



## 6 FIRMIN STREET TRARALGON VIC 3844

Prepared on 17th November 2025

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ONE AGENCY LATROBE VALLEY

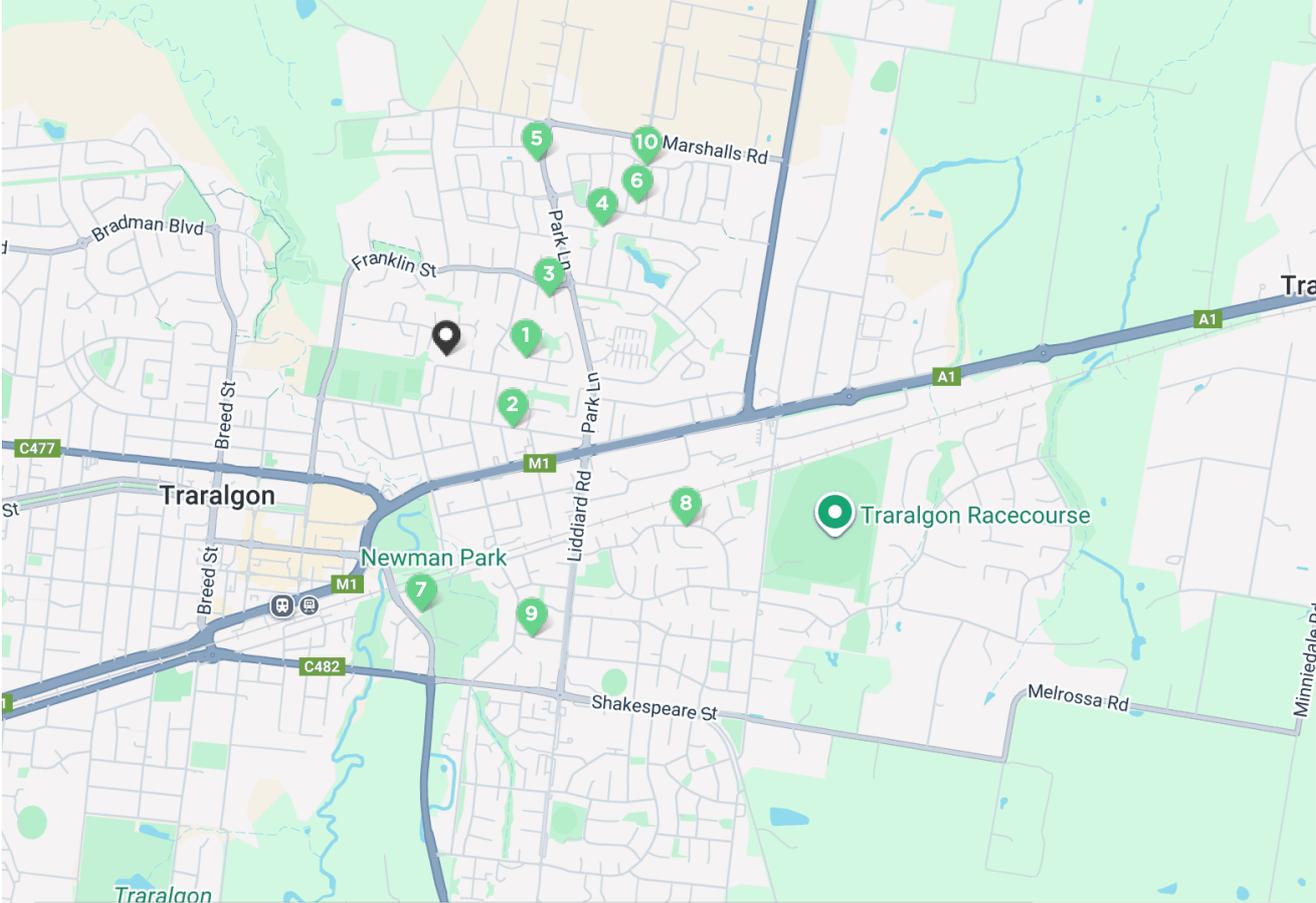
14C Hotham Street  
Traralgon VIC 3844

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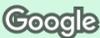
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# Comps Map: Rentals



					
	7 BLAIR ATHOL DRIVE TRARALGON VIC 3844	3	2	2	\$500
	45A DAVIDSON STREET TRARALGON VIC 3844	3	2	1	\$520
	13 TASMAN CLOSE TRARALGON VIC 3844	3	2	2	\$510
	9 MAYFAIR COURT TRARALGON VIC 3844	3	2	1	\$500
	107 PARK LANE TRARALGON VIC 3844	3	2	2	\$530
	108 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	3	2	2	\$490
	13 WHITTAKERS ROAD TRARALGON VIC 3844	3	2	1	\$470
	30 GLENVIEW DRIVE TRARALGON VIC 3844	3	2	2	\$580
	11 MONASH STREET TRARALGON VIC 3844	3	2	2	\$530
	52 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	3	2	2	\$500



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 7 BLAIR ATHOL DRIVE TRARALGON VIC 3844



3 2 2 906m<sup>2</sup> 175m<sup>2</sup>  
 Year Built 2000 DOM 28 days  
 Listing Date 30-Jul-25 Distance 0.36km  
 Listing Price \$500/WEEKLY

## 2 45A DAVIDSON STREET TRARALGON VIC 3844



3 2 1 411m<sup>2</sup> 130m<sup>2</sup>  
 Year Built 2007 DOM 30 days  
 Listing Date 26-Jun-25 Distance 0.44km  
 Listing Price \$520/WEEKLY

## 3 13 TASMAN CLOSE TRARALGON VIC 3844



3 2 2 513m<sup>2</sup> 143m<sup>2</sup>  
 Year Built 2005 DOM 57 days  
 Listing Date 16-Jun-25 Distance 0.53km  
 Listing Price \$510/WEEKLY

## 4 9 MAYFAIR COURT TRARALGON VIC 3844



3 2 1 595m<sup>2</sup> 110m<sup>2</sup>  
 Year Built 1985 DOM 21 days  
 Listing Date 27-Oct-25 Distance 0.91km  
 Listing Price \$500/WEEKLY

## 5 107 PARK LANE TRARALGON VIC 3844



3 2 2 697m<sup>2</sup> 137m<sup>2</sup>  
 Year Built 2019 DOM 7 days  
 Listing Date 05-Sep-25 Distance 0.96km  
 Listing Price \$530/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** 108 HAMMERSMITH CIRCUIT TRARALGON VIC 3844



3 2 2 561m<sup>2</sup> 146m<sup>2</sup>  
 Year Built 2008 DOM 78 days  
 Listing Date 01-Jul-25 Distance 1.09km  
 Listing Price \$490/WEEKLY

**7** 13 WHITTAKERS ROAD TRARALGON VIC 3844



3 2 1 668m<sup>2</sup> 99m<sup>2</sup>  
 Year Built 1946 DOM 12 days  
 Listing Date 24-Apr-25 Distance 1.17km  
 Listing Price \$470/WEEKLY

**8** 30 GLENVIEW DRIVE TRARALGON VIC 3844



3 2 2 821m<sup>2</sup> 150m<sup>2</sup>  
 Year Built 1995 DOM 8 days  
 Listing Date 17-Jun-25 Distance 1.33km  
 Listing Price \$580/WEEKLY

**9** 11 MONASH STREET TRARALGON VIC 3844



3 2 2 619m<sup>2</sup> 157m<sup>2</sup>  
 Year Built 2008 DOM 20 days  
 Listing Date 24-Oct-25 Distance 1.33km  
 Listing Price \$530/WEEKLY

**10** 52 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

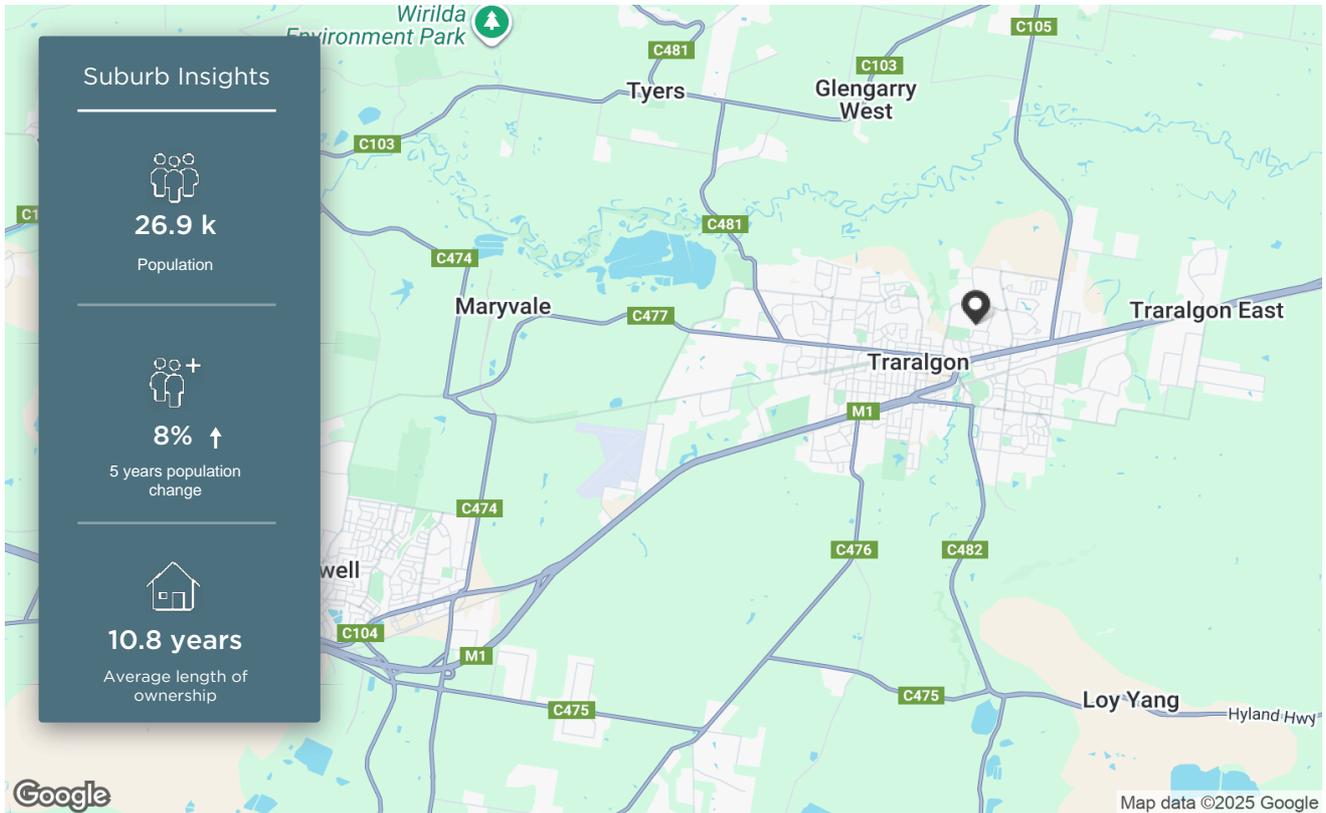


3 2 2 526m<sup>2</sup> 112m<sup>2</sup>  
 Year Built 2010 DOM 18 days  
 Listing Date 14-Oct-24 Distance 1.24km  
 Listing Price \$500/WEEKLY

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Traralgon

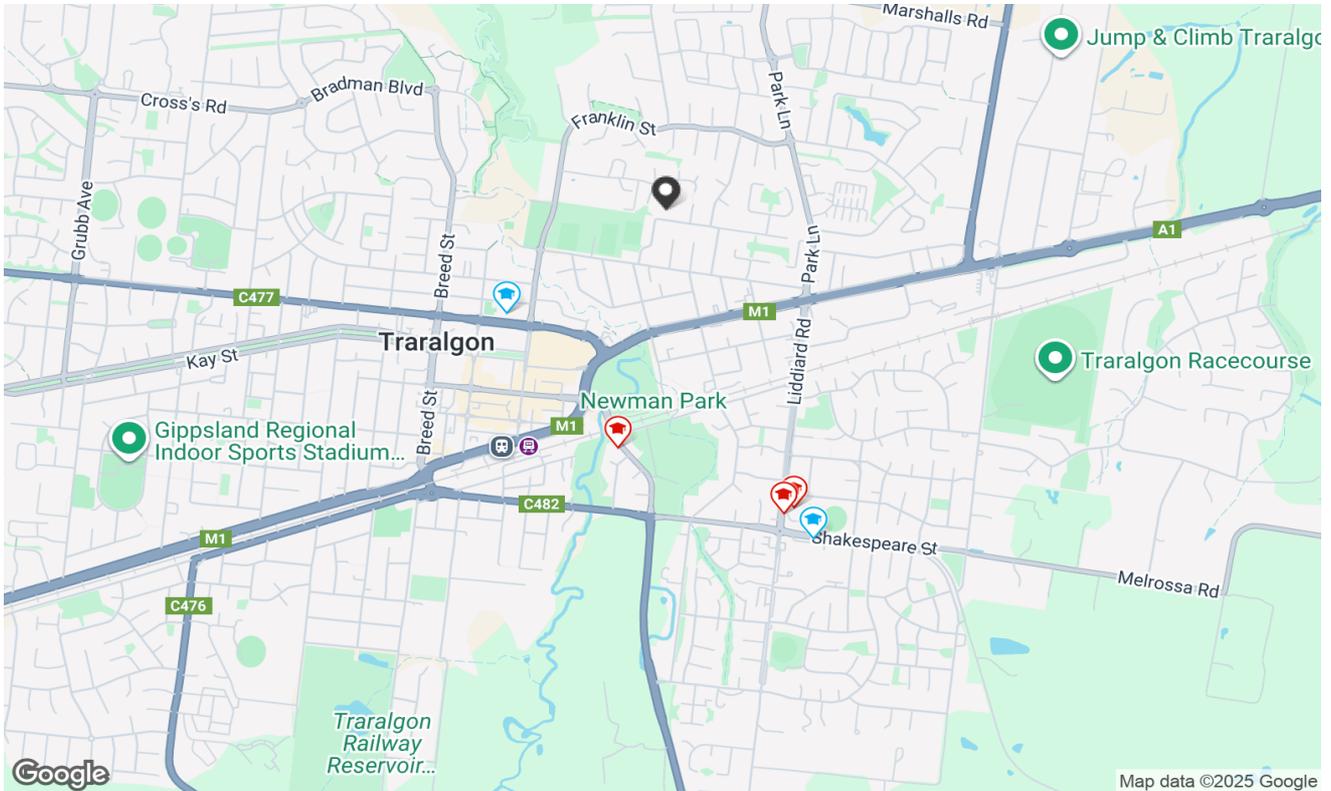
## Demographic



The size of Traralgon is approximately 56.3 square kilometres. It has 78 parks covering nearly 4.3% of total area. The population of Traralgon in 2016 was 24933 people. By 2021 the population was 26907 showing a population growth of 7.9% in the area during that time. The predominant age group in Traralgon is 30-39 years. Households in Traralgon are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2021, 71.00% of the homes in Traralgon were owner-occupied compared with 68.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Not Stated	1.5	52-78K	14.5	90-99	1.1
Childless Couples	40.2	Purchaser	36.9	15.6-33.8K	15.1	30-39	13.7
Single Parents	19.5	Owns Outright	34.1	0-15.6K	3.8	100+	0.0
Couples with Children	39.0	Renting	26.0	182K+	10.8	60-69	11.7
		Other	1.4	33.8-52K	13.7	70-79	8.9
				130-182K	13.0	80-89	4.3
				78-130K	22.3	10-19	12.0
						0-9	12.3
						20-29	12.5
						50-59	12.1

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Grey Street Primary School (Traralgon)</b> 30-44 Grey Street Traralgon VIC 3844	0.86km	Primary	Mixed	Government	0-6
	<b>SEDA College (Victoria) - AFL Traralgon &amp; Multi 2 Traralgon</b> 8 Whittakers Road Traralgon VIC 3844	1.15km	Secondary	Mixed	Non-Government	-
	<b>Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility</b> 148-152 Liddiard Road Traralgon VIC 3844	1.55km	Primary	Mixed	Non-Government	-
	<b>Traralgon (Liddiard Road) Primary School</b> 148-152 Liddiard Road Traralgon VIC 3844	1.55km	Primary	Mixed	Government	0-6
	<b>Traralgon College-East Campus</b> 142-146 Liddiard Road Traralgon VIC 3844	1.71km	Secondary	Mixed	Government	-



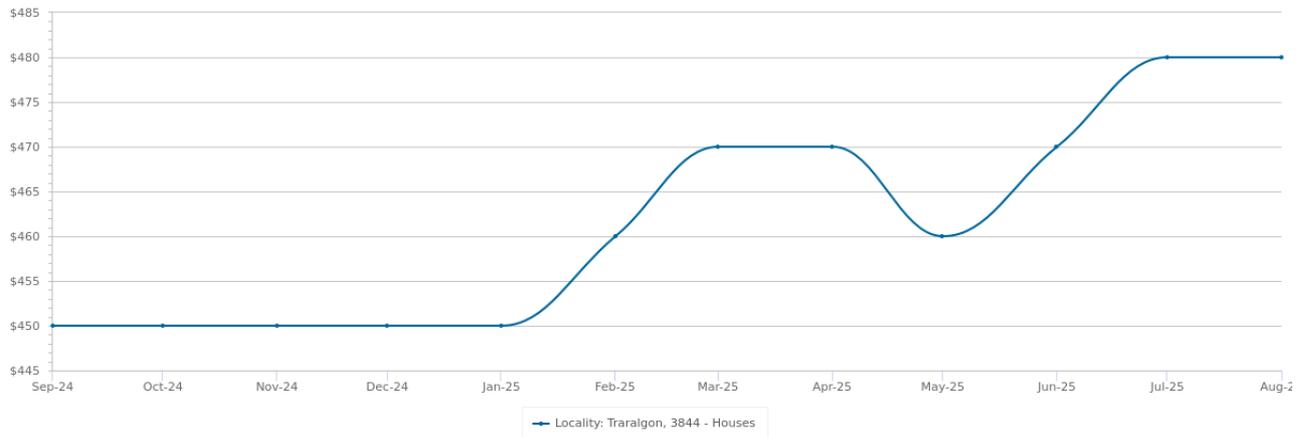
Property is within school catchment area



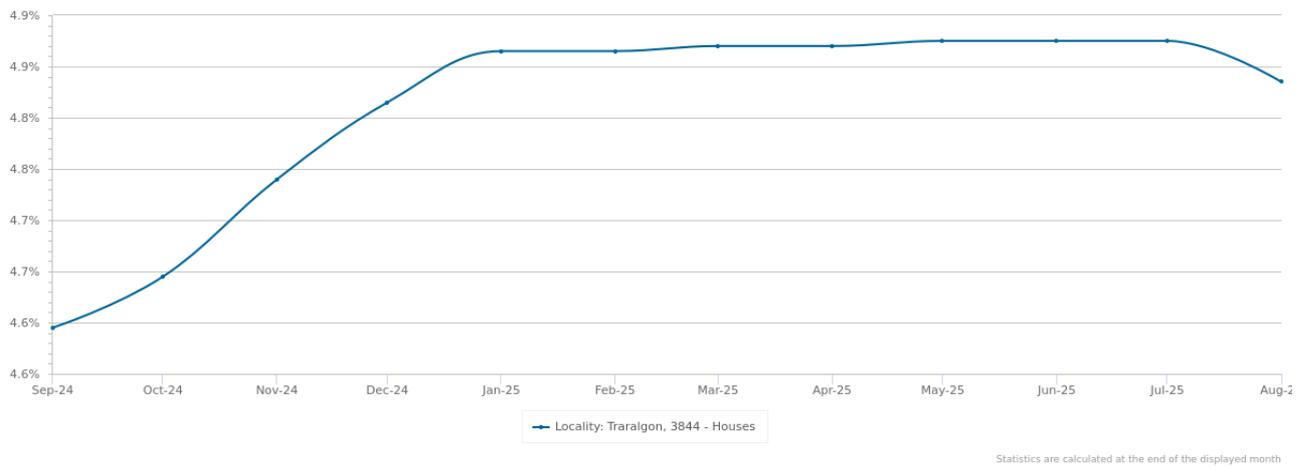
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



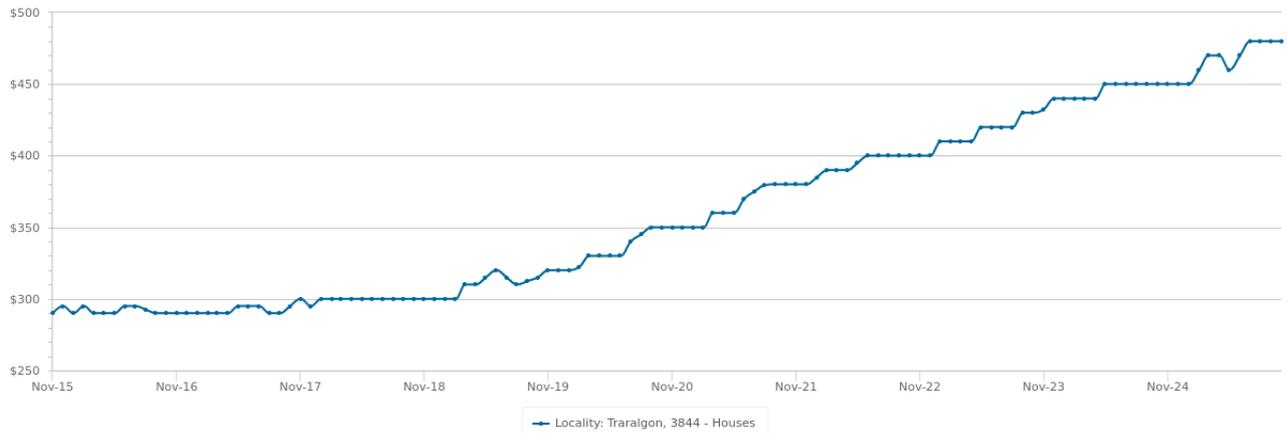
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$480	0.0%	4.8%	486
Jul 2025	\$480	2.1% ▲	4.9%	471
Jun 2025	\$470	2.2% ▲	4.9%	463
May 2025	\$460	-2.1% ▼	4.9%	456
Apr 2025	\$470	0.0%	4.9%	443
Mar 2025	\$470	2.2% ▲	4.9%	442
Feb 2025	\$460	2.2% ▲	4.9%	442
Jan 2025	\$450	0.0%	4.9%	455
Dec 2024	\$450	0.0%	4.8%	458
Nov 2024	\$450	0.0%	4.7%	460
Oct 2024	\$450	0.0%	4.6%	446
Sep 2024	\$450	0.0%	4.6%	464

# 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
2025	\$480	6.7% ▲	4.8%	531
2024	\$450	4.7% ▲	4.6%	446
2023	\$430	7.5% ▲	4.5%	558
2022	\$400	5.3% ▲	4.3%	591
2021	\$380	8.6% ▲	4.9%	571
2020	\$350	11.1% ▲	5.2%	495
2019	\$315	5.0% ▲	5.3%	536
2018	\$300	1.7% ▲	5.4%	683
2017	\$295	1.7% ▲	5.4%	853
2016	\$290	0.0%	5.6%	900

# Summary

**6 FIRMIN STREET TRARALGON VIC 3844**



**Appraisal price range**  
\$500 - \$520

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