



3 BENDOCK COURT TRARALGON VIC 3844

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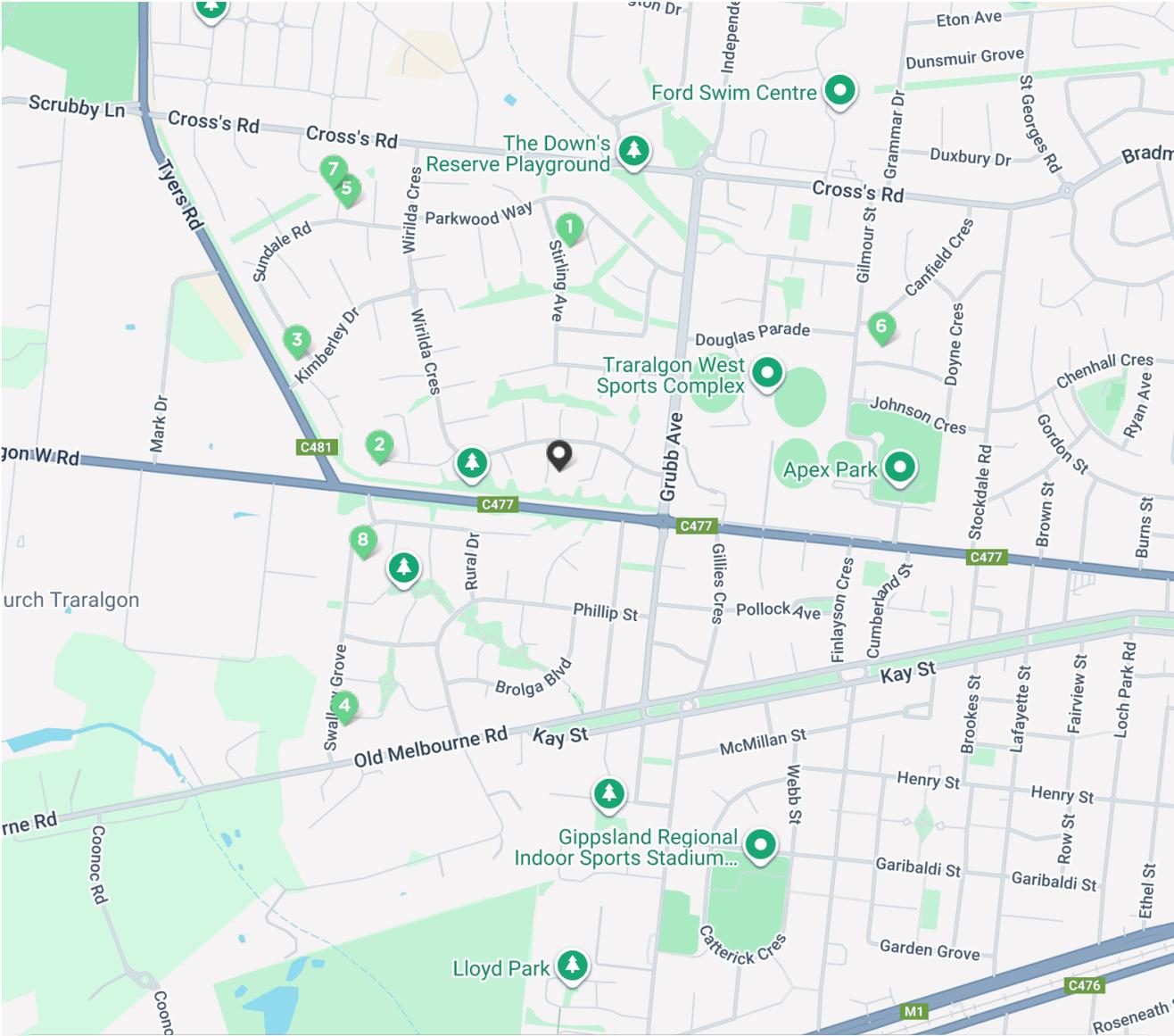
14C Hotham Street
Traralgon VIC 3844

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Comps Map: Rentals



1 18 STIRLING AVENUE TRARALGON VIC 3844	3	2	1	\$480
2 21 NUGONG PLACE TRARALGON VIC 3844	3	2	2	\$500
3 58 SUNDALE ROAD TRARALGON VIC 3844	3	2	2	\$550
4 8 SWALLOW GROVE TRARALGON VIC 3844	3	2	2	\$520
5 12 SUNDALE ROAD TRARALGON VIC 3844	3	2	2	\$500
6 14 HOLDEN CRESCENT TRARALGON VIC 3844	3	2	1	\$525
7 3 CABLE CLOSE TRARALGON VIC 3844	3	2	2	\$515
8 42 SWALLOW GROVE TRARALGON VIC 3844	3	2	4	\$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 18 STIRLING AVENUE TRARALGON VIC 3844



3 2 1 574m² 140m²
 Year Built - DOM 28 days
 Listing Date 24-Sep-25 Distance 0.57km
 Listing Price \$480/WEEKLY

2 21 NUGONG PLACE TRARALGON VIC 3844



3 2 2 691m² 173m²
 Year Built 1980 DOM 15 days
 Listing Date 05-Sep-25 Distance 0.45km
 Listing Price \$500/WEEKLY

3 58 SUNDALE ROAD TRARALGON VIC 3844



3 2 2 485m² -
 Year Built - DOM 22 days
 Listing Date 29-Jul-25 Distance 0.71km
 Listing Price \$550/WEEKLY

4 8 SWALLOW GROVE TRARALGON VIC 3844



3 2 2 800m² -
 Year Built - DOM 18 days
 Listing Date 29-Aug-25 Distance 0.84km
 Listing Price \$520/WEEKLY

5 12 SUNDALE ROAD TRARALGON VIC 3844



3 2 2 571m² 142m²
 Year Built 2004 DOM 13 days
 Listing Date 04-Jun-25 Distance 0.85km
 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

Comparable Rentals

6 14 HOLDEN CRESCENT TRARALGON VIC 3844



3 2 1 702m² 111m²
 Year Built 1980 DOM 26 days
 Listing Date 14-Nov-25 Distance 0.87km
 Listing Price \$525/WEEKLY

7 3 CABLE CLOSE TRARALGON VIC 3844



3 2 2 508m² 130m²
 Year Built 2007 DOM 45 days
 Listing Date 03-Jun-25 Distance 0.91km
 Listing Price \$515/WEEKLY

8 42 SWALLOW GROVE TRARALGON VIC 3844

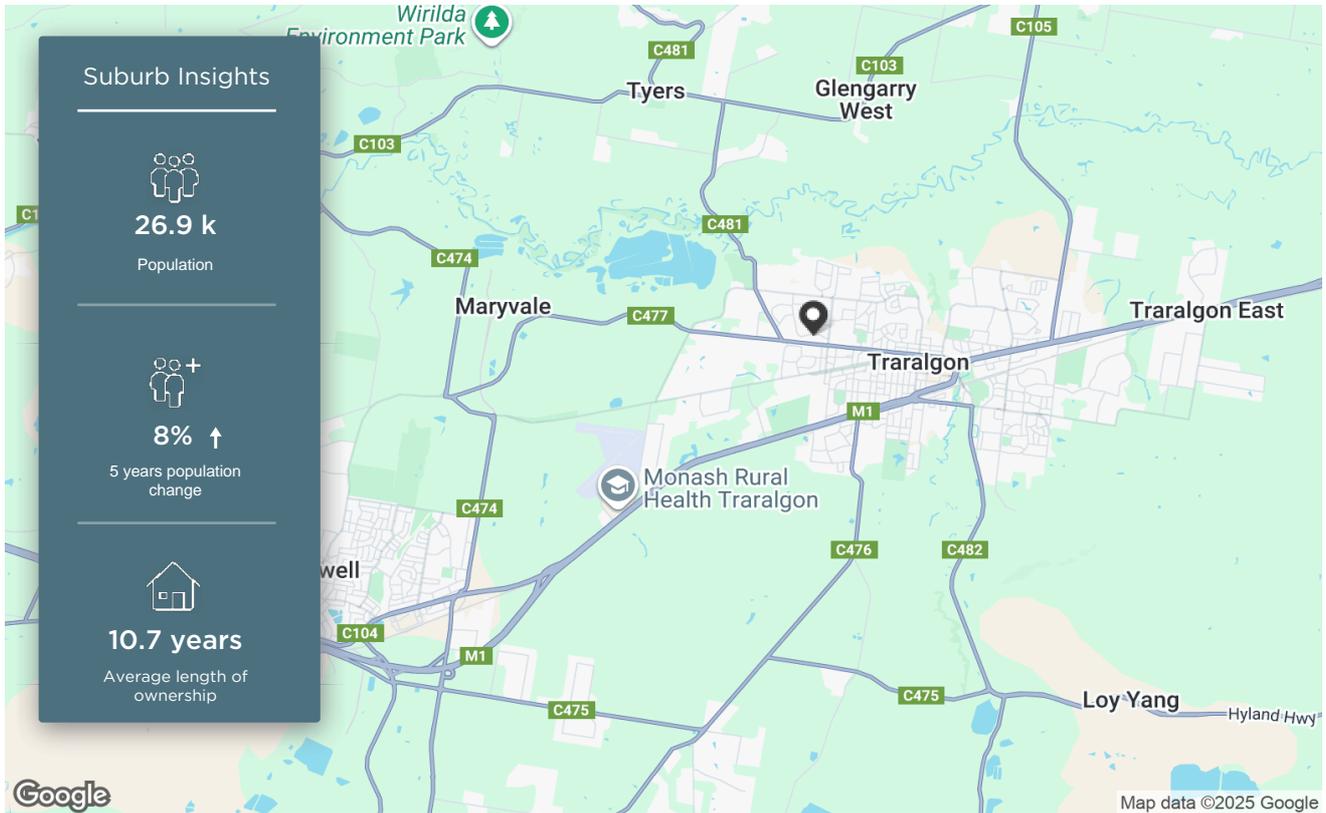


3 2 4 800m² 144m²
 Year Built 1975 DOM 19 days
 Listing Date 17-Jul-25 Distance 0.54km
 Listing Price \$500/WEEKLY

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

Traralgon

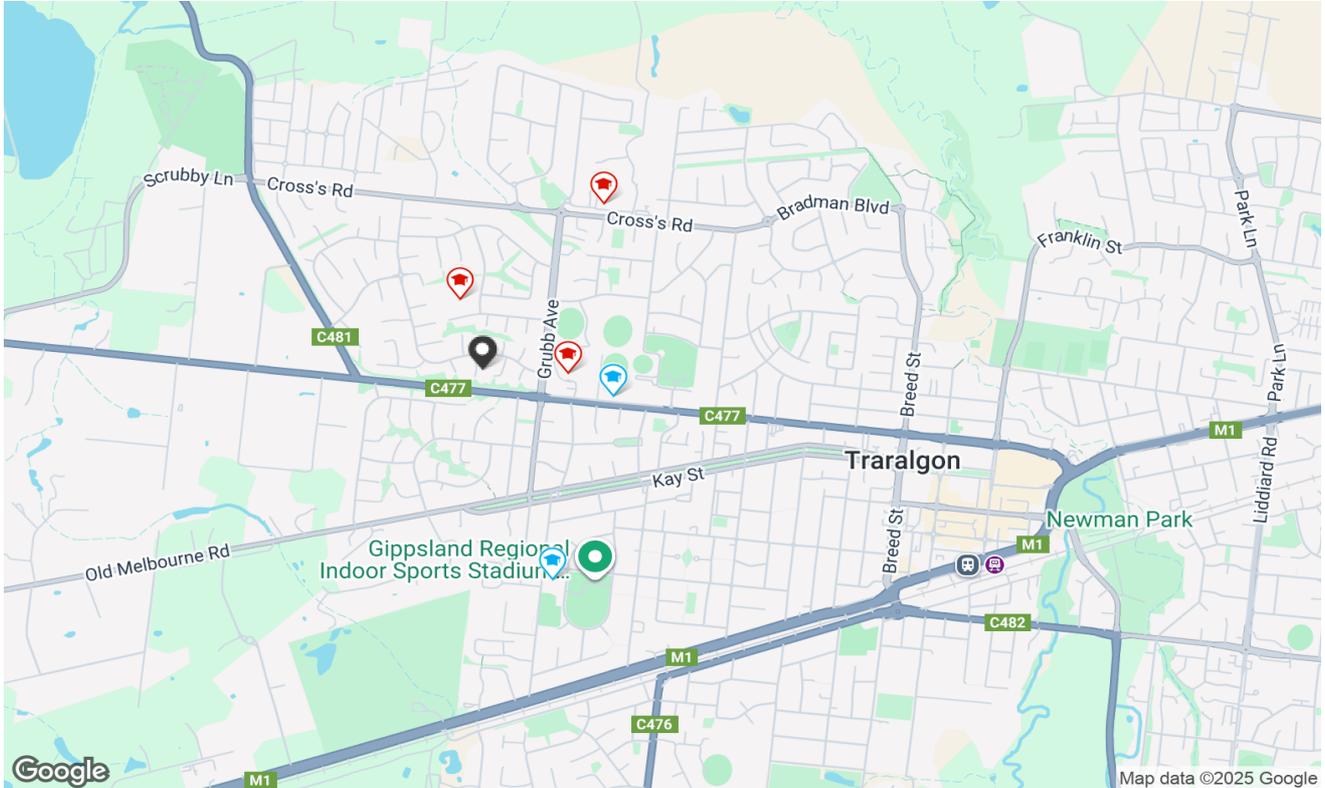
Demographic



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
	St Gabriel's School 30-50 Rangeview Drive Traralgon VIC 3844	0.35km	Primary	Mixed	Non-Government	0-6
	Lavalla Catholic College - St Paul's Campus 206-220 Grey Street Traralgon VIC 3844	0.4km	Secondary	Mixed	Non-Government	-
	Traralgon College	0.62km	Secondary	Mixed	Government	7-12
	St Paul's Anglican Grammar School - Traralgon Campus 46 Crosss Road Traralgon VIC 3844	0.97km	Combined	Mixed	Non-Government	-
	Traralgon (Kosciuszko Street) Primary School Garibaldi Street Traralgon VIC 3844	1.06km	Primary	Mixed	Government	0-6



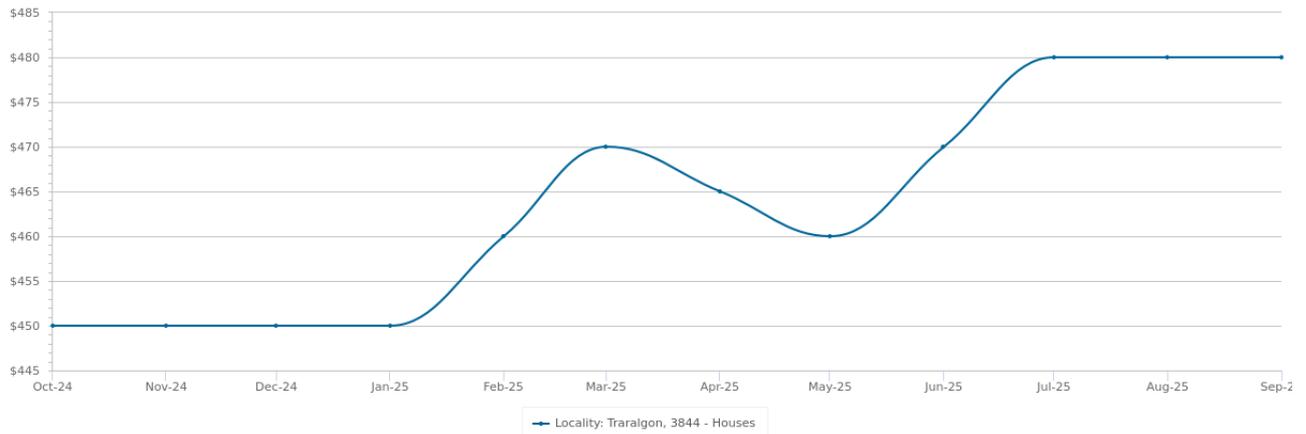
Property is within school catchment area



Property is outside school catchment area

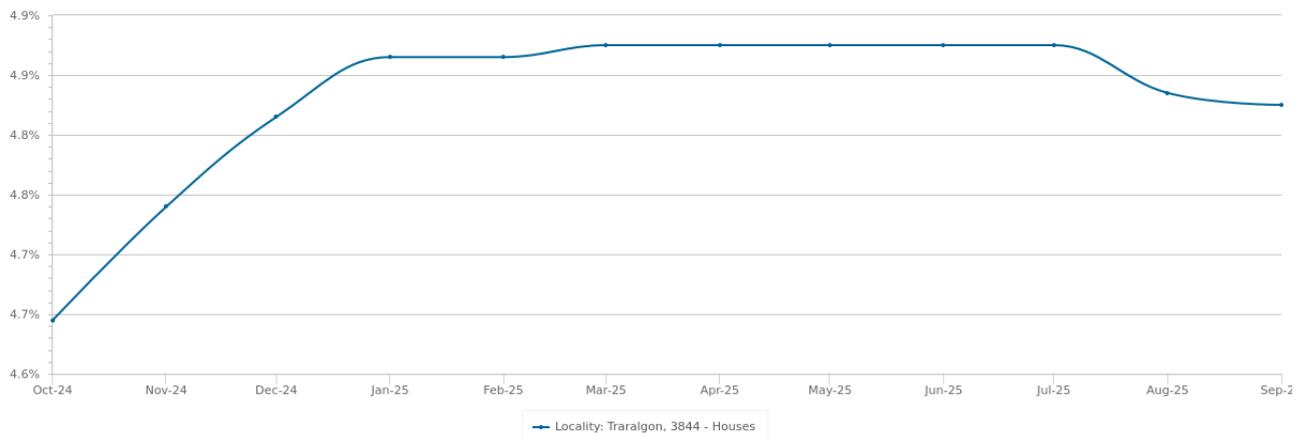
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

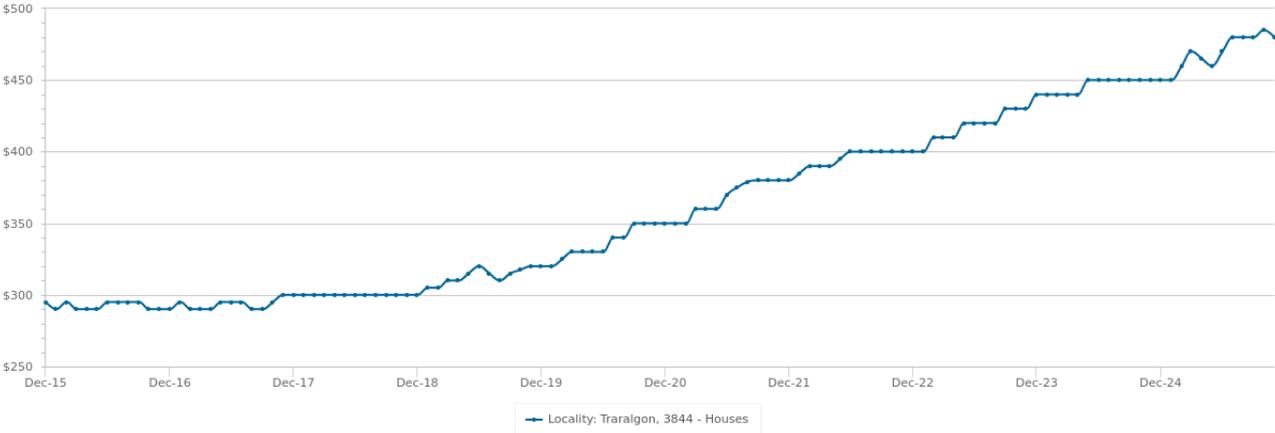


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2025	\$480	0.0%	4.8%	510
Aug 2025	\$480	0.0%	4.8%	491
Jul 2025	\$480	2.1% ▲	4.9%	476
Jun 2025	\$470	2.2% ▲	4.9%	467
May 2025	\$460	-1.1% ▼	4.9%	459
Apr 2025	\$465	-1.1% ▼	4.9%	446
Mar 2025	\$470	2.2% ▲	4.9%	445
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%	447

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%	543
2024	\$450	4.7% ▲	4.7%	460
2023	\$430	7.5% ▲	4.5%	561
2022	\$400	5.3% ▲	4.3%	606
2021	\$380	8.6% ▲	4.9%	576
2020	\$350	9.4% ▲	5.2%	523
2019	\$320	6.7% ▲	5.3%	500
2018	\$300	0.0%	5.3%	678
2017	\$300	3.4% ▲	5.4%	835
2016	\$290	0.0%	5.5%	919

Summary

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Appraisal price range
\$520 - \$540

Notes from your agent

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