



2 MACDONALD COURT GLENGARRY VIC 3854

Prepared on 12th November 2025



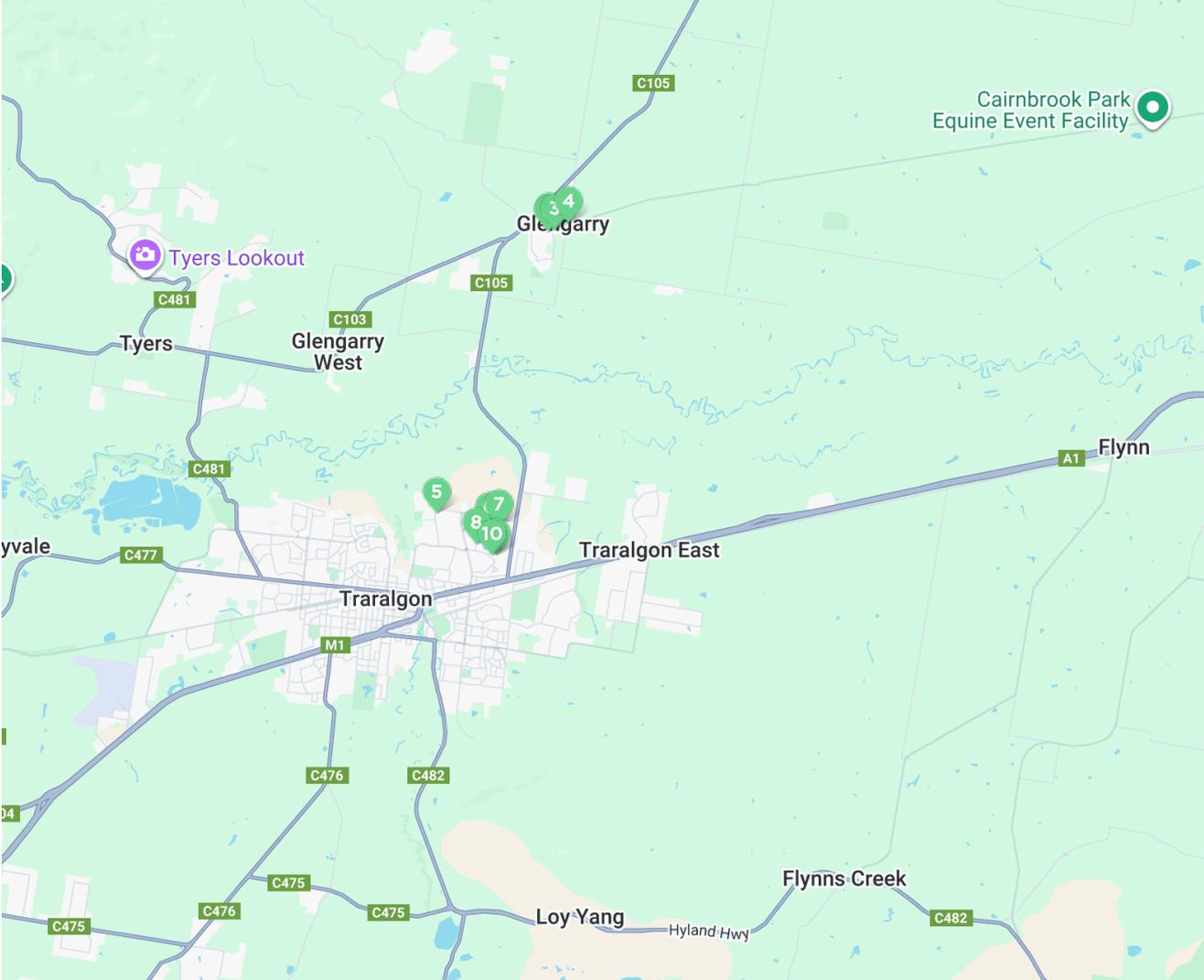
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Comps Map: Rentals



1	23 RHODES COURT GLENGARRY VIC 3854	3	2	2	\$475
2	5 RHODES COURT GLENGARRY VIC 3854	3	2	4	\$460
3	17 KYNE STREET GLENGARRY VIC 3854	3	1	4	\$400
4	7 RAILWAY AVENUE GLENGARRY VIC 3854	3	1	2	\$475
5	17 GREENFIELD DRIVE TRARALGON VIC 3844	3	2	1	\$450
6	2 COVENTRY ROAD TRARALGON VIC 3844	3	2	2	\$450
7	18 GREYTHORN ROAD TRARALGON VIC 3844	3	2	1	\$440
8	15 MORGAN DRIVE TRARALGON VIC 3844	3	1	4	\$430
9	57 MORGAN DRIVE TRARALGON VIC 3844	3	2	1	\$460
10	56 MORGAN DRIVE TRARALGON VIC 3844	3	1	3	\$430

* This data point was edited by the author of this CMA and has not been verified by Cotality
Map data ©2025 Google

Comparable Rentals

1 23 RHODES COURT GLENGARRY VIC 3854



3 2 2 800m² 148m²
 Year Built 2000 DOM 2 days
 Listing Date 16-Oct-25 Distance 0.04km
 Listing Price \$475/WEEKLY

2 5 RHODES COURT GLENGARRY VIC 3854



3 2 4 773m² -
 Year Built - DOM 28 days
 Listing Date 26-Sep-24 Distance 0.1km
 Listing Price \$460/WEEKLY

3 17 KYNE STREET GLENGARRY VIC 3854



3 1 4 802m² 110m²
 Year Built - DOM 7 days
 Listing Date 05-Sep-25 Distance 0.13km
 Listing Price \$400/WEEKLY

4 7 RAILWAY AVENUE GLENGARRY VIC 3854



3 1 2 846m² 137m²
 Year Built 1970 DOM 28 days
 Listing Date 25-Oct-23 Distance 0.39km
 Listing Price \$475/WEEKLY

5 17 GREENFIELD DRIVE TRARALGON VIC 3844



3 2 1 700m² 133m²
 Year Built 1980 DOM 32 days
 Listing Date 22-Jan-24 Distance 6.07km
 Listing Price \$450/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 2 COVENTRY ROAD TRARALGON VIC 3844



3 2 2 463m² 112m²
 Year Built 2008 DOM 8 days
 Listing Date 11-Sep-24 Distance 6.07km
 Listing Price \$450/WEEKLY

7 18 GREYTHORN ROAD TRARALGON VIC 3844



3 2 1 633m² 125m²
 Year Built 2010 DOM 15 days
 Listing Date 14-Oct-25 Distance 5.98km
 Listing Price \$440/WEEKLY

8 15 MORGAN DRIVE TRARALGON VIC 3844



3 1 4 755m² 119m²
 Year Built 1984 DOM 12 days
 Listing Date 18-Dec-23 Distance 6.42km
 Listing Price \$430/WEEKLY

9 57 MORGAN DRIVE TRARALGON VIC 3844



3 2 1 772m² 114m²
 Year Built 1980 DOM 17 days
 Listing Date 15-Jan-25 Distance 6.56km
 Listing Price \$460/WEEKLY

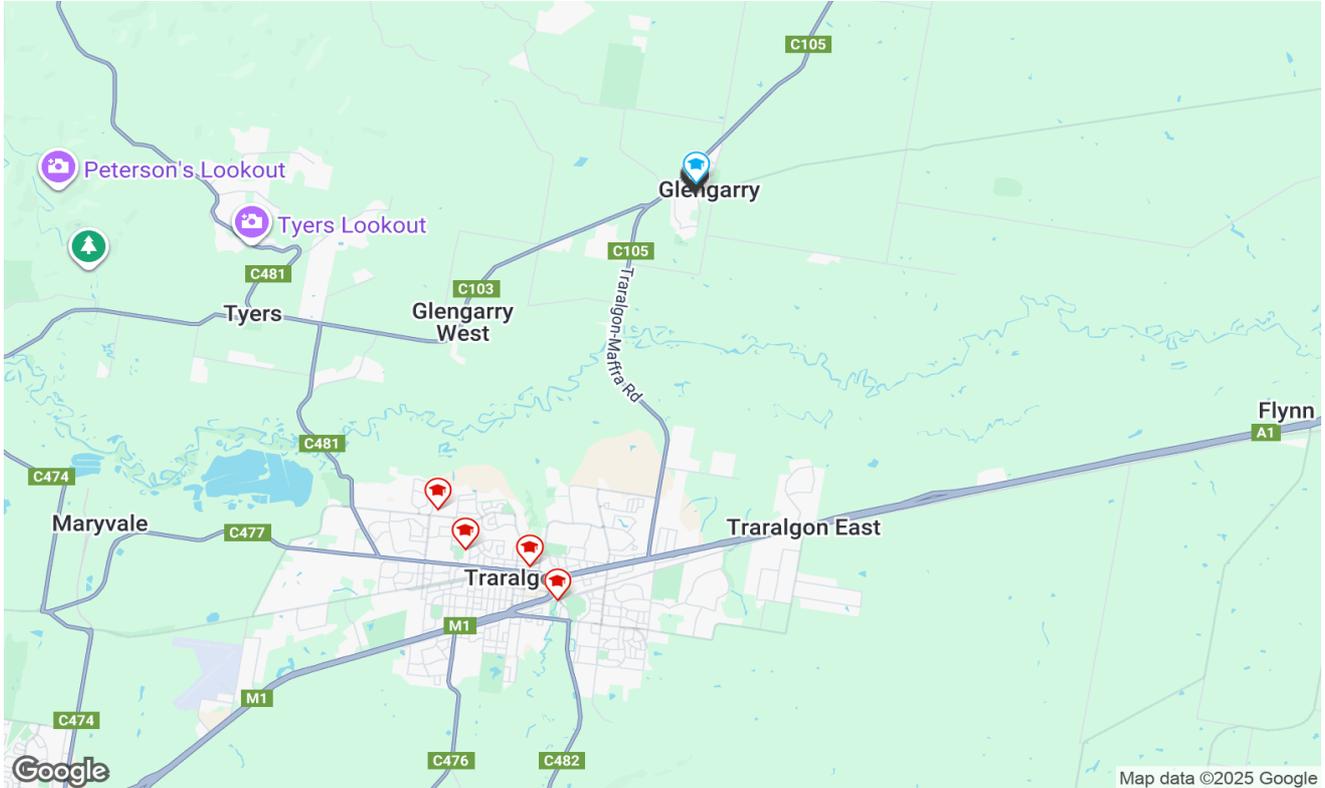
10 56 MORGAN DRIVE TRARALGON VIC 3844



3 1 3 673m² 114m²
 Year Built - DOM 14 days
 Listing Date 21-Aug-25 Distance 6.57km
 Listing Price \$430/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
 Glengarry Primary School 41-45 Cairnbrook Road Glengarry VIC 3854	0.24km	Primary	Mixed	Government	0-6
 St Paul's Anglican Grammar School - Traralgon Campus 46 Crosss Road Traralgon VIC 3844	7.56km	Combined	Mixed	Non-Government	-
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	7.7km	Primary	Mixed	Government	0-6
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	7.92km	Primary	Mixed	Government	0-6
 SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	8.14km	Secondary	Mixed	Non-Government	-



Property is within school catchment area



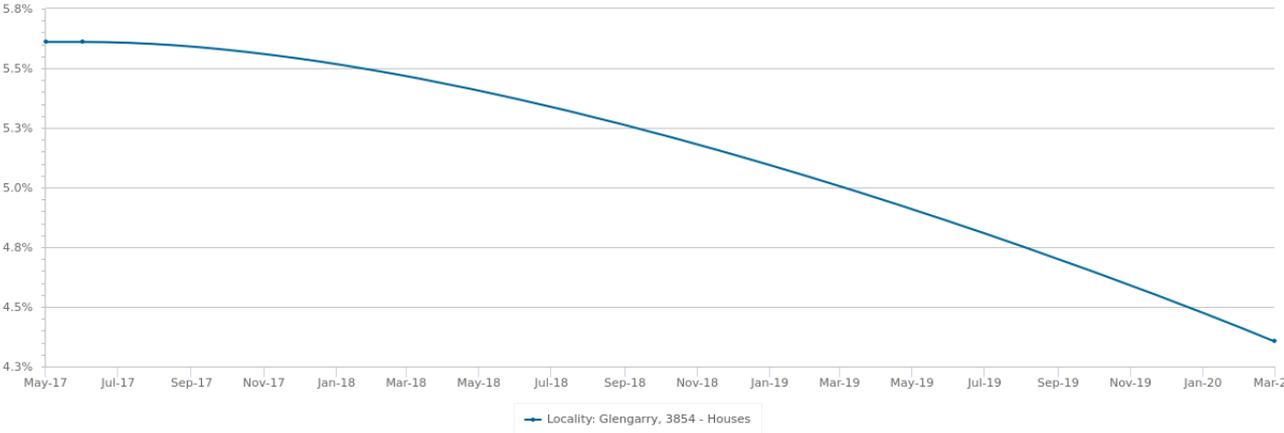
Property is outside school catchment area

Recent Market Trends

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jul 2025	-	-	-	3
Jun 2025	-	-	-	3
May 2025	-	-	-	3
Apr 2025	-	-	-	3
Mar 2025	-	-	-	4
Feb 2025	-	-	-	4
Jan 2025	-	-	-	4
Dec 2024	-	-	-	4
Nov 2024	-	-	-	4
Oct 2024	-	-	-	5
Sep 2024	-	-	-	5
Aug 2024	-	-	-	3

Long Term Market Trends

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	-	-	-	4
2024	-	-	-	5
2023	-	-	-	3
2022	-	-	-	9
2021	-	-	-	5
2020	-	-	4.4%	3
2019	-	-	-	4
2018	-	-	-	6
2017	-	-	-	8
2016	-	-	-	6

Summary

2 MACDONALD COURT GLENGARRY VIC 3854



Appraisal price range
\$460 - \$480

Notes from your agent

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