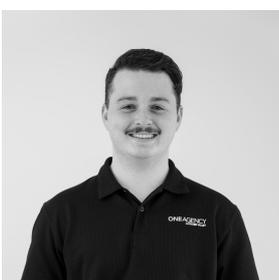




7 CHILDERS STREET NEWBOROUGH VIC 3825

Prepared on 7th July 2025

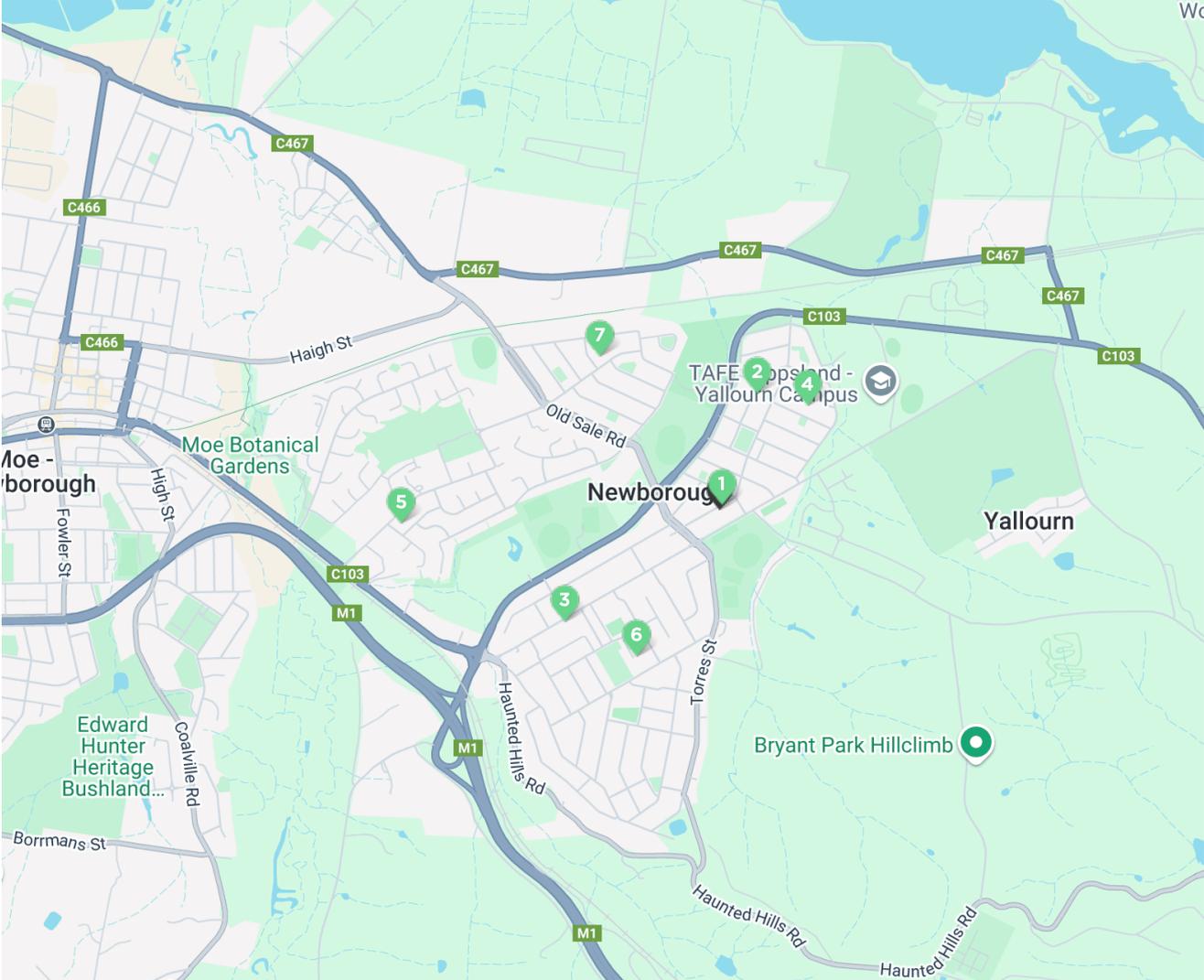


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Comps Map: Rentals



1 5 CHILDERS STREET NEWBOROUGH VIC 3825	3	1	-	\$480
2 51 DARLIMURLA AVENUE NEWBOROUGH VIC 3825	3	1	2	\$490
3 32 MONASH ROAD NEWBOROUGH VIC 3825	4	1	2	\$520
4 12 YINNAR STREET NEWBOROUGH VIC 3825	4	1	2	\$460
5 3 COLLI DRIVE NEWBOROUGH VIC 3825	4	1	2	\$480
6 6 EASTLEIGH COURT NEWBOROUGH VIC 3825	3	1	-	\$435
7 2 MALNHAM CRESCENT NEWBOROUGH VIC 3825	3	1	-	\$460



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 5 CHILDERS STREET NEWBOROUGH VIC 3825



3 1 - 715m² 105m²
 Year Built 1950 DOM 36 days
 Listing Date 18-Dec-24 Distance 0.02km
 Listing Price \$480 Per week

2 51 DARLIMURLA AVENUE NEWBOROUGH VIC 3825



3 1 2 695m² 120m²
 Year Built 1970 DOM 14 days
 Listing Date 31-Jan-25 Distance 0.59km
 Listing Price \$490 per week

3 32 MONASH ROAD NEWBOROUGH VIC 3825



4 1 2 1,116m² 131m²
 Year Built - DOM 4 days
 Listing Date 03-Jul-25 Distance 0.94km
 Listing Price \$520 Per Week

4 12 YINNAR STREET NEWBOROUGH VIC 3825



4 1 2 715m² 108m²
 Year Built 1960 DOM 19 days
 Listing Date 29-May-25 Distance 0.66km
 Listing Price \$460 WEEKLY

5 3 COLLI DRIVE NEWBOROUGH VIC 3825



4 1 2 681m² 731m²
 Year Built 1990 DOM 39 days
 Listing Date 28-Jan-25 Distance 1.55km
 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 CoreLogic

Comparable Rentals

6 6 EASTLEIGH COURT NEWBOROUGH VIC 3825



🛏️ 3 🚿 1 🚗 - 📏 963m² 🏠 116m²
 Year Built - DOM 33 days
 Listing Date 20-Jan-25 Distance 0.84km
 Listing Price \$435 pw

7 2 MALNHAM CRESCENT NEWBOROUGH VIC 3825



🛏️ 3 🚿 1 🚗 - 📏 878m² 🏠 125m²
 Year Built 1958 DOM 22 days
 Listing Date 23-May-25 Distance 0.94km
 Listing Price \$460 pw

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

Summary

7 CHILDERS STREET NEWBOROUGH VIC 3825



Appraisal price range
\$470-\$500

Notes from your agent

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