Comparative Market Analysis



14 WILKERSON WAY TRARALGON EAST VIC 3844

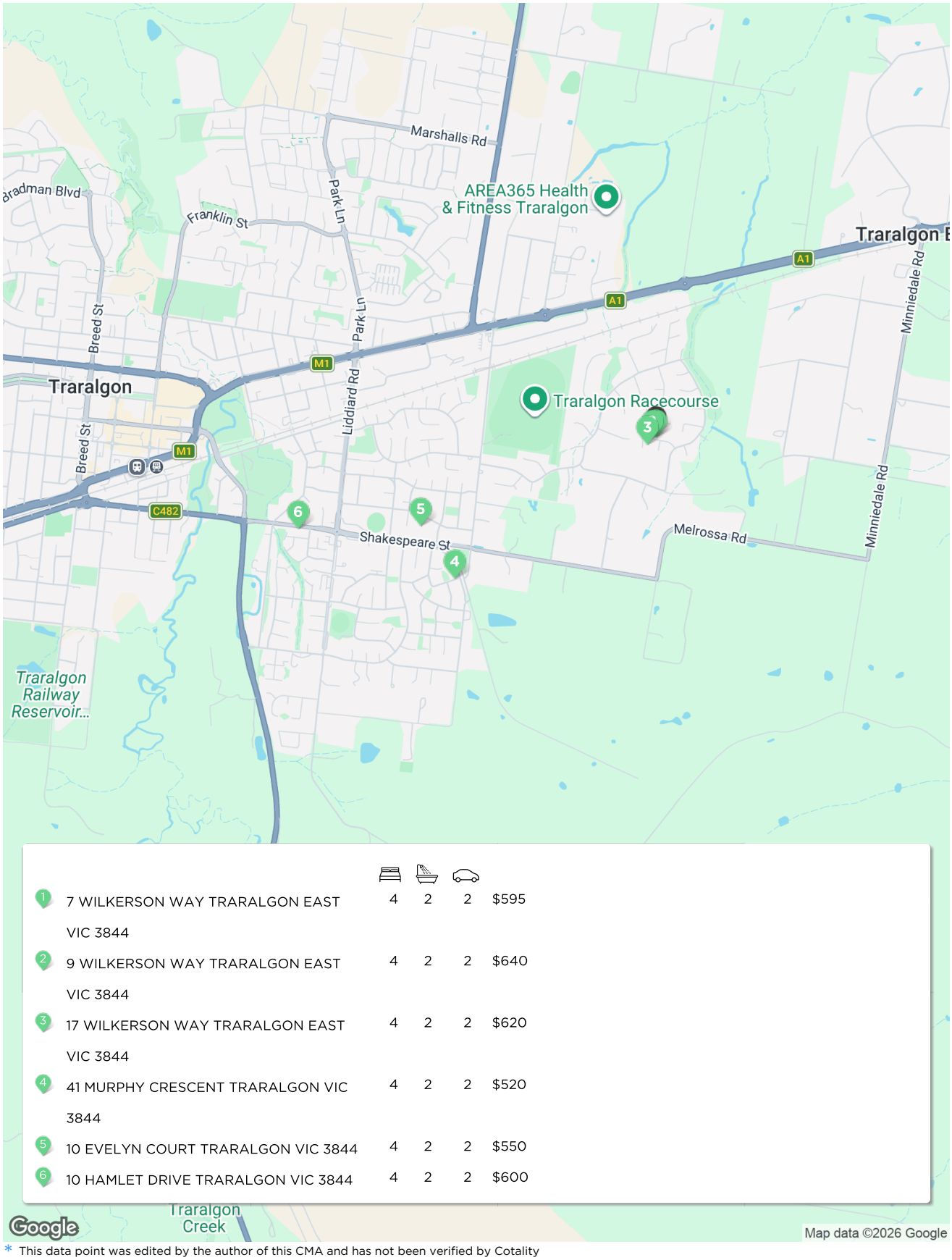
Prepared on **12th October 2026**

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Comps Map: Rentals



1	7 WILKERSON WAY TRARALGON EAST VIC 3844	4	2	2	$595
2	9 WILKERSON WAY TRARALGON EAST VIC 3844	4	2	2	$640
3	17 WILKERSON WAY TRARALGON EAST VIC 3844	4	2	2	$620
4	41 MURPHY CRESCENT TRARALGON VIC 3844	4	2	2	$520
5	10 EVELYN COURT TRARALGON VIC 3844	4	2	2	$550
6	10 HAMLET DRIVE TRARALGON VIC 3844	4	2	2	$600

* 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 7 WILKERSON WAY TRARALGON EAST VIC 3844



4 2 2 501m² 148m²

Year Built	2017	DOM	76 days
Listing Date	28-Jul-26	Distance	0.04km
Listing Price	$595/WEEKLY		

2 9 WILKERSON WAY TRARALGON EAST VIC 3844



4 2 2 646m² 205m²

Year Built	2015	DOM	35 days
Listing Date	07-Sep-26	Distance	0.05km
Listing Price	$640/WEEKLY		

3 17 WILKERSON WAY TRARALGON EAST VIC 3844



4 2 2 559m² 210m²

Year Built	2016	DOM	14 days
Listing Date	21-Apr-26	Distance	0.1km
Listing Price	$620/WEEKLY		

4 41 MURPHY CRESCENT TRARALGON VIC 3844



4 2 2 570m² 178m²

Year Built	2021	DOM	46 days
Listing Date	27-Aug-26	Distance	1.55km
Listing Price	$520/WEEKLY		

5 10 EVELYN COURT TRARALGON VIC 3844



4 2 2 870m² 166m²

Year Built	2022	DOM	62 days
Listing Date	11-Aug-26	Distance	1.58km
Listing Price	$550/WEEKLY		

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

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Comparable Rentals

6 10 HAMLET DRIVE TRARALGON VIC 3844



4 2 2 621m² 157m²

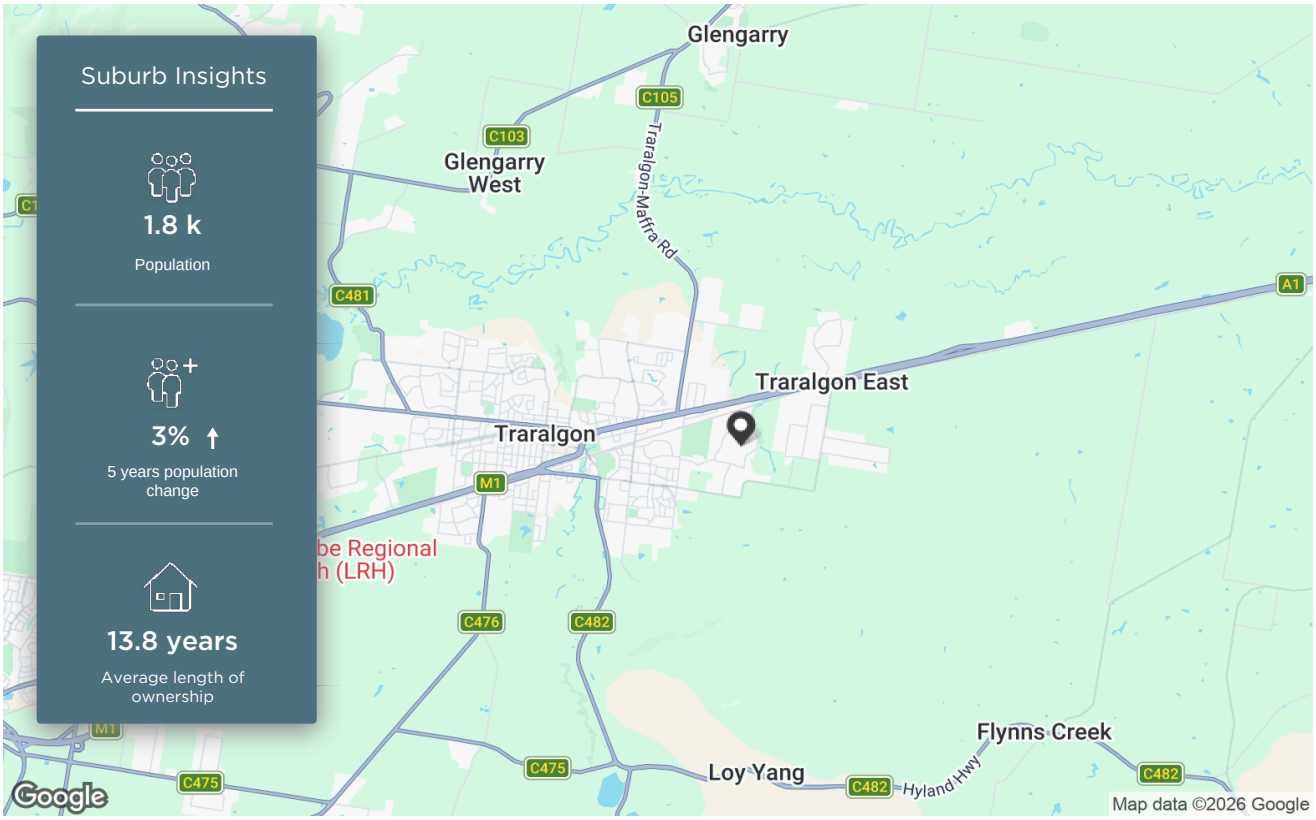
Year Built	2009	DOM	15 days
Listing Date	29-Jul-26	Distance	2.3km
Listing Price	$600/WEEKLY		

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Traralgon East

Demographic

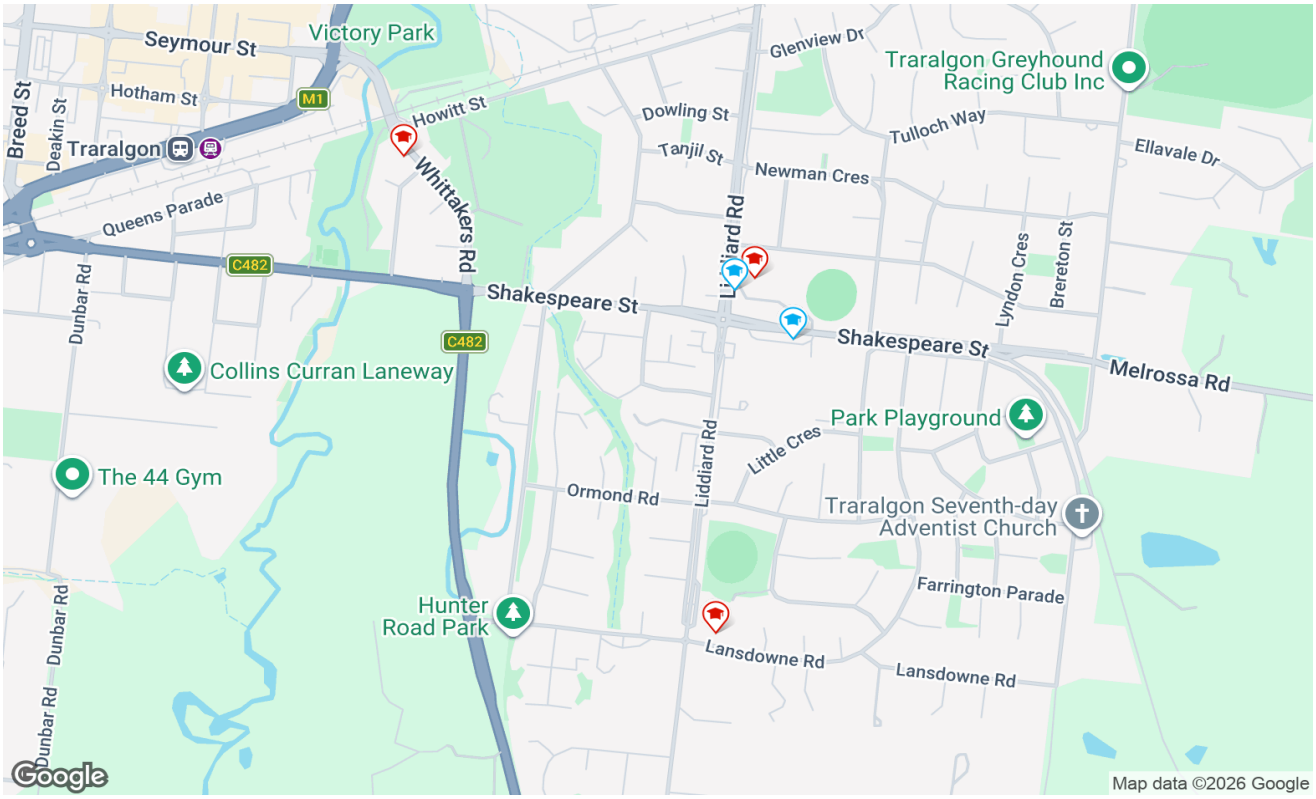


The size of Traralgon East is approximately 34.9 square kilometres. There are 3 parks, covering nearly 1.0% of the total area. The population of Traralgon East in 2016 was 1726 people. By 2021 the population was 1780 showing a population growth of 3.1% in the area during that time. The predominant age group in Traralgon East is 50-59 years. Households in Traralgon East are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Traralgon East work in a professional occupation.In 2021, 92.30% of the homes in Traralgon East were owner-occupied compared with 91.50% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	7.9	Owns Outright	47.1	182K+	25.3	50-59	17.0
Childless Couples	44.7	Not Stated	1.3	15.6-33.8K	5.8	60-69	14.7
Other	1.3	Renting	5.1	52-78K	10.3	0-9	8.8
Couples with Children	45.4	Purchaser	45.2	130-182K	15.7	70-79	9.7
		Other	1.4	78-130K	20.7	40-49	14.3
				33.8-52K	9.8	80-89	2.2
				0-15.6K	4.5	100+	0.0
						10-19	14.5
						20-29	9.3
						30-39	9.3

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Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	1.95km	Secondary	Mixed	Government	-
	Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	1.99km	Primary	Mixed	Non-Government	-
	Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	2.04km	Primary	Mixed	Government	0-6
	Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	2.43km	Combined	Mixed	Non-Government	-
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	2.72km	Secondary	Mixed	Non-Government	-

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

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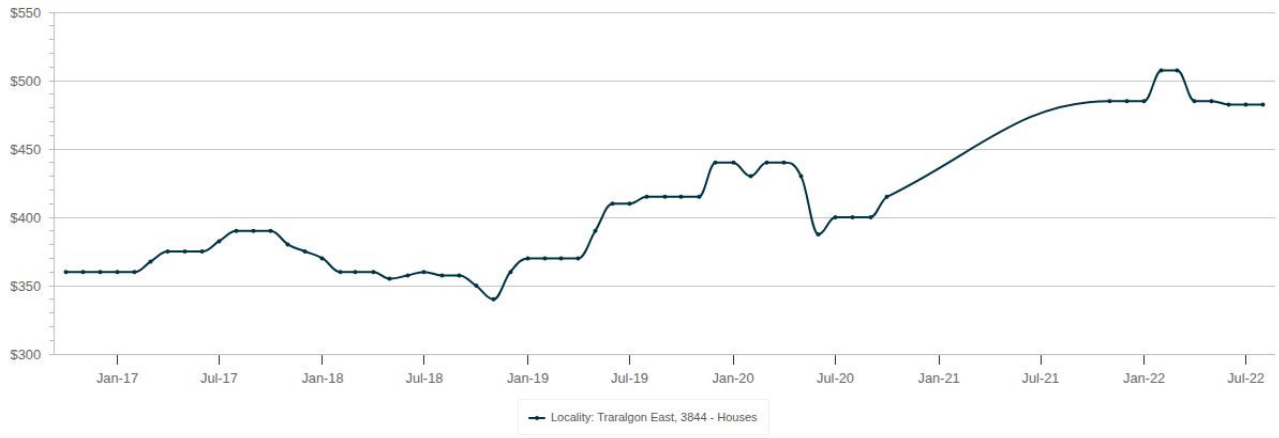
Recent Market Trends

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2026	-	-	-	6
Jul 2026	-	-	-	4
Jun 2026	-	-	-	3
May 2026	-	-	-	5
Apr 2026	-	-	-	5
Mar 2026	-	-	-	4
Feb 2026	-	-	-	5
Jan 2026	-	-	-	5
Dec 2025	-	-	-	5
Nov 2025	-	-	-	5
Oct 2025	-	-	-	5
Sep 2025	-	-	-	5

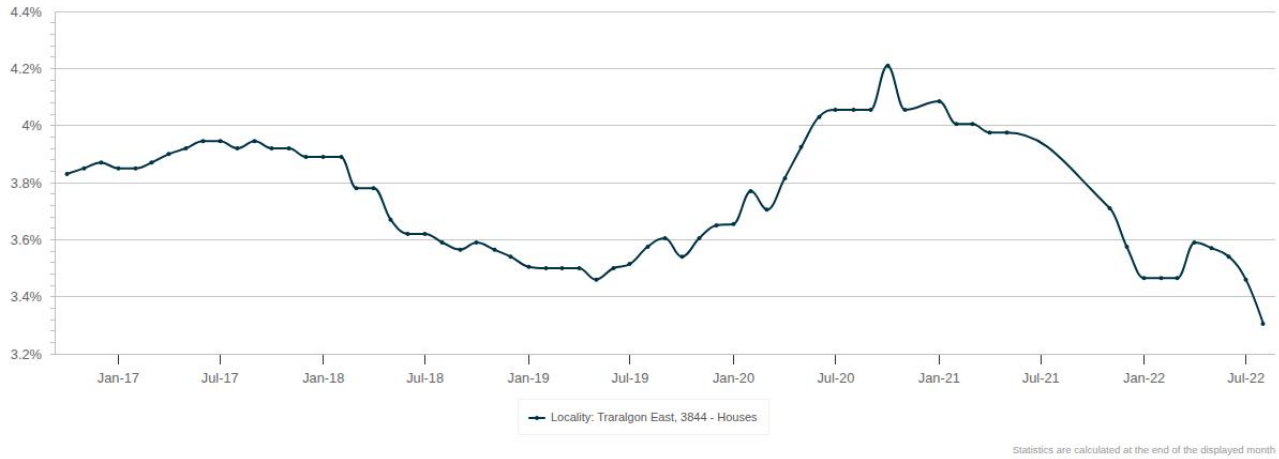
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Long Term Market Trends

Median Asking Rent - 10 Years



Gross Rental Yield - 10 Years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	-	-	-	6
2025	-	-	-	5
2024	-	-	-	7
2023	-	-	-	6
2022	$483	-	3.3%	10
2021	-	-	-	7
2020	$400	-3.6% ▼	4.1%	16
2019	$415	16.1% ▲	3.6%	17
2018	$358	-8.3% ▼	3.6%	19
2017	$390	-	3.9%	23

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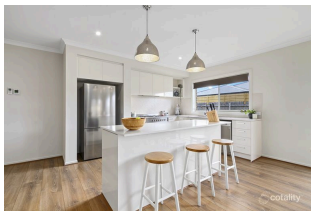
Summary

14 WILKERSON WAY TRARALGON EAST VIC 3844









Appraisal price range
$590 - $610

Notes from your agent

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