



4 AIRLIE BANK ROAD MORWELL VIC 3840

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Comparable Rentals

1 13 AIRLIE BANK ROAD MORWELL VIC 3840



3 1 2 615m² 149m²
 Year Built 1979 DOM 29 days
 Listing Date 25-Jul-25 Distance 0.09km
 Listing Price \$480 per week

2 60 THE BOULEVARD MORWELL VIC 3840



3 1 4 580m² 134m²
 Year Built - DOM 20 days
 Listing Date 18-Sep-25 Distance 0.29km
 Listing Price \$460 Per Week

3 8 TURNLEY STREET MORWELL VIC 3840



3 1 3 611m² 132m²
 Year Built 1970 DOM 57 days
 Listing Date 10-Nov-25 Distance 0.33km
 Listing Price \$460 Per Week

4 14 OAK COURT MORWELL VIC 3840



3 1 1 528m² 178m²
 Year Built 1979 DOM 14 days
 Listing Date 29-Sep-25 Distance 0.35km
 Listing Price \$420 PW / AVAIL. NOW

5 21 THE AVENUE MORWELL VIC 3840



3 1 2 621m² 121m²
 Year Built - DOM 21 days
 Listing Date 20-Jun-25 Distance 0.53km
 Listing Price \$420 pw

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 8 ASH STREET MORWELL VIC 3840



3 1 - 629m² 211m²
 Year Built - DOM 23 days
 Listing Date 29-Sep-25 Distance 0.54km
 Listing Price \$480 Per Week

7 3 HEWAT COURT MORWELL VIC 3840



3 1 2 658m² 112m²
 Year Built - DOM 38 days
 Listing Date 15-Sep-25 Distance 0.69km
 Listing Price \$440 Per Week

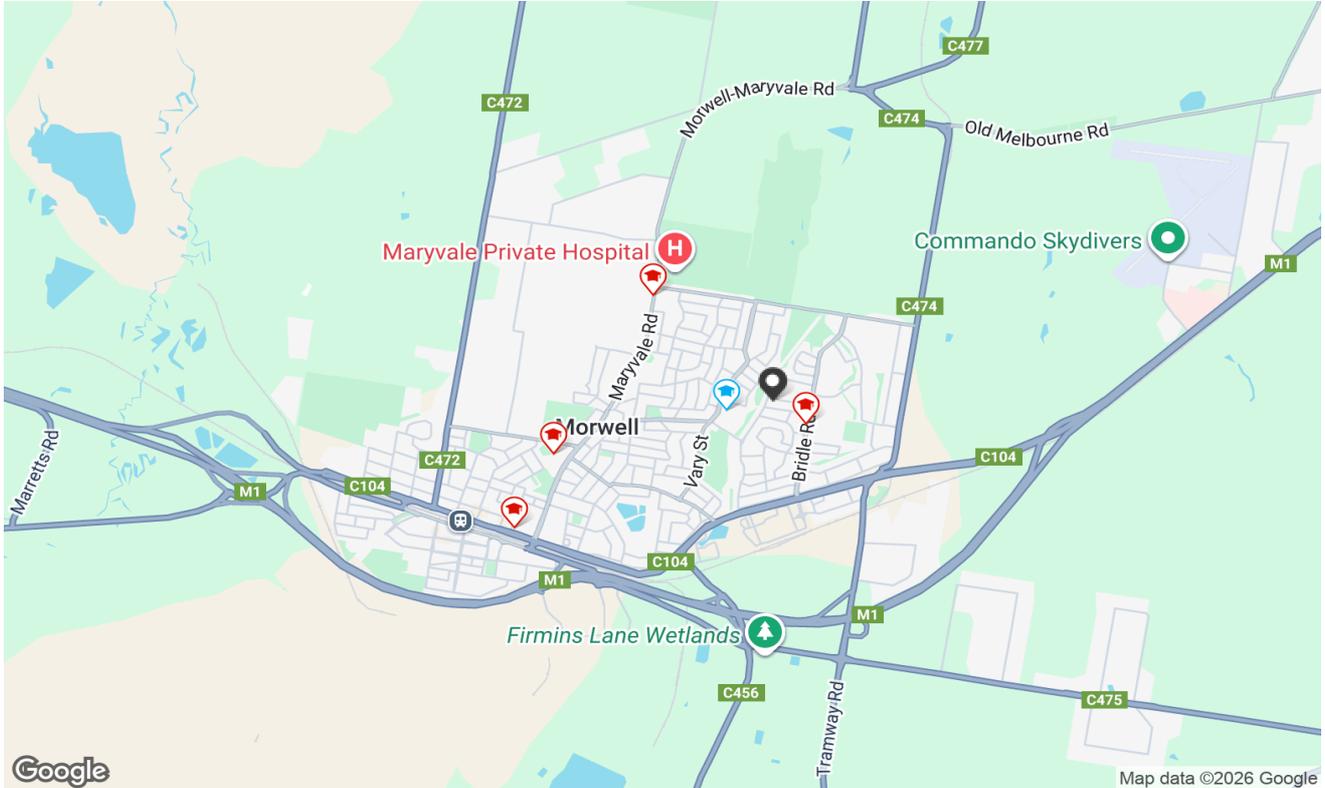
8 24 KURT STREET MORWELL VIC 3840



3 1 2 598m² 120m²
 Year Built 1978 DOM 51 days
 Listing Date 28-Oct-25 Distance 0.86km
 Listing Price \$410 PW / AVAIL. NOW

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
 Kurnai College 44-62 Bridle Road Morwell VIC 3840	0.39km	Secondary	Mixed	Government	7-12
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.39km	Primary	Mixed	Government	0-6
 Morwell Primary School	1.47km	Primary	Mixed	Government	1-6
 Morwell Central Primary School	2.01km	Primary	Mixed	Government	0-6
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	2.6km	Secondary	Mixed	Non-Government	-



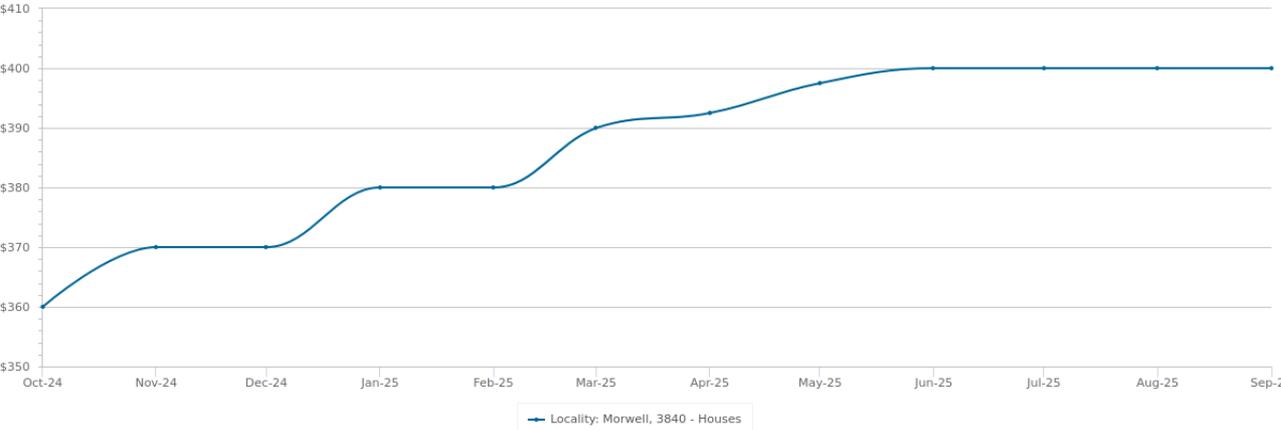
Property is within school catchment area



Property is outside school catchment area

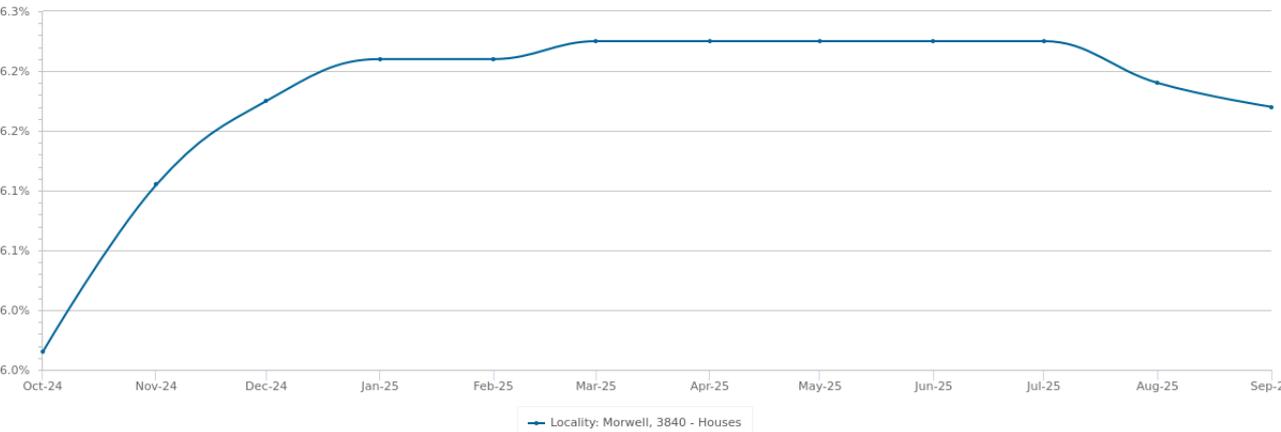
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

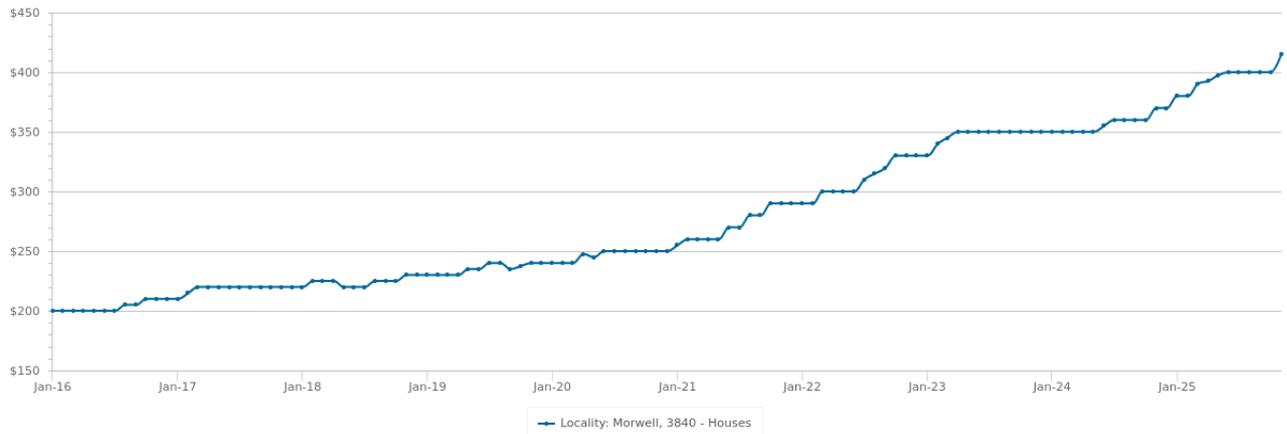


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2025	\$400	0.0%	6.2%	317
Aug 2025	\$400	0.0%	6.2%	296
Jul 2025	\$400	0.0%	6.2%	296
Jun 2025	\$400	0.6% ▲	6.2%	294
May 2025	\$397	1.3% ▲	6.2%	295
Apr 2025	\$392	0.6% ▲	6.2%	290
Mar 2025	\$390	2.6% ▲	6.2%	296
Feb 2025	\$380	0.0%	6.2%	307
Jan 2025	\$380	2.7% ▲	6.2%	308
Dec 2024	\$370	0.0%	6.2%	300
Nov 2024	\$370	2.8% ▲	6.1%	302
Oct 2024	\$360	0.0%	6%	311

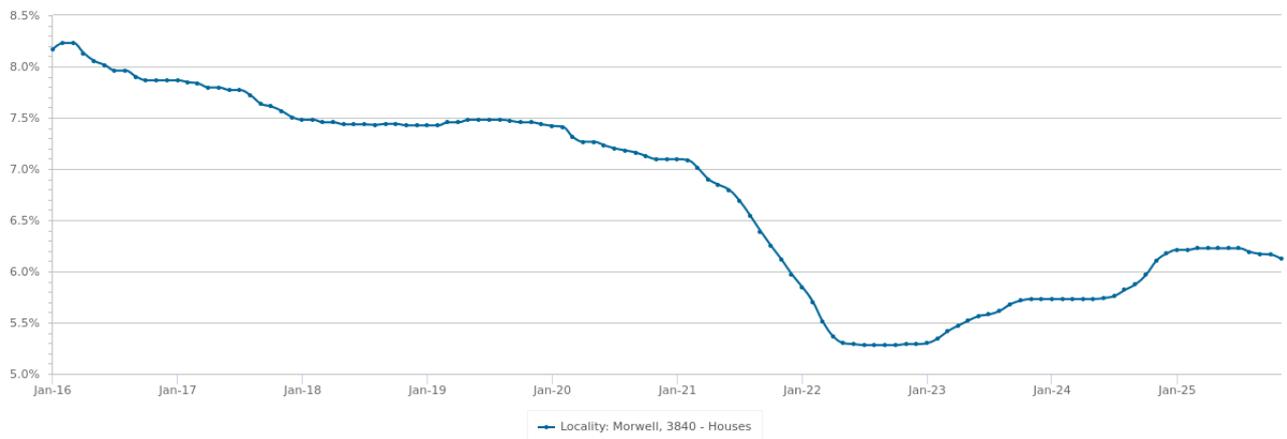
Long Term Market Trends

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	\$415	12.2% ▲	6.1%	324
2024	\$370	5.7% ▲	6.1%	302
2023	\$350	6.1% ▲	5.7%	365
2022	\$330	13.8% ▲	5.3%	333
2021	\$290	16.0% ▲	6.1%	298
2020	\$250	4.2% ▲	7.1%	312
2019	\$240	4.3% ▲	7.5%	372
2018	\$230	4.5% ▲	7.4%	430
2017	\$220	4.8% ▲	7.6%	501
2016	\$210	-	7.9%	517

Summary

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Appraisal price range
\$460 - \$490 Per Week

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