



18 SKELDALE WYND MORWELL VIC 3840

Prepared on 13th October 2025



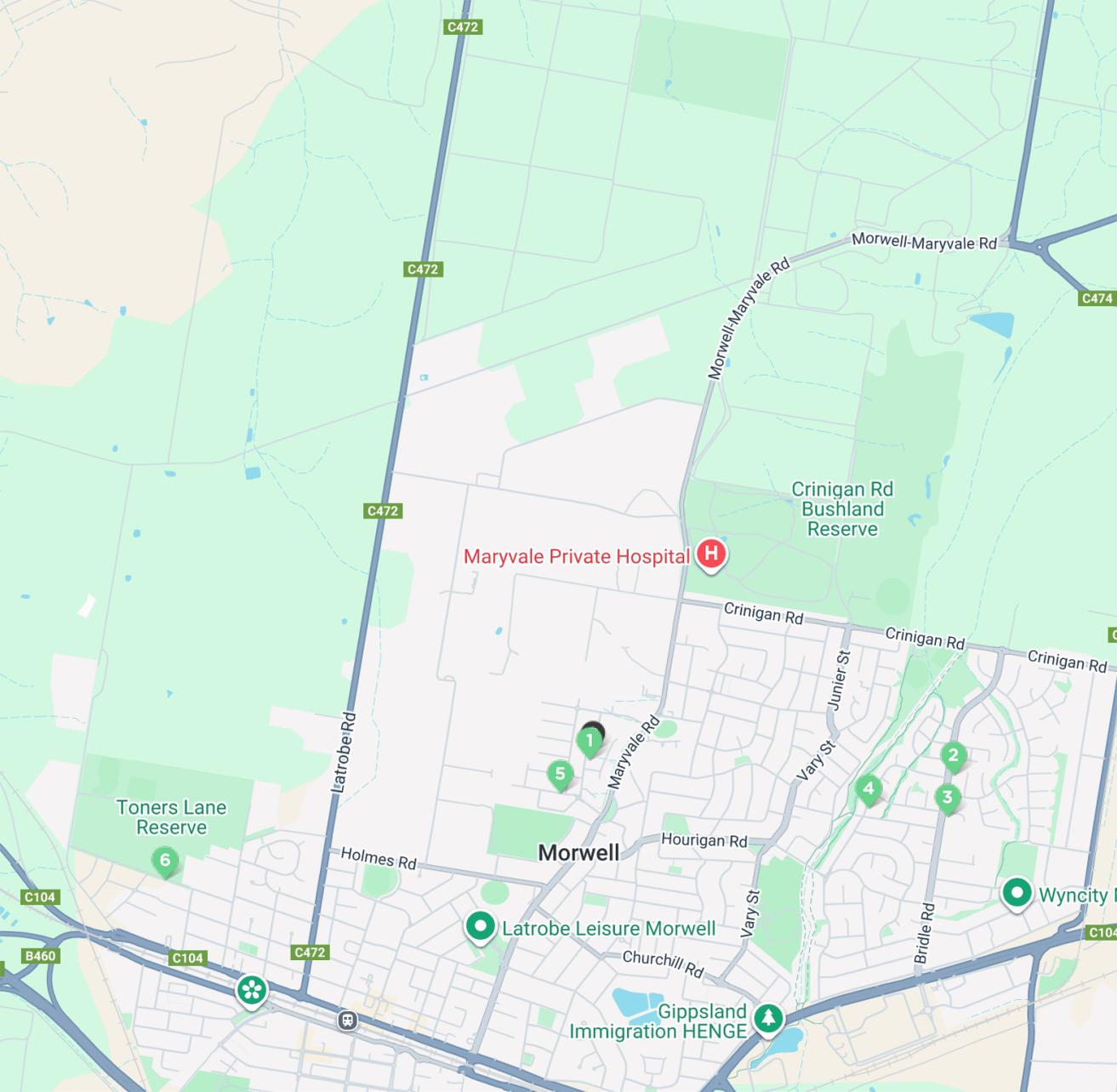
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Comps Map: Rentals



1	12 SKELDALE WYND MORWELL VIC 3840	4	2	2	\$580
2	86 BRIDLE ROAD MORWELL VIC 3840	4	2	2	\$560
3	66 BRIDLE ROAD MORWELL VIC 3840	4	2	2	\$540
4	2 WARATAH DRIVE MORWELL VIC 3840	4	2	2	\$500
5	15 HERITAGE BOULEVARD MORWELL VIC 3840	4	2	2	\$600
6	69 MADDEN STREET MORWELL VIC 3840	4	2	2	\$575



Map data ©2025 Google

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

Comparable Rentals

1 12 SKELDALE WYND MORWELL VIC 3840



4 2 2 882m² 189m²
 Year Built 1995 DOM 1 day
 Listing Date 19-May-25 Distance 0.06km
 Listing Price \$580/WEEKLY

2 86 BRIDLE ROAD MORWELL VIC 3840



4 2 2 740m² 154m²
 Year Built 2014 DOM 19 days
 Listing Date 27-Jun-25 Distance 1.9km
 Listing Price \$560/WEEKLY

3 66 BRIDLE ROAD MORWELL VIC 3840



4 2 2 800m² 27m²
 Year Built 2004 DOM 42 days
 Listing Date 01-Sep-25 Distance 1.9km
 Listing Price \$540/WEEKLY

4 2 WARATAH DRIVE MORWELL VIC 3840



4 2 2 566m² 166m²
 Year Built 1980 DOM 46 days
 Listing Date 25-Jul-25 Distance 1.48km
 Listing Price \$500/WEEKLY

5 15 HERITAGE BOULEVARD MORWELL VIC 3840



4 2 2 873m² 221m²
 Year Built 2008 DOM 36 days
 Listing Date 01-May-25 Distance 0.29km
 Listing Price \$600/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

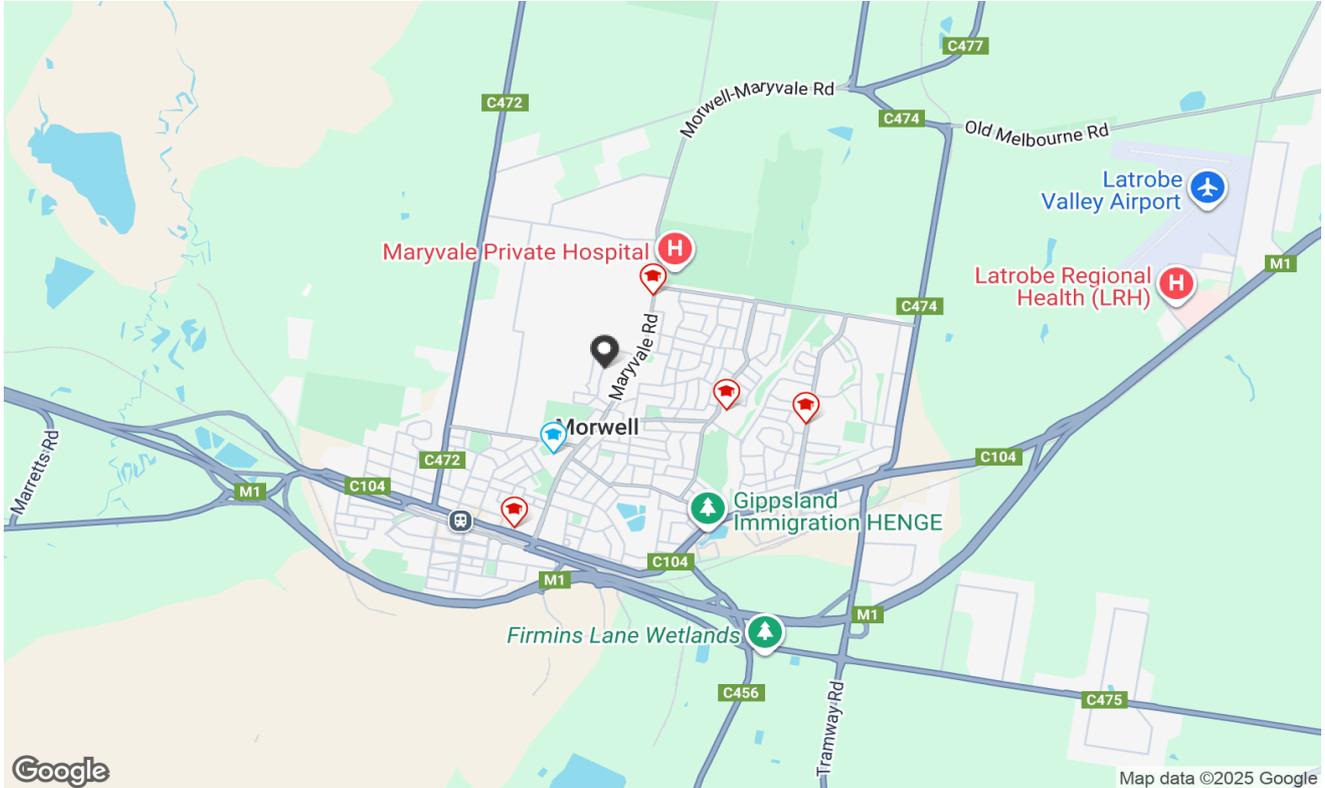
6 69 MADDEN STREET MORWELL VIC 3840



4 2 2 803m² -
Year Built - DOM 59 days
Listing Date 28-May-25 Distance 2.35km
Listing Price \$575/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
	Morwell Primary School	0.85km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	0.91km	Primary	Mixed	Government	0-6
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.19km	Primary	Mixed	Government	0-6
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.71km	Secondary	Mixed	Non-Government	-
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.91km	Secondary	Mixed	Government	7-12



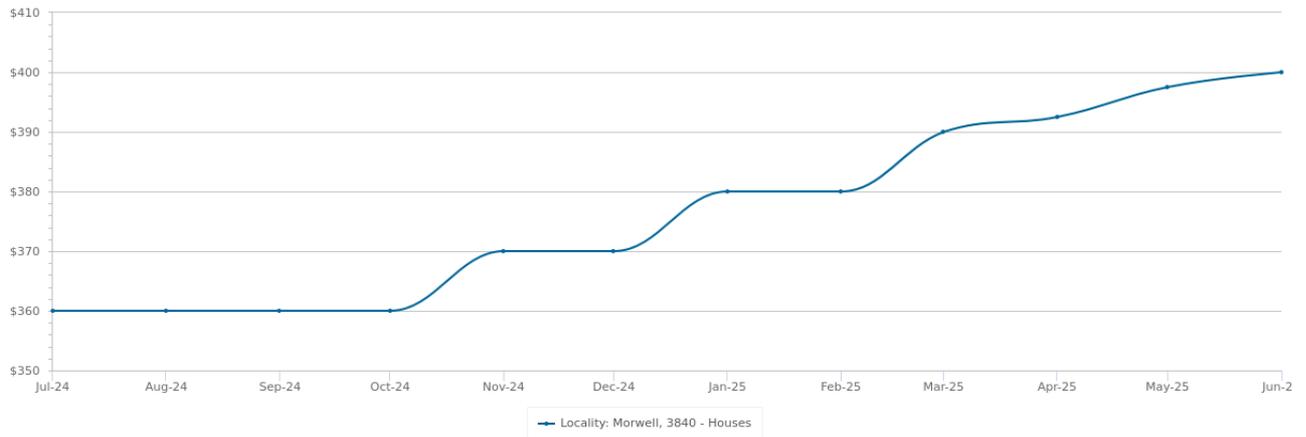
Property is within school catchment area



Property is outside school catchment area

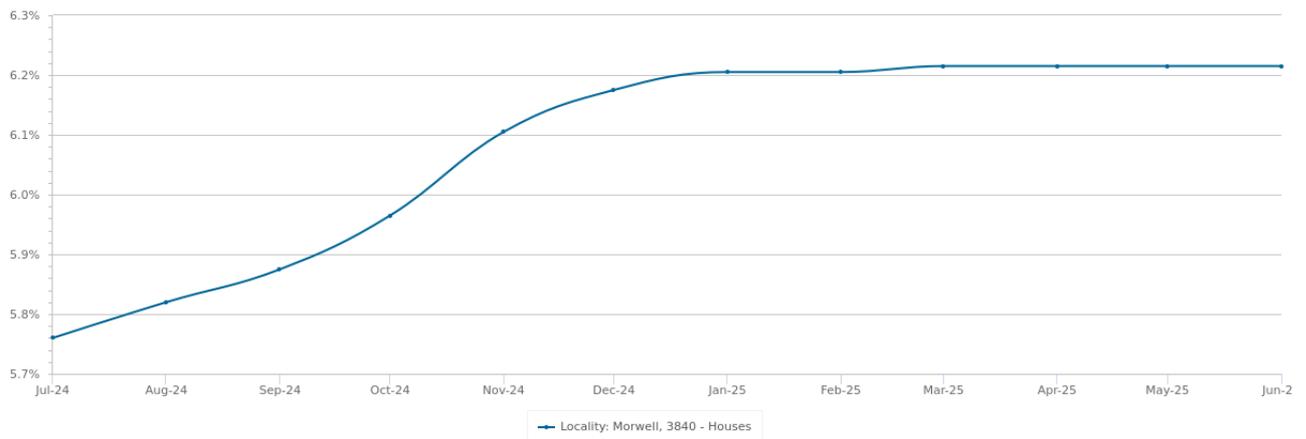
Recent Market Trends

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

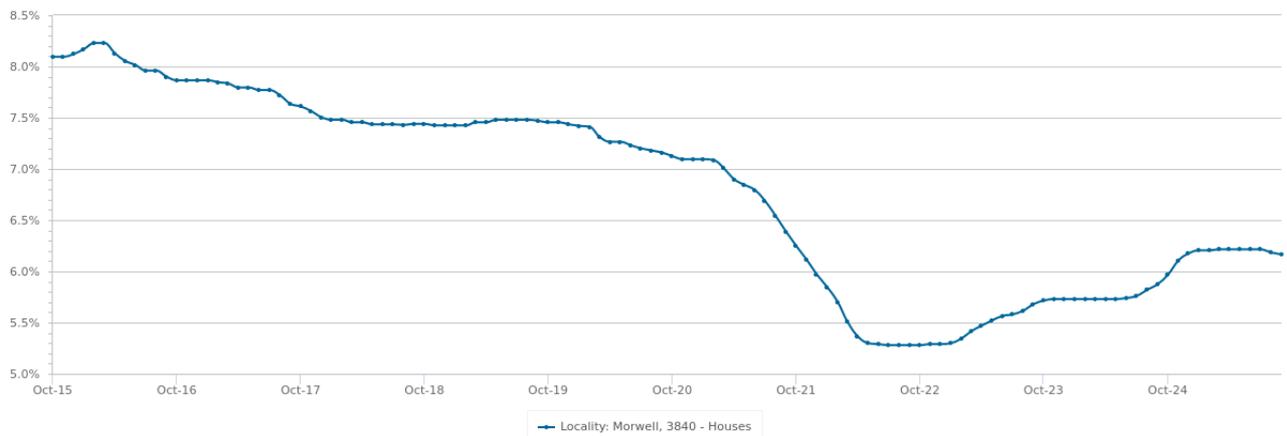
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2025	\$400	0.6% ▲	6.2%	294
May 2025	\$397	1.3% ▲	6.2%	295
Apr 2025	\$392	0.6% ▲	6.2%	290
Mar 2025	\$390	2.6% ▲	6.2%	296
Feb 2025	\$380	0.0%	6.2%	306
Jan 2025	\$380	2.7% ▲	6.2%	307
Dec 2024	\$370	0.0%	6.2%	298
Nov 2024	\$370	2.8% ▲	6.1%	300
Oct 2024	\$360	0.0%	6%	309
Sep 2024	\$360	0.0%	5.9%	327
Aug 2024	\$360	0.0%	5.8%	336
Jul 2024	\$360	1.4% ▲	5.8%	339

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$400	11.1% ▲	6.2%	316
2024	\$360	2.9% ▲	5.9%	327
2023	\$350	9.4% ▲	5.7%	363
2022	\$320	14.3% ▲	5.3%	340
2021	\$280	12.0% ▲	6.4%	273
2020	\$250	6.4% ▲	7.2%	332
2019	\$235	4.4% ▲	7.5%	368
2018	\$225	2.3% ▲	7.4%	467
2017	\$220	7.3% ▲	7.6%	496
2016	\$205	2.5% ▲	7.9%	503

Summary

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Appraisal price range

\$570 - \$590

Notes from your agent

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