Comparative Market Analysis



36 GRANT STREET MORWELL VIC 3840

Prepared on **4th November 2026**



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	40 HOPETOUN AVENUE MORWELL VIC 3840	3	2	1	$450
2	18 BUNA STREET MORWELL VIC 3840	3	2	2	$420
3	4 JOY STREET MORWELL VIC 3840	3	2	1	$470
4	122 HELEN STREET MORWELL VIC 3840	3	2	2	$490
5	10 OGRADY STREET MORWELL VIC 3840	3	2	1	$460
6	4 BLACKWOOD PLACE MORWELL VIC 3840	3	2	2	$420
7	60 CRINIGAN ROAD MORWELL VIC 3840	3	2	2	$450
8	7 TURNLEY STREET MORWELL VIC 3840	3	2	3	$480

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Comparable Rentals

1 40 HOPETOUN AVENUE MORWELL VIC 3840



3 | 2 | 1 | 591m² | 576m²

Year Built	1960	DOM	29 days
Listing Date	14-Sep-26	Distance	0.84km
Listing Price	$450/WEEKLY		

2 18 BUNA STREET MORWELL VIC 3840



3 | 2 | 2 | 655m² | 119m²

Year Built	1975	DOM	39 days
Listing Date	08-Sep-26	Distance	1.23km
Listing Price	$420/WEEKLY		

3 4 JOY STREET MORWELL VIC 3840



3 | 2 | 1 | 674m² | 125m²

Year Built	1940	DOM	28 days
Listing Date	07-May-26	Distance	1.27km
Listing Price	$470/WEEKLY		

4 122 HELEN STREET MORWELL VIC 3840



3 | 2 | 2 | 823m² | 158m²

Year Built	1950	DOM	75 days
Listing Date	30-Jul-26	Distance	1.85km
Listing Price	$490/WEEKLY		

5 10 OGRADY STREET MORWELL VIC 3840



3 | 2 | 1 | 616m² | 129m²

Year Built	1980	DOM	34 days
Listing Date	12-Aug-26	Distance	1.6km
Listing Price	$460/WEEKLY		

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Comparable Rentals

6 4 BLACKWOOD PLACE MORWELL VIC 3840



3 2 2 669m² 142m²

Year Built	1977	DOM	47 days
Listing Date	30-May-26	Distance	1.48km
Listing Price	$420/WEEKLY		

7 60 CRINIGAN ROAD MORWELL VIC 3840



3 2 2 671m² 146m²

Year Built	1970	DOM	137 days
Listing Date	10-Mar-26	Distance	1.81km
Listing Price	$450/WEEKLY		

8 7 TURNLEY STREET MORWELL VIC 3840



3 2 3 808m² 165m²

Year Built	1985	DOM	48 days
Listing Date	05-Jun-26	Distance	1.56km
Listing Price	$480/WEEKLY		

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Morwell Central Primary School	0.38km	Primary	Mixed	Government	0-6
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.16km	Secondary	Mixed	Non-Government	-
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.31km	Primary	Mixed	Government	0-6
	Morwell Primary School	1.4km	Primary	Mixed	Government	1-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	2.02km	Secondary	Mixed	Government	7-12

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Summary

36 GRANT STREET MORWELL VIC 3840









Appraisal price range
$450 - $470

Notes from your agent

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Disclaimer

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data). © Copyright 2026. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Product Data licenced by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see https://www.cotality.com/au/legal/third-party-restrictions

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.