



COMPARATIVE MARKET ANALYSIS

1308 HORSESHOE BEND ROAD, TORQUAY, VIC 3228

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



1308 Horseshoe Bend Road
Torquay, VIC, 3228

To Whom It May Concern,

RE: 1308 Horseshoe Bend Road
Torquay, VIC, 3228

The rental report, enclosed, provides a detailed, data-driven analysis. It is designed to offer valuable insights into the local property market, which can aid in making 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

Should you have any further questions or require additional data, please do not 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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1308 HORSESHOE BEND ROAD, TORQUAY, VIC 3228



Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

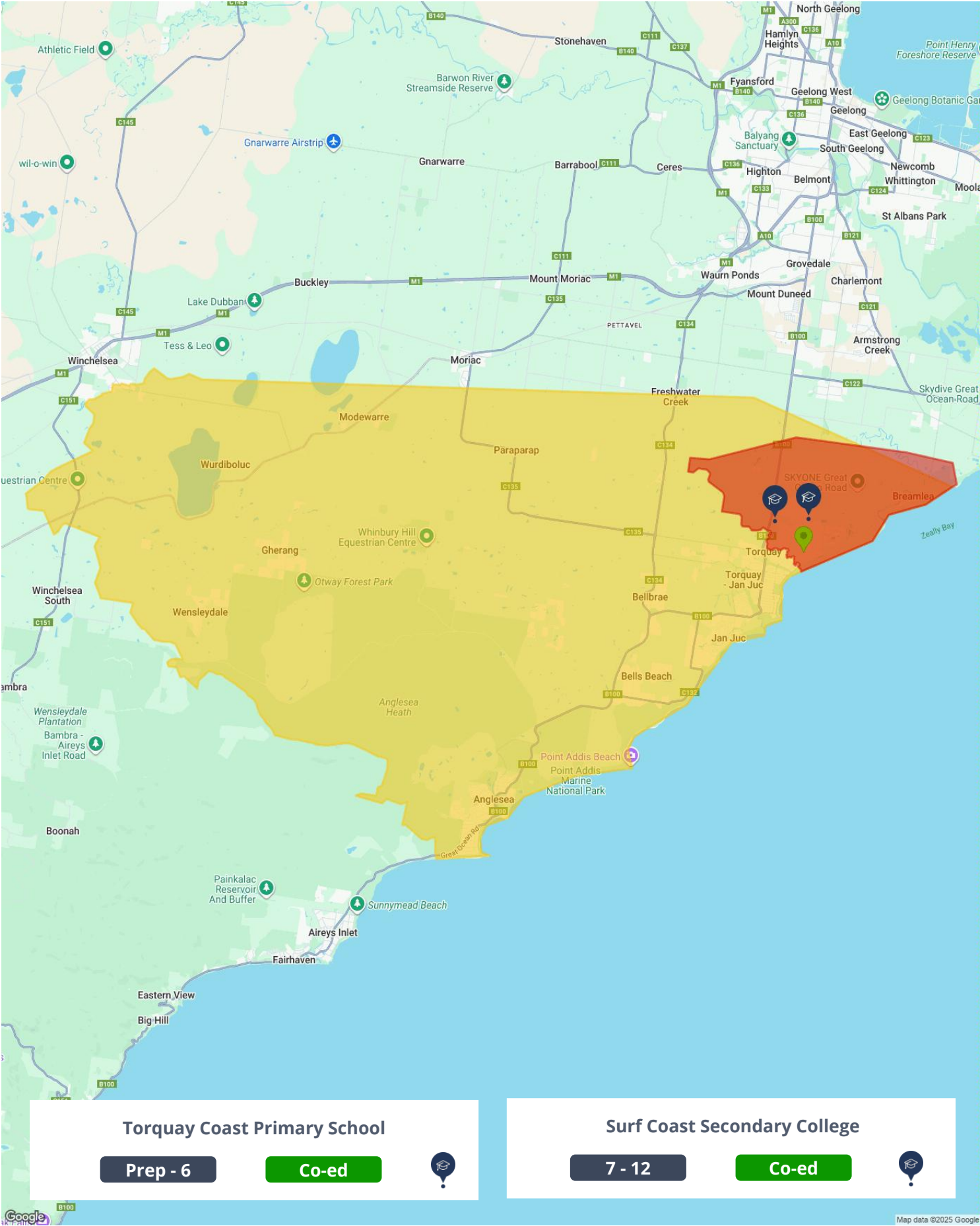
Property Type: House - N/A
RPD: 674//PS304972 (10053444)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
Zoning
Council: SURF COAST SHIRE
Features:

 4  2  2

Area: 701 m²
Area \$/m²:
Water/Sewerage:
Property ID: 4382792 / VIC41029549
UBD Ref: UBD Ref: 682 A2

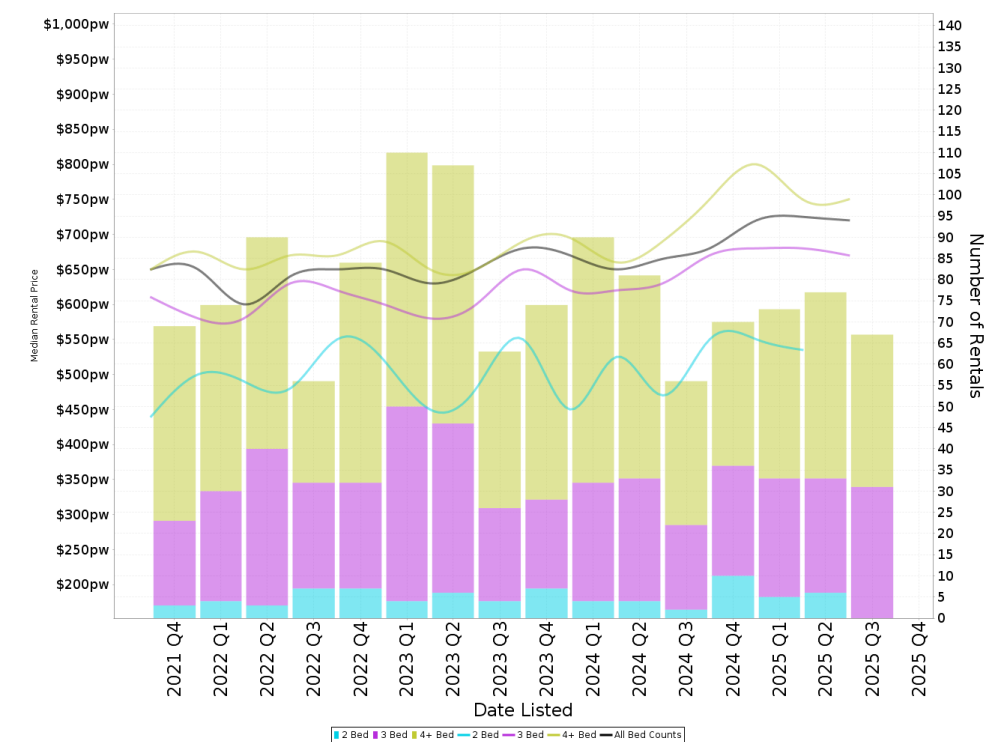
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.5%

Current Median Price: \$1,180,000
Previous Median Price: \$1,210,000

Based on 585 registered House sales compared over the last two rolling 12 month periods.

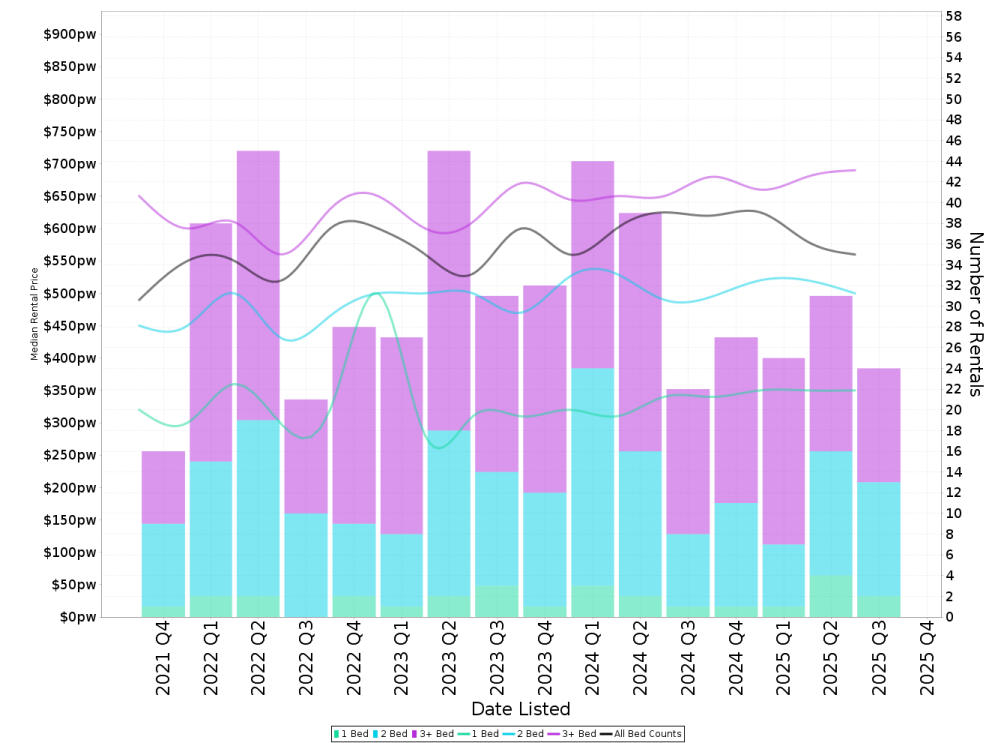
Suburb Rental Yield

+3.2%

Current Median Price: \$1,180,000
Current Median Rent: \$720

Based on 287 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.4%

Current Median Price: \$788,500
Previous Median Price: \$870,000

Based on 107 registered Unit sales compared over the last two rolling 12 month periods.

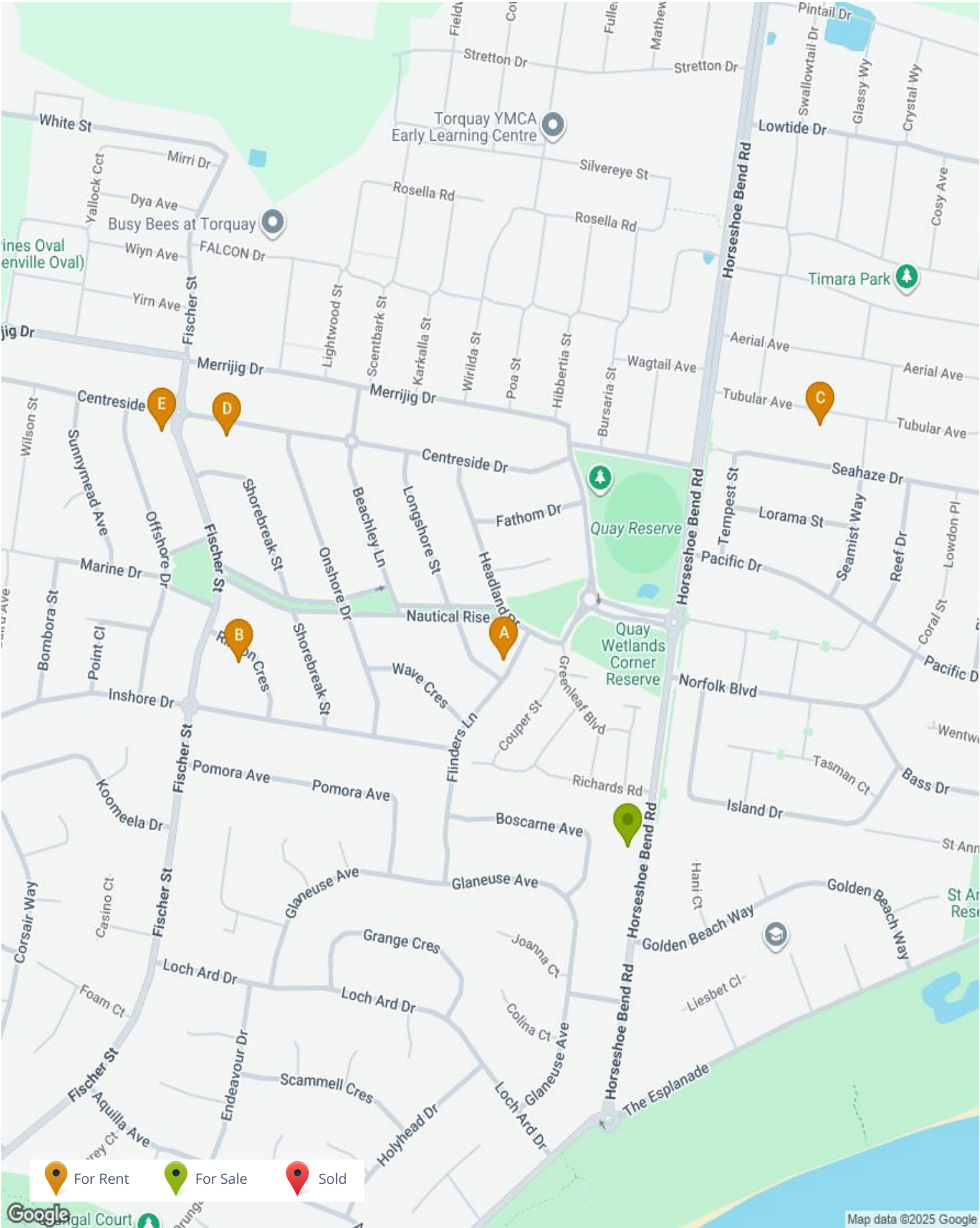
Suburb Rental Yield

+4.0%

Current Median Price: \$788,500
Current Median Rent: \$600

Based on 107 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 1000.0m from the focus property. The lowest for rent price is \$690 and the highest for rent price is \$820 with a median rental price of \$750. Days listed ranges from 1 to 23 days with the average currently at 13 days for these selected properties.

31 LONGSHORE ST, TORQUAY 3228  Property Type: House Area: 610 m² (274 m²) RPD: 311//PS508355 Current Rent Price: \$795 per week First Rent Price: \$795 per week Month Listed: September 2025 Days on Market: 16 Days Features: CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO A	UBD Ref: Melbourne - 681 R1 4 2 2
7 RINCON CRES, TORQUAY 3228  Property Type: House Area: 502 m² RPD: 1140//PS619605 Current Rent Price: \$690 per week First Rent Price: \$690 per week Month Listed: July 2025* (Rented) Days on Market: 1 Day Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL LAUNDRY B	UBD Ref: Melbourne - 681 P1 4 2 2
22 TUBULAR AVE, TORQUAY 3228  Property Type: House Area: 525 m² (222 m²) RPD: 11//PS719814 Current Rent Price: \$720 per week First Rent Price: \$720 per week Month Listed: May 2025* (Rented) Days on Market: 23 Days Features: DECK, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: DISHWASHER C	UBD Ref: Melbourne - 672 B19 4 2 2
51 CENTRESIDE DR, TORQUAY 3228  Property Type: House Area: 485 m² RPD: 1015//PS617847 Current Rent Price: \$750 per week First Rent Price: \$750 per week Month Listed: September 2025* (Rented) Days on Market: 21 Days Features: WALL TYPE: BRICK, ROOF TYPE: IRON, ENSUITE, GARAGE, STUDY, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY D	UBD Ref: Melbourne - 671 P19 4 2 2
197 FISCHER ST, TORQUAY 3228  Property Type: House Area: 754 m² RPD: 1506//PS634056 Current Rent Price: \$820 per week First Rent Price: \$820 per week Month Listed: April 2025* (Rented) Days on Market: 8 Days Features: BUILD YR: 2011, WALL TYPE: BRICK, ROOF TYPE: SHINGLES, HIGHSET, BRICK AND TILE, CONTEMPORARY, DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN E	UBD Ref: Melbourne - 671 P19 4 2 2

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Appraisal Price

This market analysis has been prepared on 08/10/2025 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:

\$750pw to \$800pw

Contact your agent for further information:



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