



## 12 DONEGAL AVENUE TRARALGON VIC 3844

Prepared on 14th October 2025



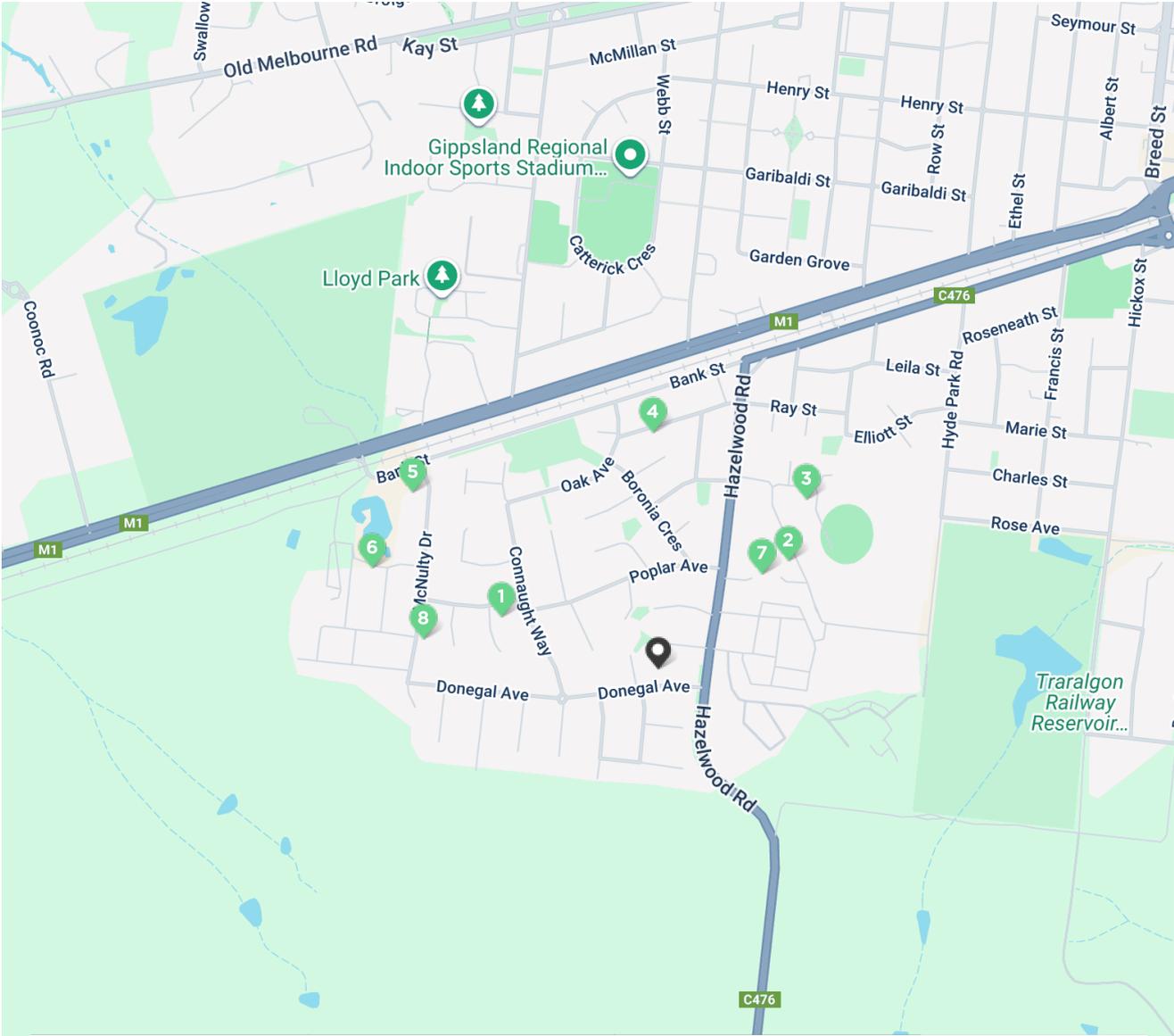
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# Comps Map: Rentals



1	1 DUBLIN PLACE TRARALGON VIC 3844	4	2	2	\$650
2	26 CHRIS CRESCENT TRARALGON VIC 3844	4	2	2	\$600
3	4 NICK PLACE TRARALGON VIC 3844	4	2	2	\$600
4	17 HEATHER GROVE TRARALGON VIC 3844	4	2	2	\$650
5	47 MCNULTY DRIVE TRARALGON VIC 3844	4	2	2	\$650
6	11 WATERSIDE DRIVE TRARALGON VIC 3844	4	2	2	\$560
7	10 JAZ CLOSE TRARALGON VIC 3844	4	2	2	\$600
8	10 MCNULTY DRIVE TRARALGON VIC 3844	4	2	2	\$540



Map data ©2025 Google

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

# Comparable Rentals

## 1 1 DUBLIN PLACE TRARALGON VIC 3844



4 2 2 907m<sup>2</sup> 162m<sup>2</sup>  
 Year Built 2008 DOM 7 days  
 Listing Date 03-Apr-25 Distance 0.41km  
 Listing Price \$650/WEEKLY

## 2 26 CHRIS CRESCENT TRARALGON VIC 3844



4 2 2 691m<sup>2</sup> 137m<sup>2</sup>  
 Year Built - DOM 25 days  
 Listing Date 24-Feb-25 Distance 0.42km  
 Listing Price \$600/WEEKLY

## 3 4 NICK PLACE TRARALGON VIC 3844



4 2 2 557m<sup>2</sup> 135m<sup>2</sup>  
 Year Built 2023 DOM 8 days  
 Listing Date 11-Dec-24 Distance 0.56km  
 Listing Price \$600/WEEKLY

## 4 17 HEATHER GROVE TRARALGON VIC 3844



4 2 2 579m<sup>2</sup> 124m<sup>2</sup>  
 Year Built 1970 DOM 78 days  
 Listing Date 12-Mar-25 Distance 0.59km  
 Listing Price \$650/WEEKLY

## 5 47 MCNULTY DRIVE TRARALGON VIC 3844



4 2 2 432m<sup>2</sup> -  
 Year Built - DOM 65 days  
 Listing Date 06-May-25 Distance 0.76km  
 Listing Price \$650/WEEKLY

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 11 WATERSIDE DRIVE TRARALGON VIC 3844



4 2 2 347m<sup>2</sup> -  
 Year Built - DOM 51 days  
 Listing Date 30-Jun-25 Distance 0.76km  
 Listing Price \$560/WEEKLY

### 7 10 JAZ CLOSE TRARALGON VIC 3844



4 2 2 577m<sup>2</sup> 161m<sup>2</sup>  
 Year Built 2019 DOM 15 days  
 Listing Date 12-Nov-24 Distance 0.35km  
 Listing Price \$600/WEEKLY

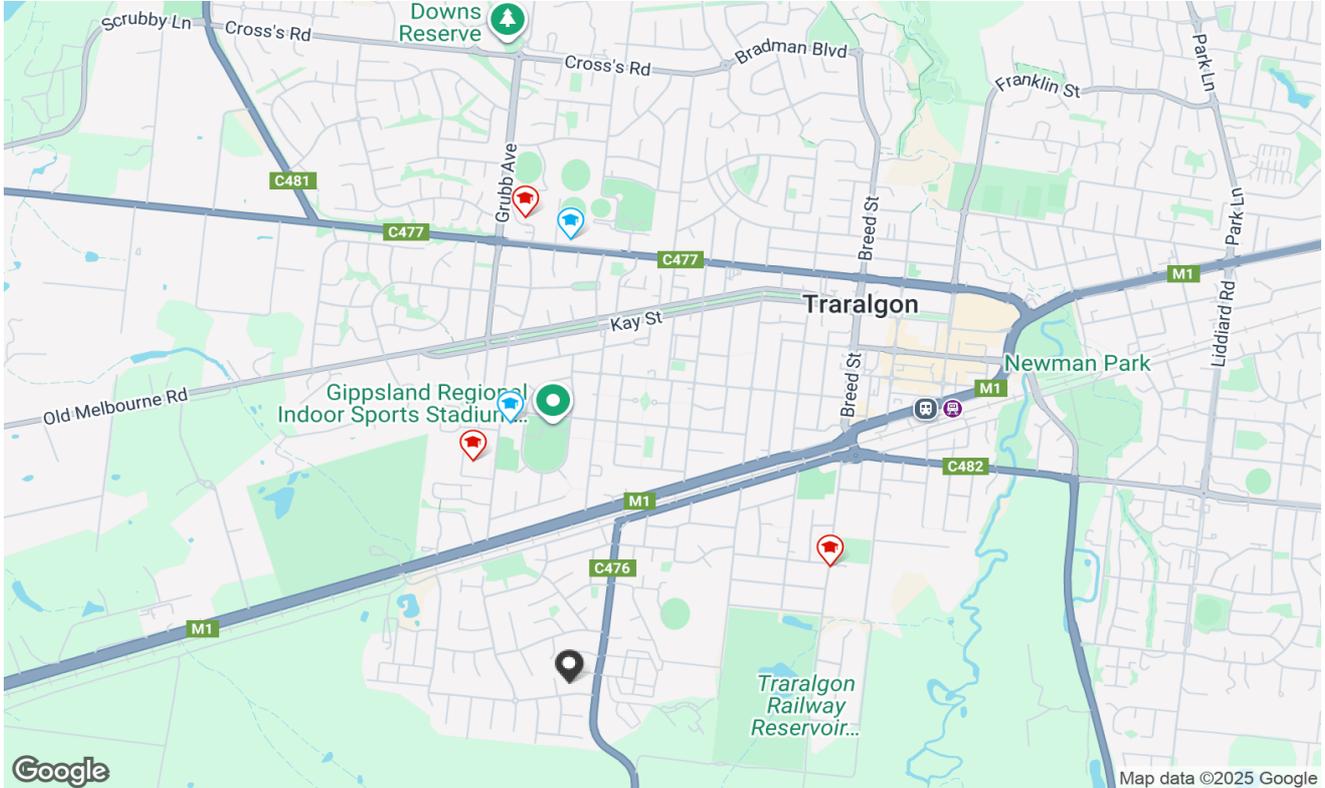
### 8 10 MCNULTY DRIVE TRARALGON VIC 3844



4 2 2 542m<sup>2</sup> 164m<sup>2</sup>  
 Year Built 2016 DOM 28 days  
 Listing Date 01-Aug-25 Distance 0.59km  
 Listing Price \$540/WEEKLY

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

# Local Schools

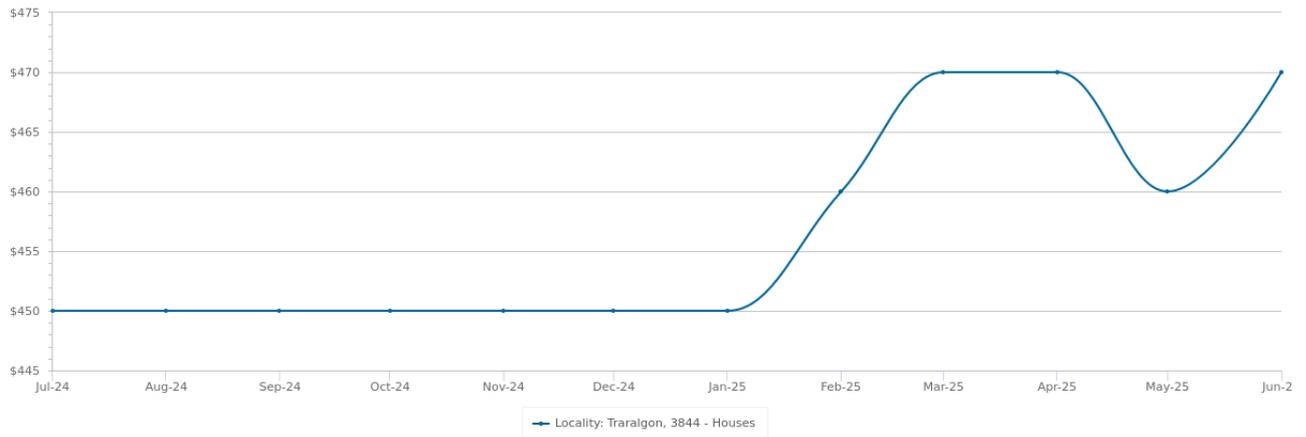


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Lavalla Catholic College</b>	1.14km	Secondary	Mixed	Non-Government	7-12
	<b>Traralgon (Kosciuszko Street) Primary School</b> Garibaldi Street Traralgon VIC 3844	1.27km	Primary	Mixed	Government	0-6
	<b>Latrobe Special Developmental School</b> 48-62 Hickox Street Traralgon VIC 3844	1.31km	Special	Mixed	Government	-
	<b>Traralgon College</b>	2.12km	Secondary	Mixed	Government	7-12
	<b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	2.24km	Secondary	Mixed	Non-Government	-

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

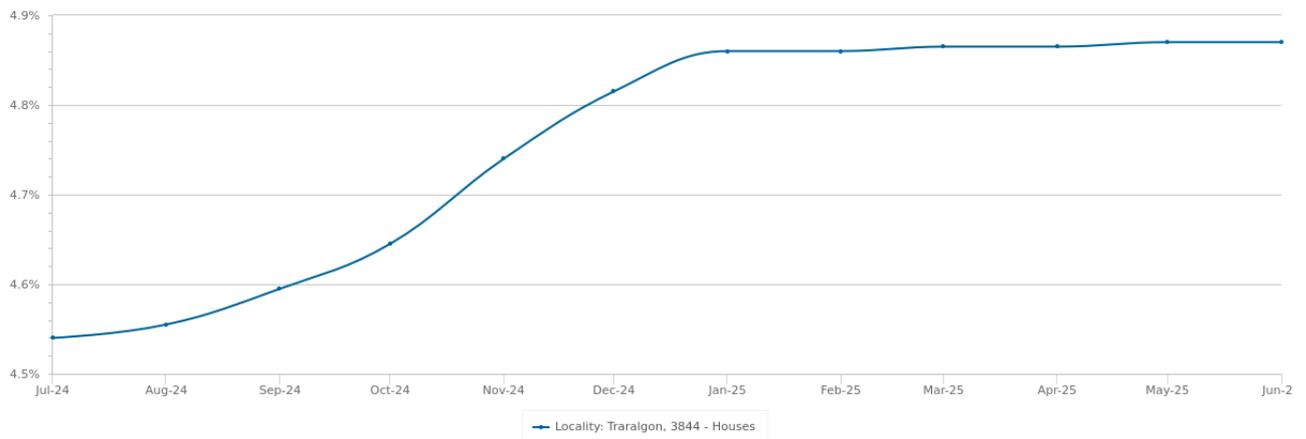
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

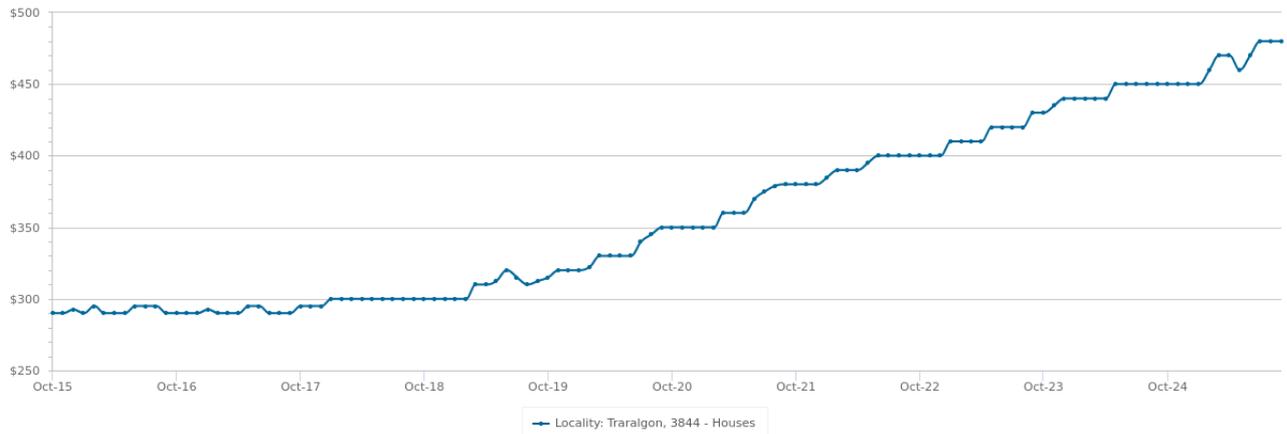


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2025	\$470	2.2% ▲	4.9%	463
May 2025	\$460	-2.1% ▼	4.9%	455
Apr 2025	\$470	0.0%	4.9%	442
Mar 2025	\$470	2.2% ▲	4.9%	441
Feb 2025	\$460	2.2% ▲	4.9%	441
Jan 2025	\$450	0.0%	4.9%	454
Dec 2024	\$450	0.0%	4.8%	457
Nov 2024	\$450	0.0%	4.7%	459
Oct 2024	\$450	0.0%	4.6%	445
Sep 2024	\$450	0.0%	4.6%	463
Aug 2024	\$450	0.0%	4.6%	454
Jul 2024	\$450	0.0%	4.5%	469

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$480	6.7% ▲	4.8%	502
2024	\$450	4.7% ▲	4.6%	463
2023	\$430	7.5% ▲	4.5%	565
2022	\$400	5.3% ▲	4.3%	590
2021	\$380	8.6% ▲	5%	549
2020	\$350	12.0% ▲	5.2%	501
2019	\$312	4.2% ▲	5.4%	548
2018	\$300	3.4% ▲	5.4%	698
2017	\$290	0.0%	5.4%	857
2016	\$290	0.0%	5.6%	887

# Summary

**12 DONEGAL AVENUE TRARALGON VIC 3844**



**Appraisal price range**  
\$640 - \$660

**Notes from your agent**

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