



105 CRINIGAN ROAD MORWELL VIC 3840

Prepared on 6th October 2025



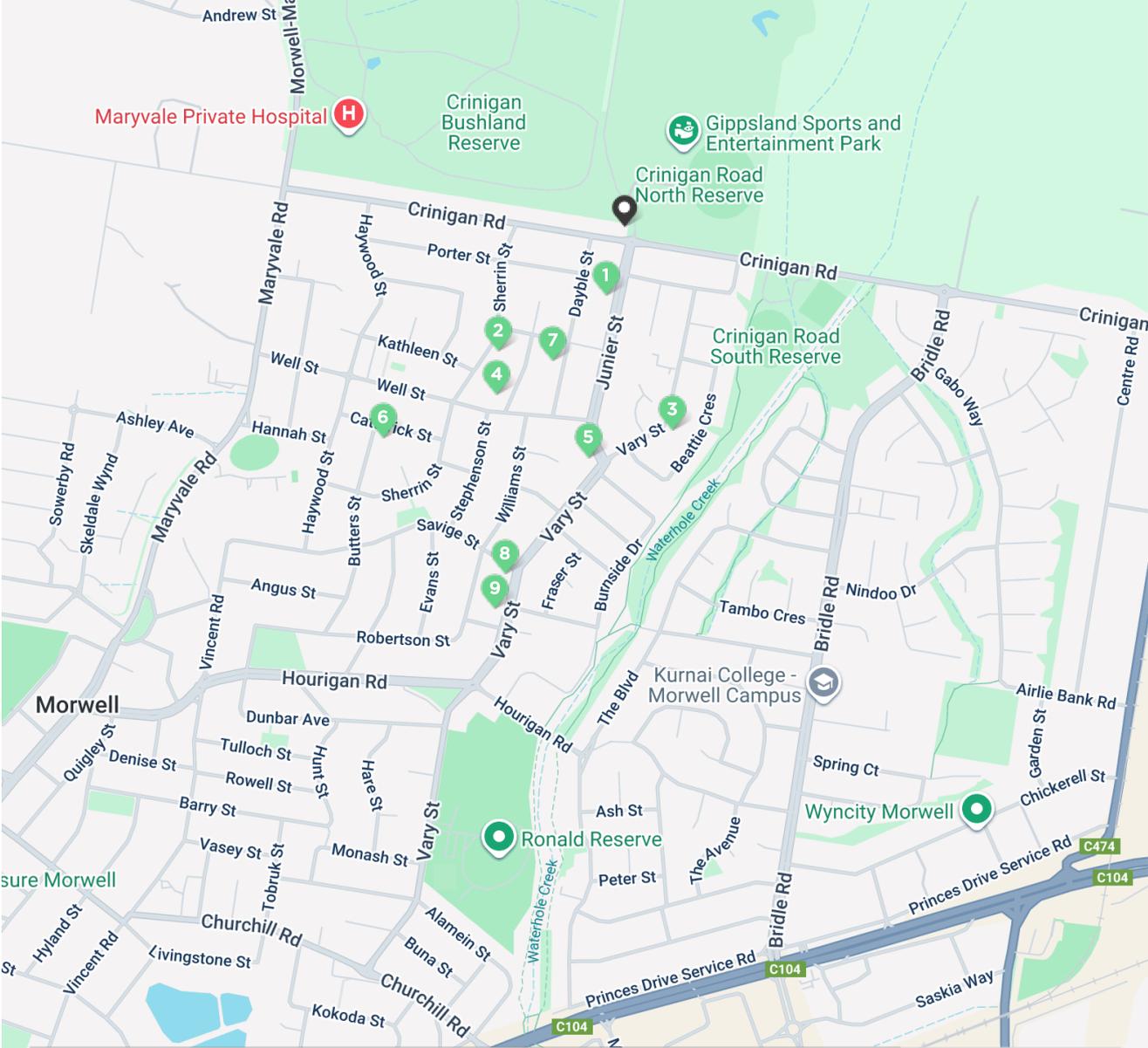
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Comps Map: Rentals



1 41 JUNIER STREET MORWELL VIC 3840	3	1	2	\$380
2 54 SHERRIN STREET MORWELL VIC 3840	3	1	1	\$370
3 140 VARY STREET MORWELL VIC 3840	3	1	1	\$370
4 61 WELL STREET MORWELL VIC 3840	3	1	2	\$350
5 125 VARY STREET MORWELL VIC 3840	3	1	2	\$380
6 46 BUTTERS STREET MORWELL VIC 3840	3	1	1	\$330
7 11 DAYBLE STREET MORWELL VIC 3840	3	1	1	\$350
8 85 VARY STREET MORWELL VIC 3840	3	1	2	\$340
9 73 VARY STREET MORWELL VIC 3840	3	1	1	\$370

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

Comparable Rentals

1 41 JUNIER STREET MORWELL VIC 3840



3 1 2 610m² 91m²
 Year Built 1970 DOM 73 days
 Listing Date 07-Jul-25 Distance 0.19km
 Listing Price \$380/WEEKLY

2 54 SHERRIN STREET MORWELL VIC 3840



3 1 1 703m² 91m²
 Year Built 1960 DOM 52 days
 Listing Date 01-Apr-25 Distance 0.46km
 Listing Price \$370/WEEKLY

3 140 VARY STREET MORWELL VIC 3840



3 1 1 640m² 97m²
 Year Built 1970 DOM 40 days
 Listing Date 20-Jun-25 Distance 0.54km
 Listing Price \$370/WEEKLY

4 61 WELL STREET MORWELL VIC 3840



3 1 2 772m² 92m²
 Year Built 1960 DOM 53 days
 Listing Date 16-Jun-25 Distance 0.55km
 Listing Price \$350/WEEKLY

5 125 VARY STREET MORWELL VIC 3840



3 1 2 661m² 83m²
 Year Built 1960 DOM 24 days
 Listing Date 12-Sep-25 Distance 0.61km
 Listing Price \$380/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 46 BUTTERS STREET MORWELL VIC 3840



3 1 1 632m² 92m²
 Year Built - DOM 33 days
 Listing Date 12-May-25 Distance 0.83km
 Listing Price \$330/WEEKLY

7 11 DAYBLE STREET MORWELL VIC 3840



3 1 1 595m² 110m²
 Year Built 1960 DOM 16 days
 Listing Date 07-May-25 Distance 0.4km
 Listing Price \$350/WEEKLY

8 85 VARY STREET MORWELL VIC 3840



3 1 2 727m² 92m²
 Year Built 1950 DOM 73 days
 Listing Date 25-Feb-25 Distance 0.95km
 Listing Price \$340/WEEKLY

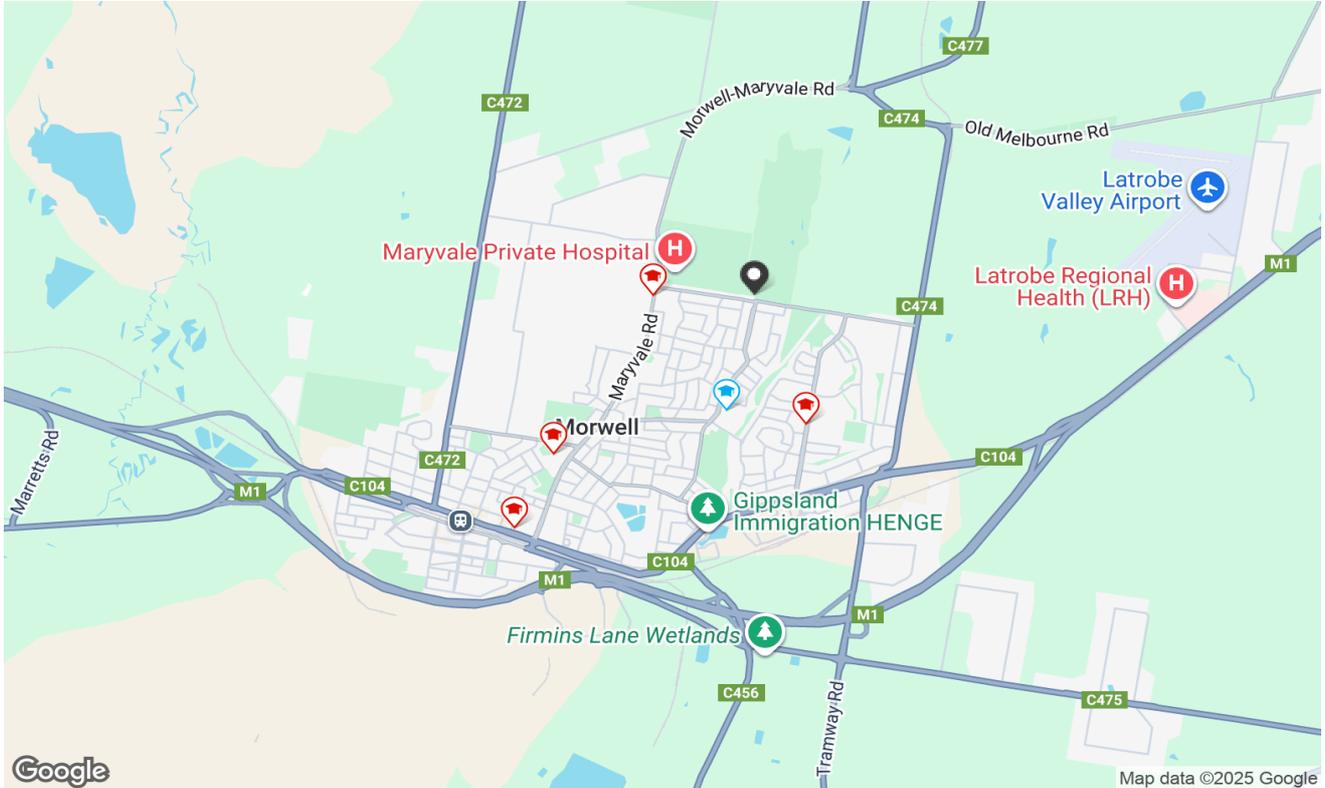
9 73 VARY STREET MORWELL VIC 3840



3 1 1 650m² 98m²
 Year Built - DOM 28 days
 Listing Date 12-Jun-25 Distance 1.04km
 Listing Price \$370/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



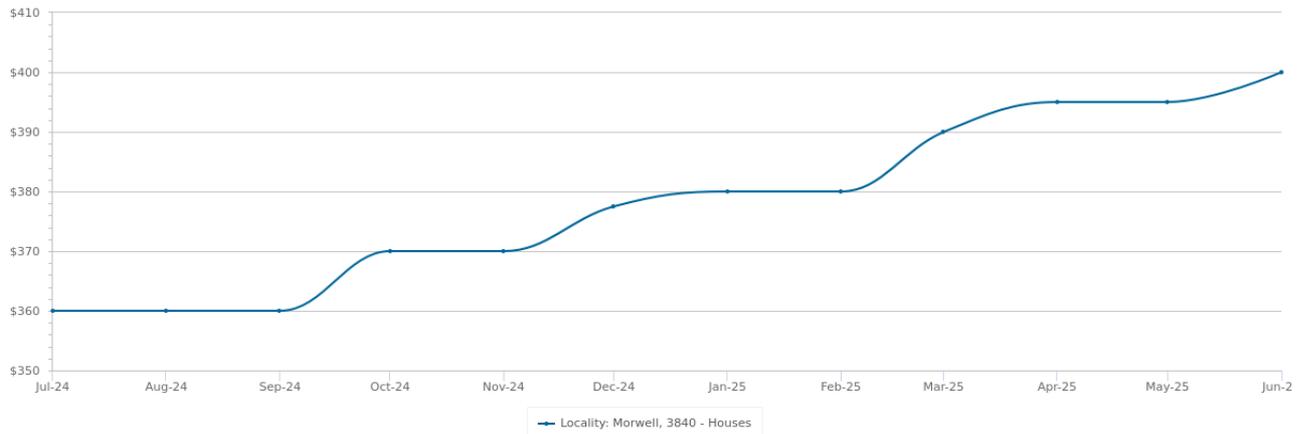
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Morwell Primary School	0.88km	Primary	Mixed	Government	1-6
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.12km	Primary	Mixed	Government	0-6
 Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.33km	Secondary	Mixed	Government	7-12
 Morwell Central Primary School	2.33km	Primary	Mixed	Government	0-6
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	3.08km	Secondary	Mixed	Non-Government	-

 Property is within school catchment area

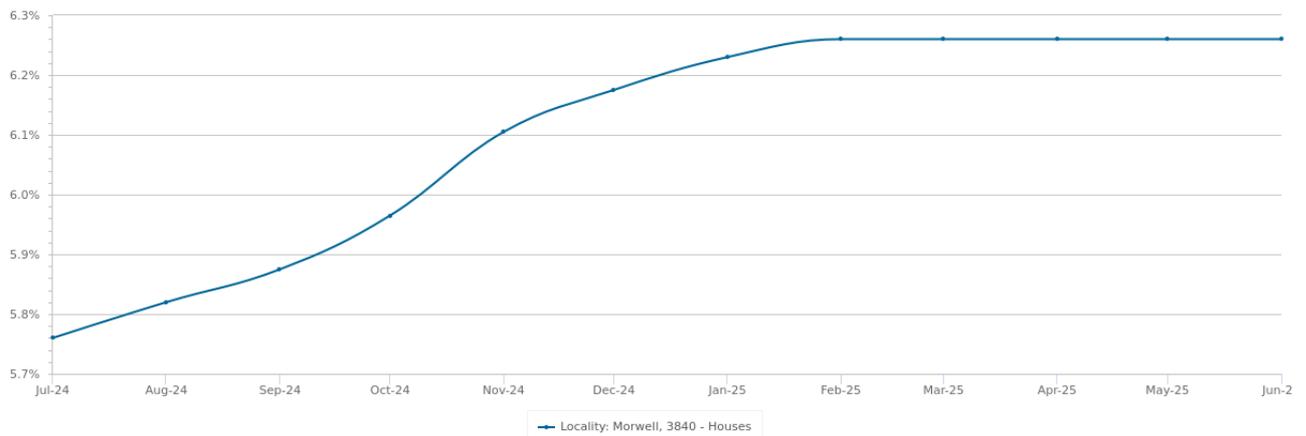
 Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2025	\$400	1.3% ▲	6.3%	295
May 2025	\$395	0.0%	6.3%	296
Apr 2025	\$395	1.3% ▲	6.3%	293
Mar 2025	\$390	2.6% ▲	6.3%	299
Feb 2025	\$380	0.0%	6.3%	309
Jan 2025	\$380	0.7% ▲	6.2%	310
Dec 2024	\$377	2.0% ▲	6.2%	301
Nov 2024	\$370	0.0%	6.1%	303
Oct 2024	\$370	2.8% ▲	6%	313
Sep 2024	\$360	0.0%	5.9%	330
Aug 2024	\$360	0.0%	5.8%	339
Jul 2024	\$360	0.0%	5.8%	342

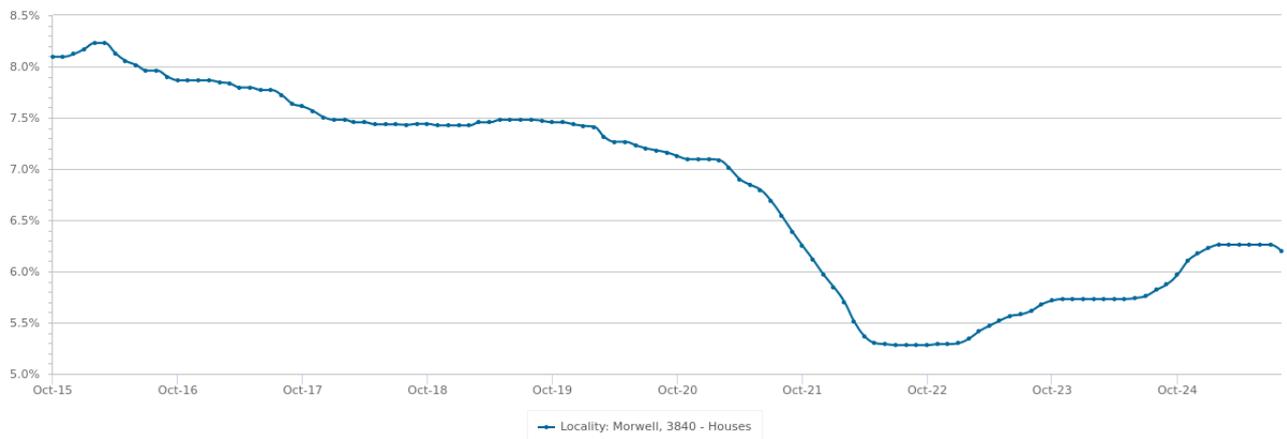
Long Term Market Trends

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	\$400	11.1% ▲	6.2%	299
2024	\$360	2.9% ▲	5.8%	339
2023	\$350	9.4% ▲	5.6%	353
2022	\$320	14.3% ▲	5.3%	332
2021	\$280	12.0% ▲	6.5%	254
2020	\$250	4.2% ▲	7.2%	344
2019	\$240	6.7% ▲	7.5%	366
2018	\$225	2.3% ▲	7.4%	469
2017	\$220	7.3% ▲	7.7%	497
2016	\$205	-	8%	516

Summary

105 CRINIGAN ROAD MORWELL VIC 3840



Appraisal price range

\$340 - \$360

Notes from your agent

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