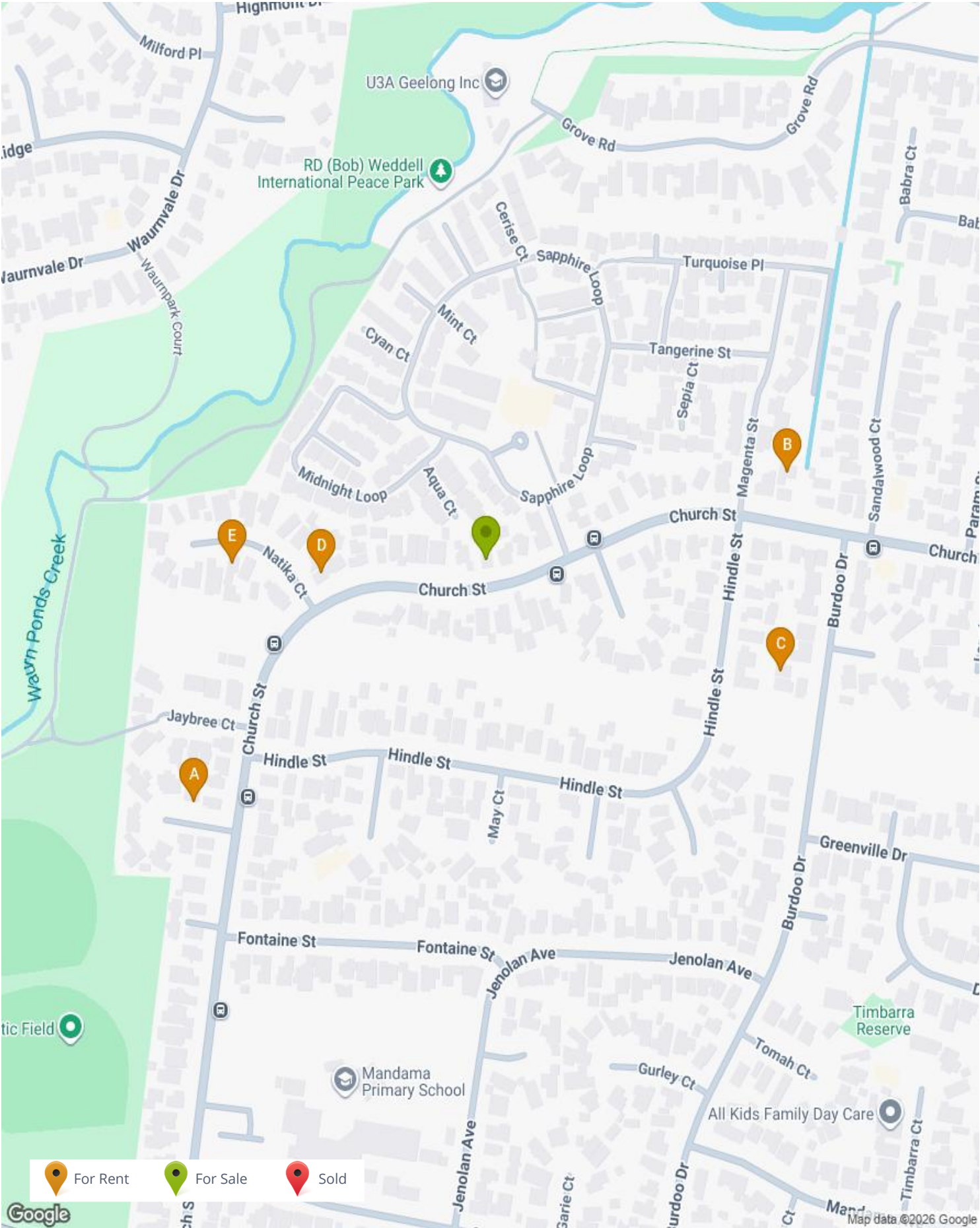
Suburb Rental Yield

+4.3%

Current Median Price: \$540,000
Current Median Rent: \$445

Based on 37 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$410 and the highest for rent price is \$500 with a median rental price of \$440. Days listed ranges from 10 to 28 days with the average currently at 17 days for these selected properties.

2/8 SHELLEY CL, GROVEDALE 3216		UBD Ref: Melbourne - 647 M10	 2	 1	 1
	Property Type: Unit Area: 213 m² RPD: 2//PS318784 Features: AIR CONDITIONED, IMPROVEMENTS: INTERNAL LAUNDRY	Current Rent Price: \$410 per week First Rent Price: \$430 per week Month Listed: June 2026* (Rented) Days on Market: 28 Days			
					
2/82 CHURCH ST, GROVEDALE 3216		UBD Ref: Melbourne - 647 P9	 2	 1	 1
	Property Type: Unit Area: 181 m² RPD: 2//SP35474 Features:	Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: June 2026* (Rented) Days on Market: 14 Days			
					
3/30 BURDOO DR, GROVEDALE 3216		UBD Ref: Melbourne - 647 P9	 2	 1	 1
	Property Type: Unit Area: 170 m² RPD: 3//PS327033 Features: BUILT IN ROBES, IMPROVEMENTS: COURTYARD, SECURE PARKING, GAS	Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: May 2026* (Rented) Days on Market: 10 Days			
					
4/15 NATIKA CRT, GROVEDALE 3216		UBD Ref: Melbourne - 647 M9	 2	 1	 1
	Property Type: Unit Area: 137 m² RPD: 4//PS322357 Features:	Current Rent Price: \$430 per week First Rent Price: \$450 per week Month Listed: May 2026* (Rented) Days on Market: 16 Days			
					
1/3 NATIKA CRT, GROVEDALE 3216		UBD Ref: Melbourne - 647 M9	 2	 1	 1
	Property Type: Unit Area: 172 m² RPD: 1//PS321799 Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING	Current Rent Price: \$500 per week First Rent Price: \$500 per week Month Listed: February 2026* (Rented) Days on Market: 18 Days			
					

1/112 CHURCH STREET, GROVEDALE, VIC 3216



Appraisal Price

This market analysis has been prepared on 27/07/2026 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:

\$420pw to \$460pw

Contact your agent for further information:



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