Comparative Market Analysis



40 CAMPBELL STREET TRARALGON VIC 3844

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Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

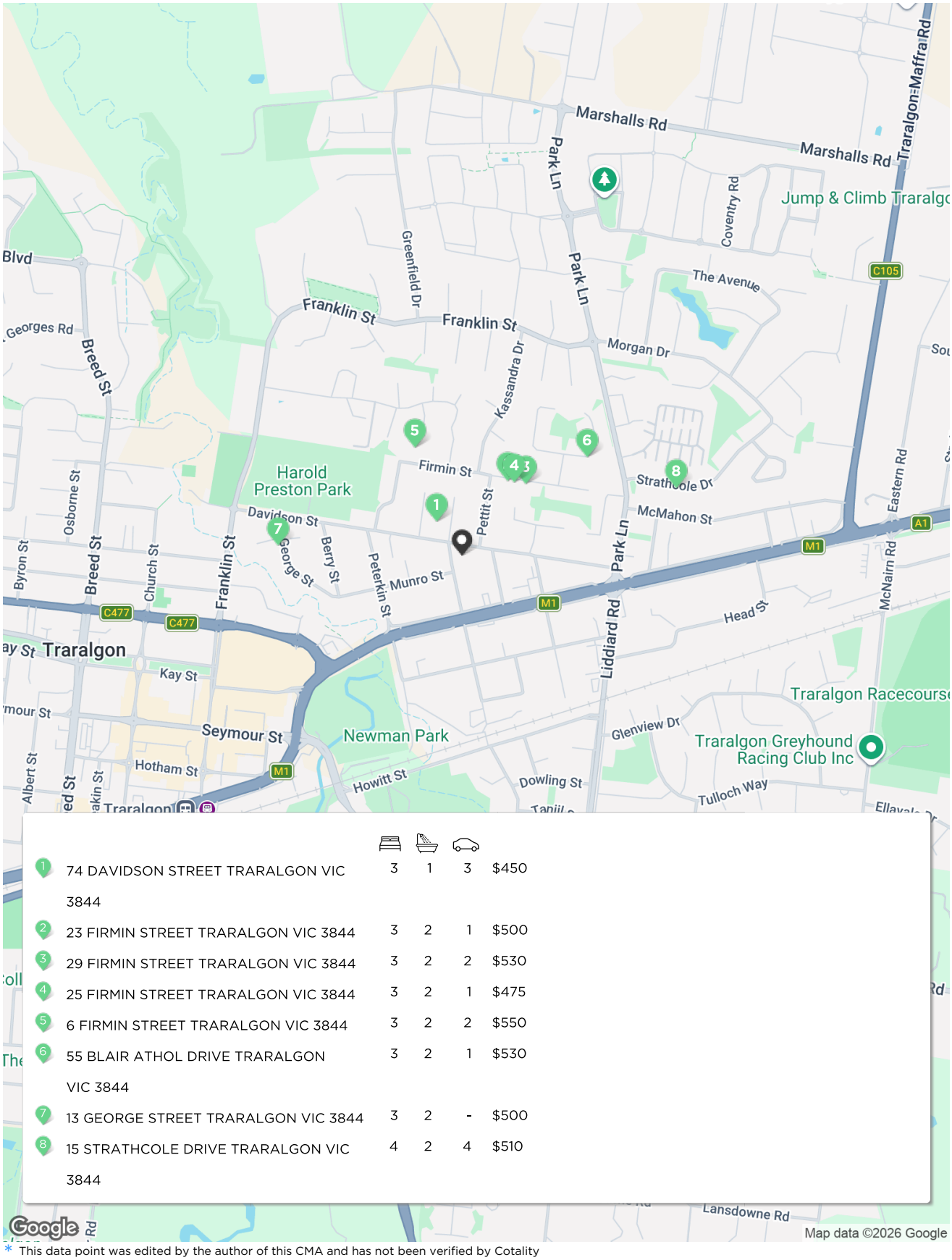
14C Hotham Street
Traralgon Victoria 3844

m: 0455 303 750

anthony@oneagencylv.com.au

ONE AGENCY
LATROBE VALLEY

Comps Map: Rentals



1	74 DAVIDSON STREET TRARALGON VIC 3844	3	1	3	$450
2	23 FIRMIN STREET TRARALGON VIC 3844	3	2	1	$500
3	29 FIRMIN STREET TRARALGON VIC 3844	3	2	2	$530
4	25 FIRMIN STREET TRARALGON VIC 3844	3	2	1	$475
5	6 FIRMIN STREET TRARALGON VIC 3844	3	2	2	$550
6	55 BLAIR ATHOL DRIVE TRARALGON VIC 3844	3	2	1	$530
7	13 GEORGE STREET TRARALGON VIC 3844	3	2	-	$500
8	15 STRATHCOLE DRIVE TRARALGON VIC 3844	4	2	4	$510

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

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Comparable Rentals

1 74 DAVIDSON STREET TRARALGON VIC 3844



3 | 1 | 3 | 639m² | -

Year Built	-	DOM	11 days
Listing Date	30-Mar-26	Distance	0.13km
Listing Price	$450/WEEKLY		

2 23 FIRMIN STREET TRARALGON VIC 3844



3 | 2 | 1 | 740m² | 131m²

Year Built	1983	DOM	22 days
Listing Date	04-Aug-26	Distance	0.27km
Listing Price	$500/WEEKLY		

3 29 FIRMIN STREET TRARALGON VIC 3844



3 | 2 | 2 | 777m² | 119m²

Year Built	1985	DOM	26 days
Listing Date	02-Apr-26	Distance	0.29km
Listing Price	$530/WEEKLY		

4 25 FIRMIN STREET TRARALGON VIC 3844



3 | 2 | 1 | 629m² | 126m²

Year Built	1980	DOM	22 days
Listing Date	31-Mar-26	Distance	0.27km
Listing Price	$475/WEEKLY		

5 6 FIRMIN STREET TRARALGON VIC 3844



3 | 2 | 2 | 760m² | 144m²

Year Built	1975	DOM	27 days
Listing Date	06-Feb-26	Distance	0.36km
Listing Price	$550/WEEKLY		

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Comparable Rentals

6 55 BLAIR ATHOL DRIVE TRARALGON VIC 3844



3 2 1 832m² 161m²

Year Built	1992	DOM	51 days
Listing Date	13-May-26	Distance	0.49km
Listing Price	$530/WEEKLY		

7 13 GEORGE STREET TRARALGON VIC 3844



3 2 - 592m² 116m²

Year Built	-	DOM	22 days
Listing Date	17-Apr-26	Distance	0.57km
Listing Price	$500/WEEKLY		

8 15 STRATHCOLE DRIVE TRARALGON VIC 3844



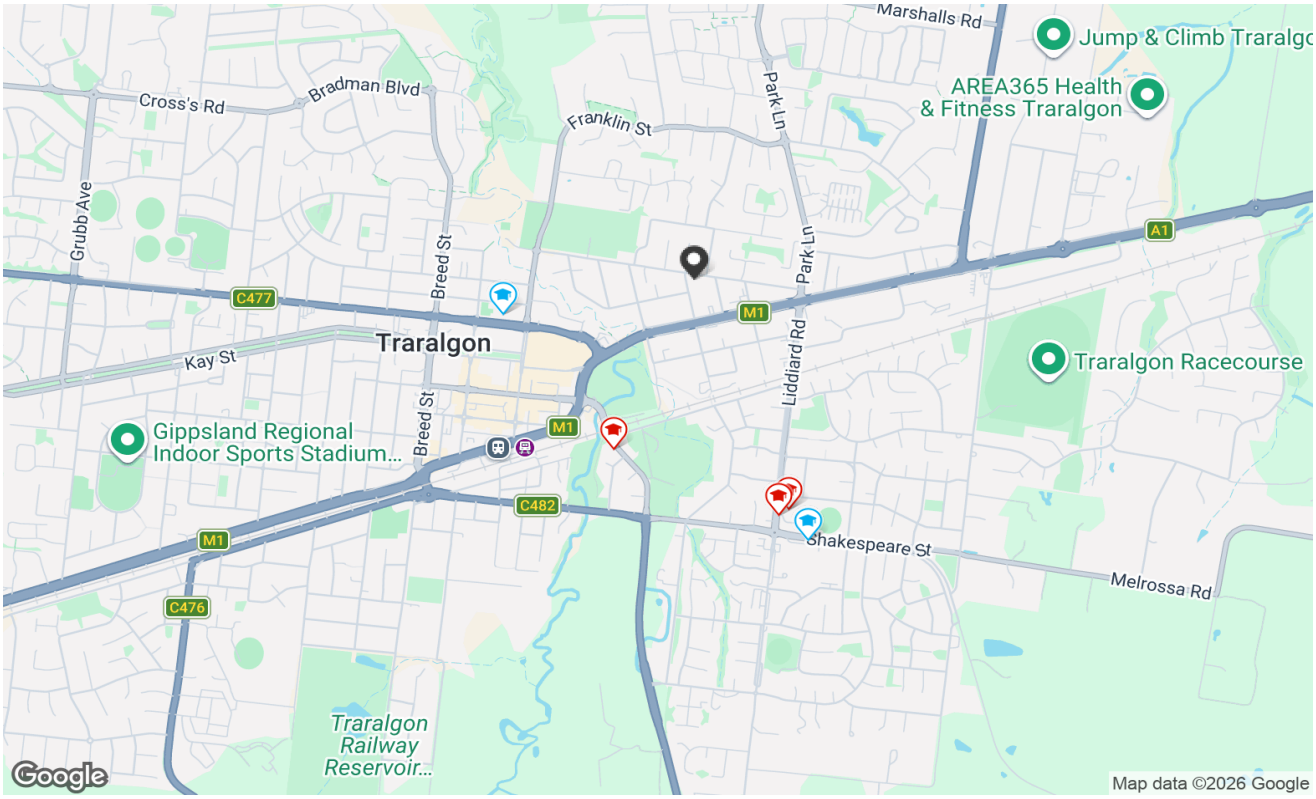
4 2 4 686m² 144m²

Year Built	-	DOM	55 days
Listing Date	01-Apr-26	Distance	0.69km
Listing Price	$510/WEEKLY		

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Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	0.87km	Primary	Mixed	Government	0-6
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	0.88km	Secondary	Mixed	Non-Government	-
	Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	1.18km	Primary	Mixed	Non-Government	-
	Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	1.19km	Primary	Mixed	Government	0-6
	Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	1.35km	Secondary	Mixed	Government	-

Property is within school catchment area Property is outside school catchment area

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Summary

40 CAMPBELL STREET TRARALGON VIC 3844









Appraisal price range

$520 - $540

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