



## 1 RANGEVIEW DRIVE TRARALGON VIC 3844

Prepared on 10th June 2025



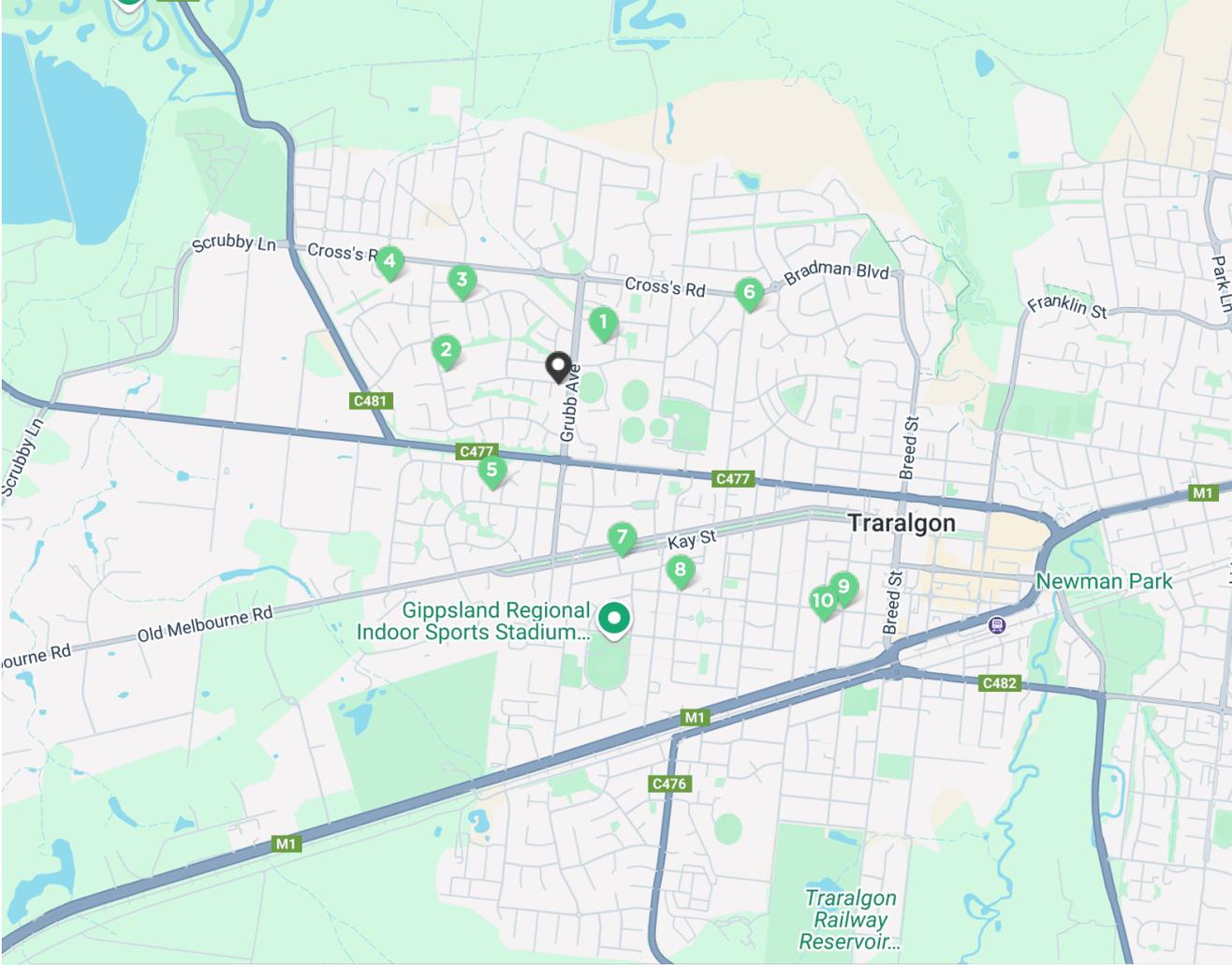
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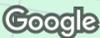
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# Comps Map: Rentals



1 3 PATRICIA COURT TRARALGON VIC 3844	3	2	1	\$500
2 54A WIRILDA CRESCENT TRARALGON VIC 3844	3	2	2	\$525
3 35 PARKWOOD WAY TRARALGON VIC 3844	3	2	2	\$490
4 3 CABLE CLOSE TRARALGON VIC 3844	3	2	2	\$515
5 28 PHILLIP STREET TRARALGON VIC 3844	3	2	2	\$540
6 70 STOCKDALE ROAD TRARALGON VIC 3844	3	2	2	\$540
7 2 LUCAS STREET TRARALGON VIC 3844	3	2	2	\$500
8 89 HENRY STREET TRARALGON VIC 3844	3	2	2	\$560
9 15 HENRY STREET TRARALGON VIC 3844	3	2	2	\$550
10 20 ETHEL STREET TRARALGON VIC 3844	3	2	2	\$560



Jack Vines Lookout

Map data ©2025 Google

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

# Comparable Rentals

1 3 PATRICIA COURT TRARALGON VIC 3844



3 2 1 670m<sup>2</sup> 127m<sup>2</sup>  
 Year Built 1980 DOM 13 days  
 Listing Date 07-Feb-25 Distance 0.29km  
 Listing Price \$500 PW / AVAIL. 7.03.25

2 54A WIRILDA CRESCENT TRARALGON VIC 3844



3 2 2 473m<sup>2</sup> 158m<sup>2</sup>  
 Year Built 1994 DOM 3 days  
 Listing Date 08-Apr-25 Distance 0.53km  
 Listing Price \$525.00 per week

3 35 PARKWOOD WAY TRARALGON VIC 3844



3 2 2 878m<sup>2</sup> 148m<sup>2</sup>  
 Year Built - DOM 29 days  
 Listing Date 26-Aug-24 Distance 0.6km  
 Listing Price \$490.00 per week

4 3 CABLE CLOSE TRARALGON VIC 3844



3 2 2 508m<sup>2</sup> 130m<sup>2</sup>  
 Year Built 2007 DOM 7 days  
 Listing Date 03-Jun-25 Distance 0.93km  
 Listing Price \$515.00 per week

5 28 PHILLIP STREET TRARALGON VIC 3844



3 2 2 772m<sup>2</sup> 189m<sup>2</sup>  
 Year Built 1990 DOM 28 days  
 Listing Date 18-Feb-25 Distance 0.61km  
 Listing Price \$540 PW / AVAIL. 03.04.25

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

## Comparable Rentals

### 6 70 STOCKDALE ROAD TRARALGON VIC 3844



3 2 2 939m<sup>2</sup> 125m<sup>2</sup>  
 Year Built 1985 DOM 10 days  
 Listing Date 29-Apr-25 Distance 0.98km  
 Listing Price \$540.00 per week

### 7 2 LUCAS STREET TRARALGON VIC 3844



3 2 2 352m<sup>2</sup> 113m<sup>2</sup>  
 Year Built 2016 DOM 20 days  
 Listing Date 20-Dec-24 Distance 0.91km  
 Listing Price \$500 PW / AVAIL. 06.01.25

### 8 89 HENRY STREET TRARALGON VIC 3844



3 2 2 376m<sup>2</sup> 114m<sup>2</sup>  
 Year Built - DOM 14 days  
 Listing Date 21-Jan-25 Distance 1.17km  
 Listing Price \$560 PW / AVAIL. NOW

### 9 15 HENRY STREET TRARALGON VIC 3844



3 2 2 485m<sup>2</sup> 216m<sup>2</sup>  
 Year Built 2007 DOM 38 days  
 Listing Date 11-Nov-24 Distance 1.76km  
 Listing Price \$550 PW / AVAIL. 13.12.2024

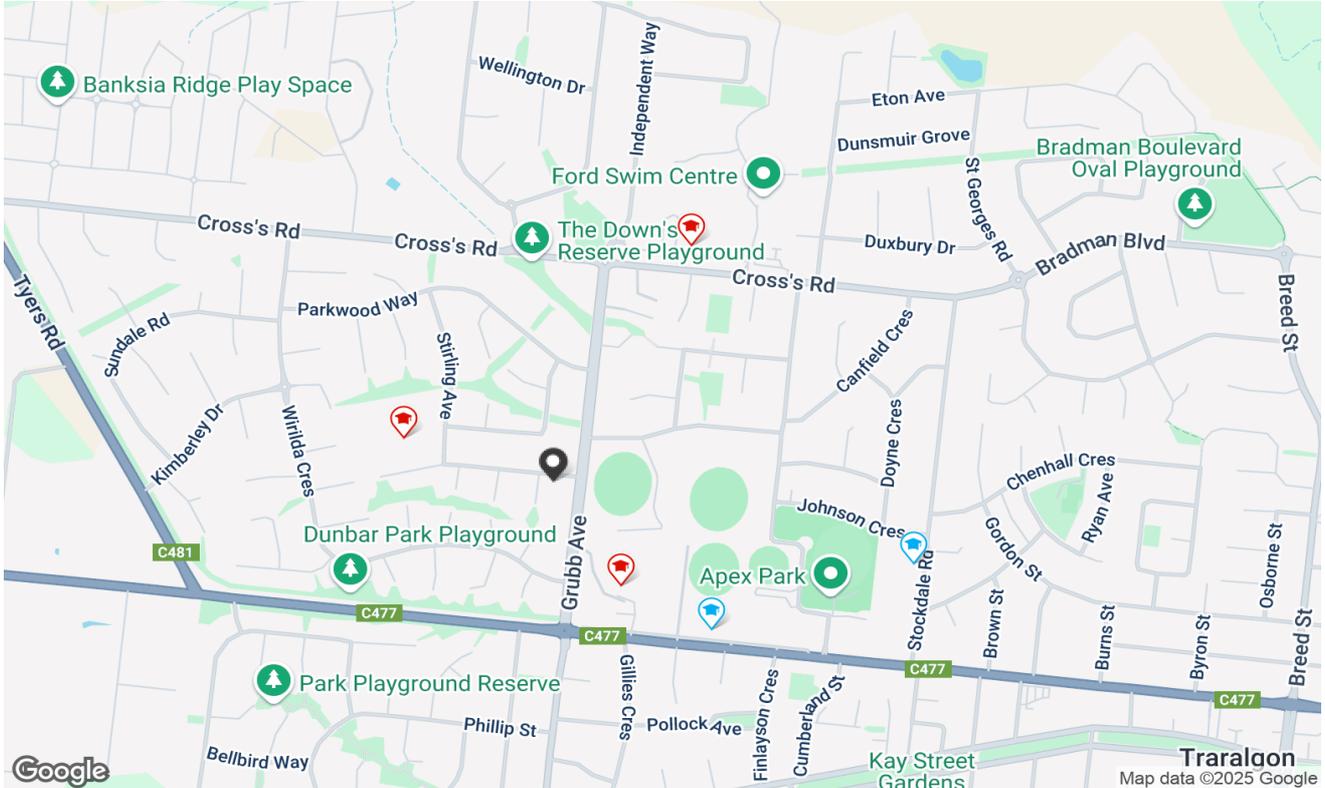
### 10 20 ETHEL STREET TRARALGON VIC 3844



3 2 2 688m<sup>2</sup> 133m<sup>2</sup>  
 Year Built 1950 DOM 9 days  
 Listing Date 19-May-25 Distance 1.72km  
 Listing Price \$560 PW / AVAIL. 20.06.25

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

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	0.3km	Secondary	Mixed	Non-Government	-
 <b>St Gabriel's School</b> 30-50 Rangeview Drive Traralgon VIC 3844	0.34km	Primary	Mixed	Non-Government	0-6
 <b>Traralgon College</b>	0.51km	Secondary	Mixed	Government	7-12
 <b>St Paul's Anglican Grammar School - Traralgon Campus</b> 46 Crosss Road Traralgon VIC 3844	0.65km	Combined	Mixed	Non-Government	-
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	0.84km	Primary	Mixed	Government	0-6

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

# Summary

**1 RANGEVIEW DRIVE TRARALGON VIC 3844**



**Appraisal price range**  
\$500 - \$530

**Notes from your agent**

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