



COMPARATIVE MARKET ANALYSIS

160 WILSONS ROAD, WHITTINGTON, VIC 3219

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



160 Wilsons Road
Whittington, VIC, 3219

To Whom It May Concern,

RE: 160 Wilsons Road
Whittington, VIC, 3219

The enclosed rental report provides a detailed, data-driven analysis. It is designed to offer valuable insights into the local property market, helping make informed decisions.

What the report includes:

- A comparison of similar nearby rental properties
- An overview of median weekly rents for houses and units in the area
- Insights into recent sales price growth for houses and units within the suburb
- Information about school catchment zones, a key factor for many tenants

Should you have any further questions or require additional data, please do not hesitate to reach out. I would be happy to assist.

Kind Regards

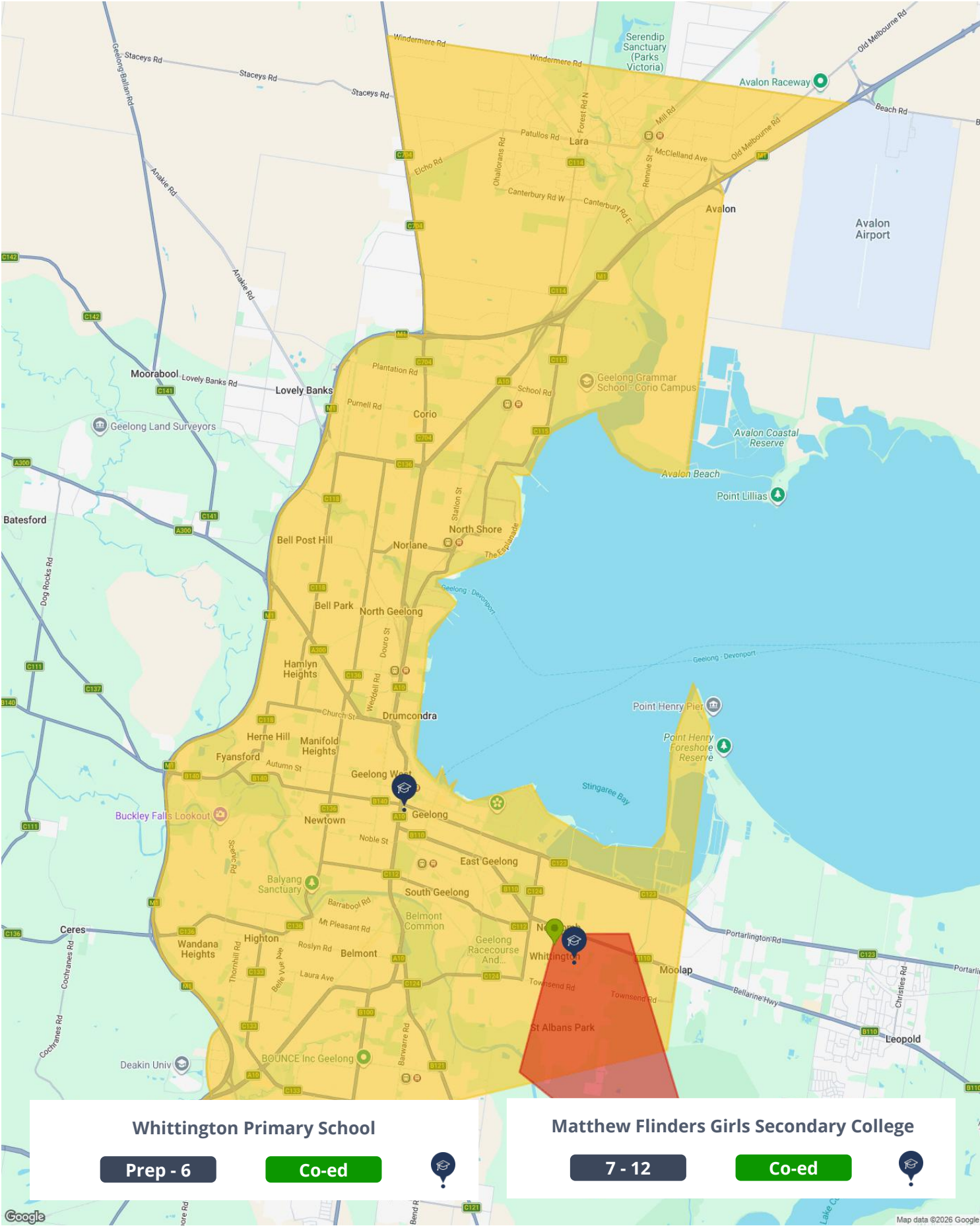
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

Disclaimer:

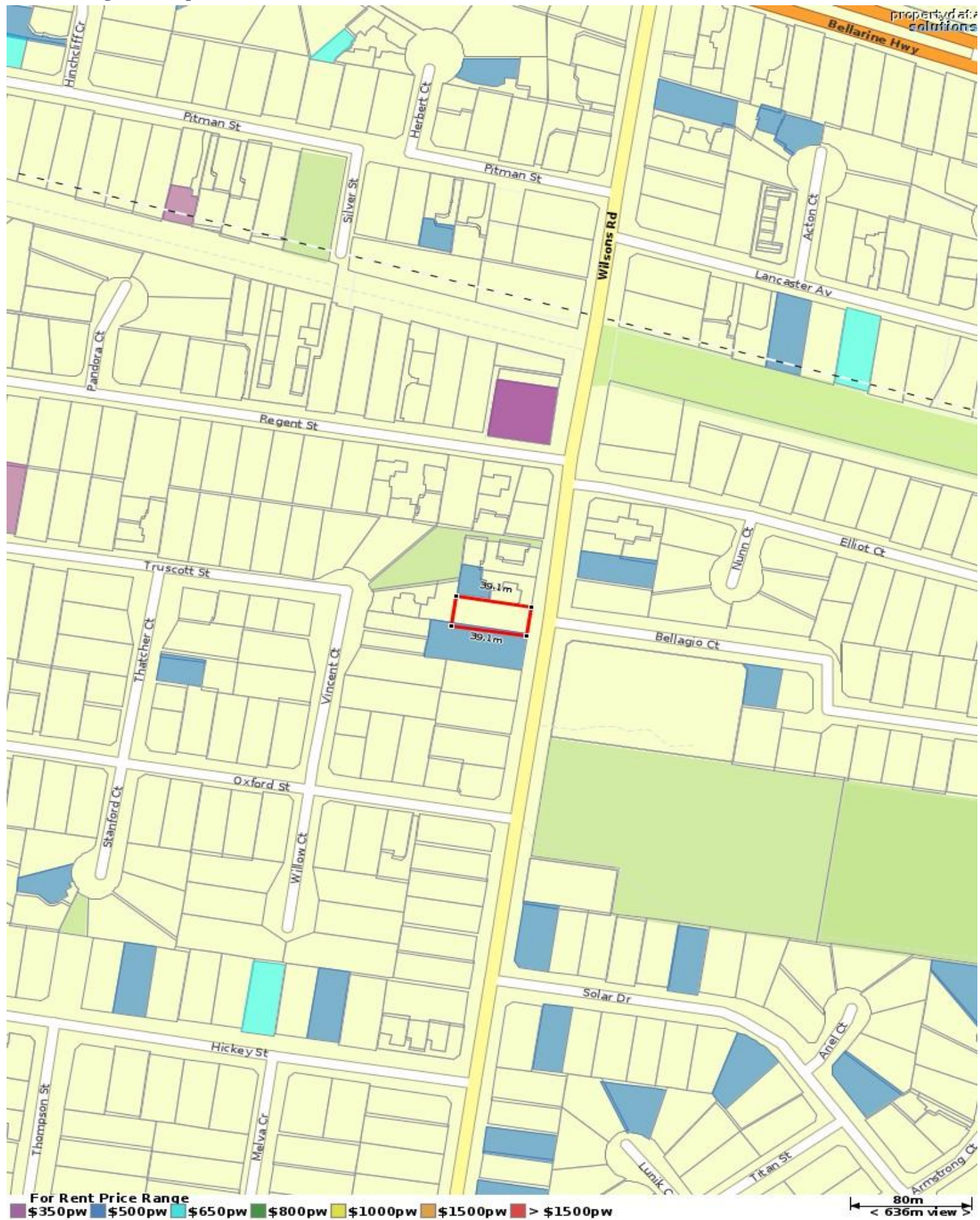
The information provided in this document represents an opinion of the rental market and should only be treated as an indicative estimate. While every effort has been made to ensure accuracy, Walter L Carr & Sons (Real Estate) P/L cannot guarantee the reliability of any third-party information used in its preparation. This document is strictly for the client's information, and no responsibility is accepted for any errors or omissions.

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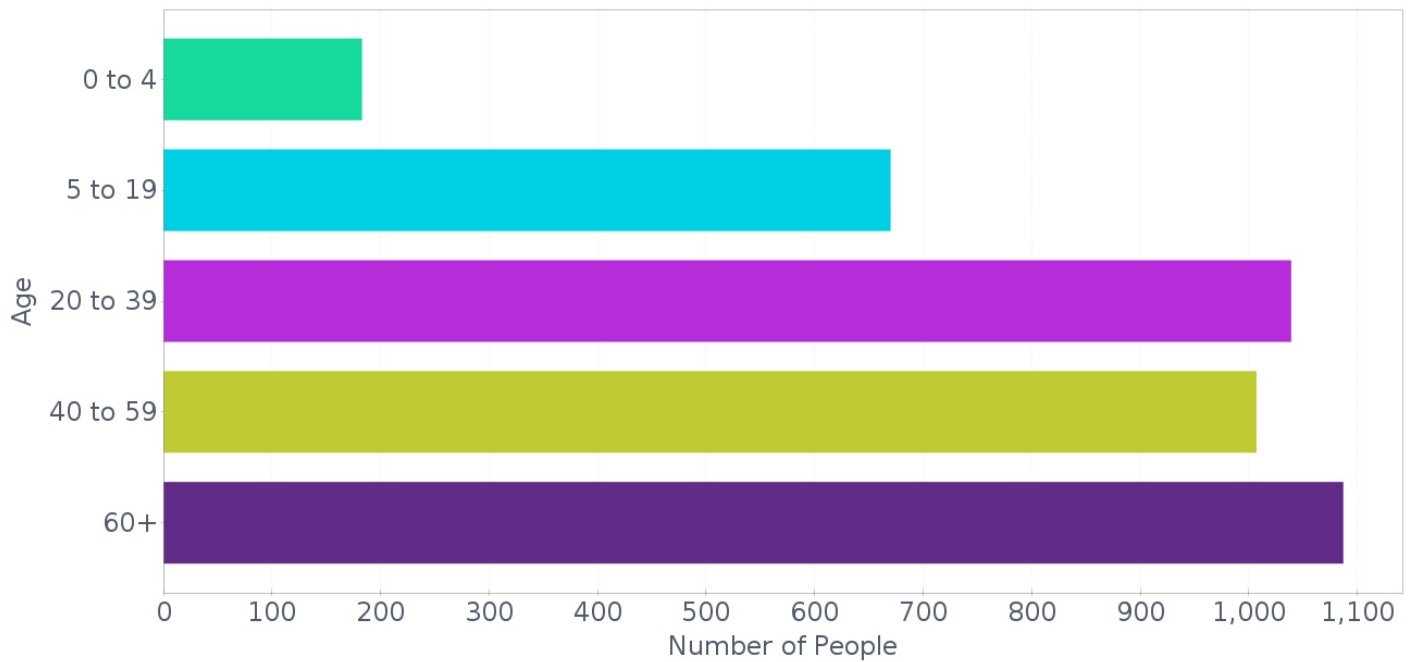
School Catchment Areas



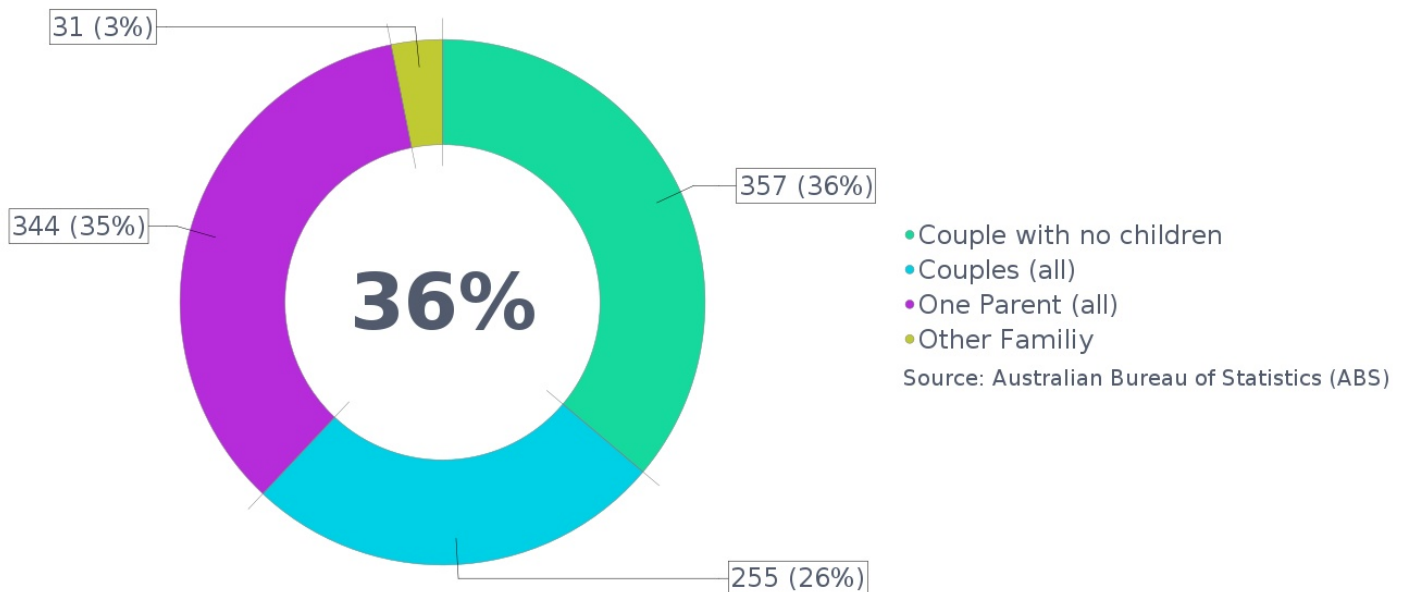
Nearby Properties For Rent



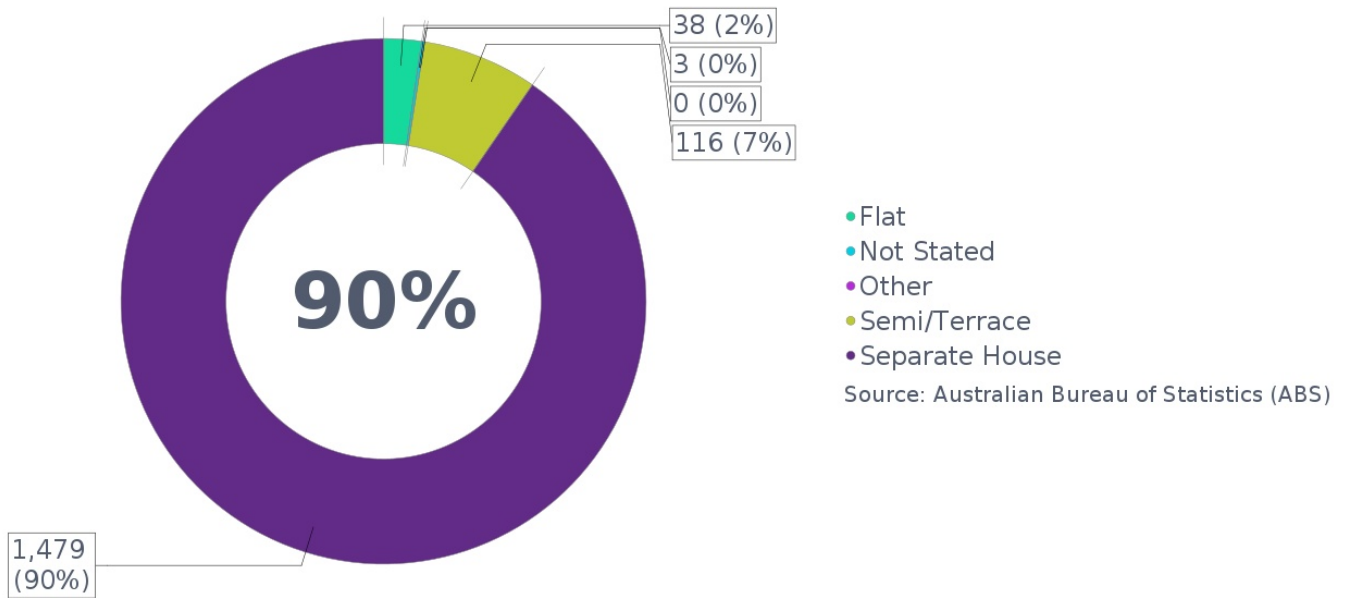
Age of Population (2021)



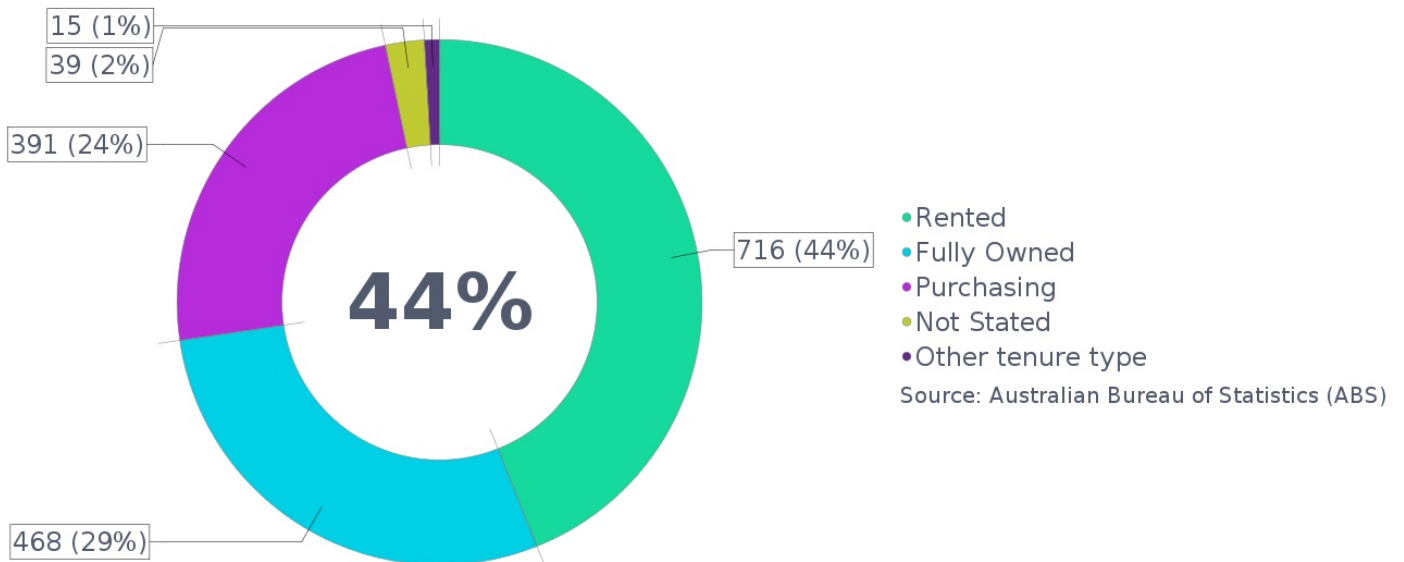
Family Composition (2021)



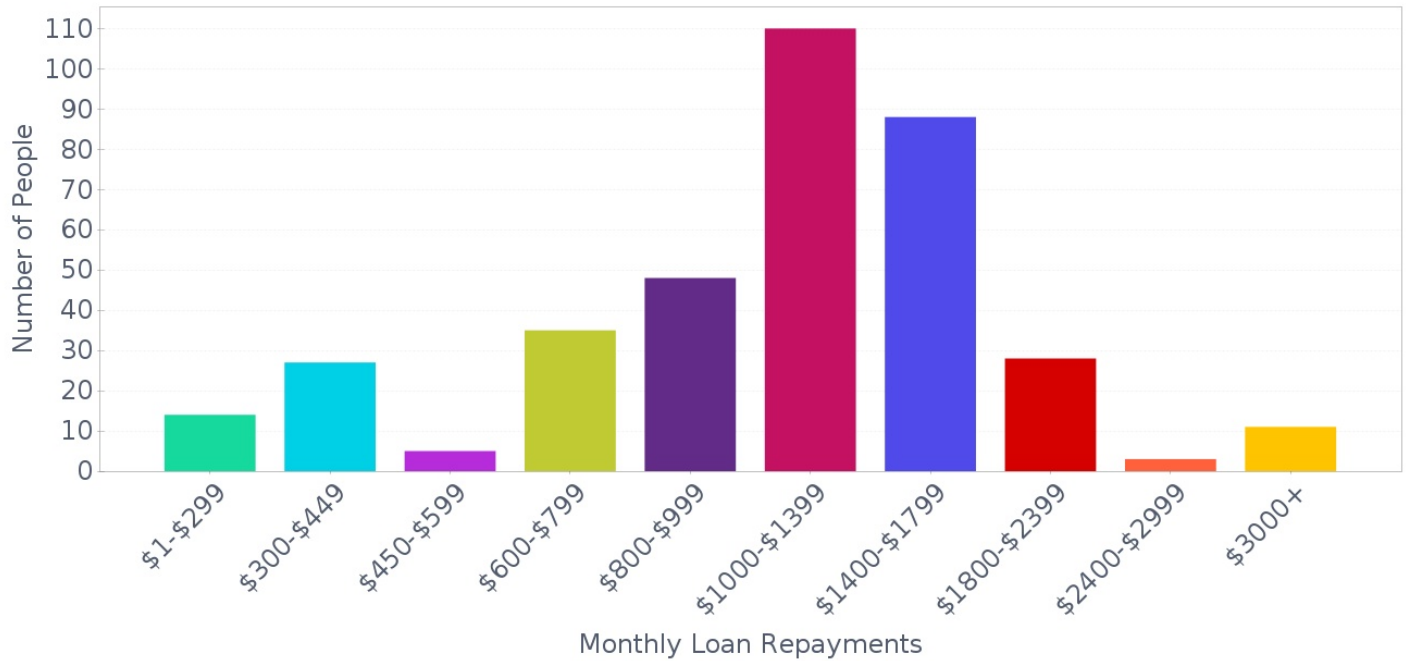
Dwelling Structure (2021)



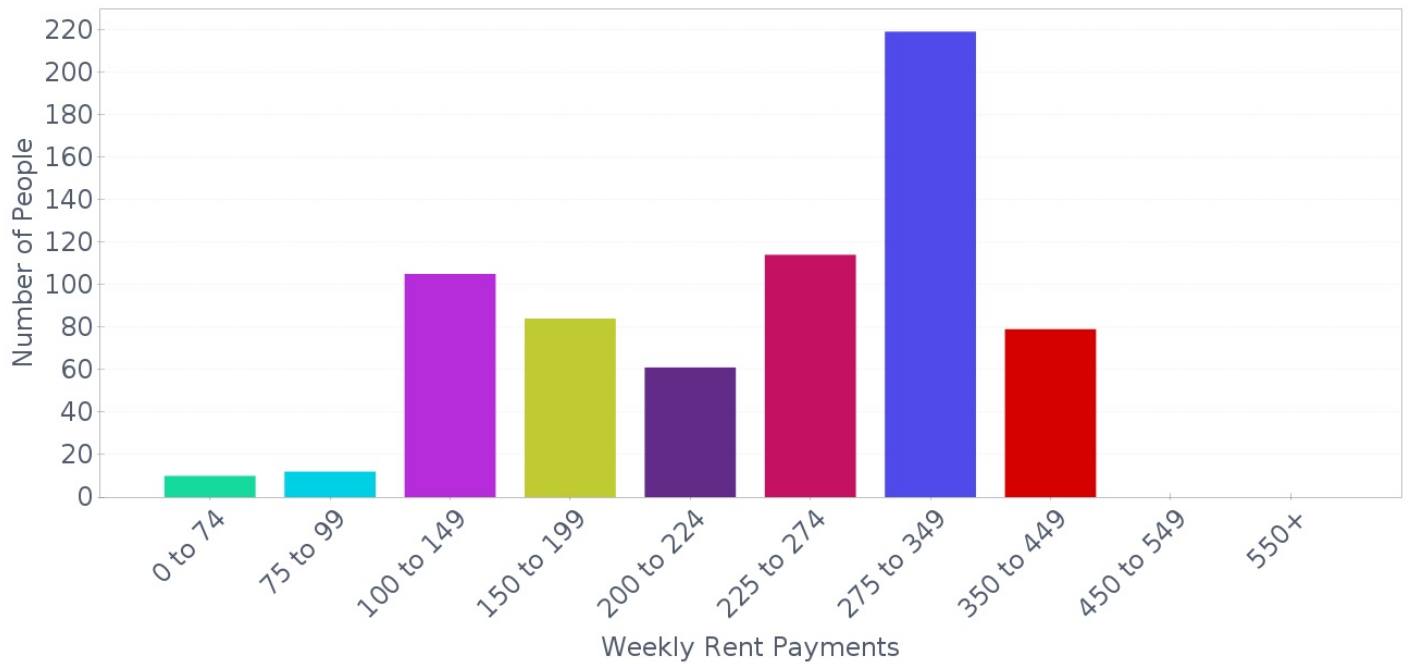
Home Ownership (2021)



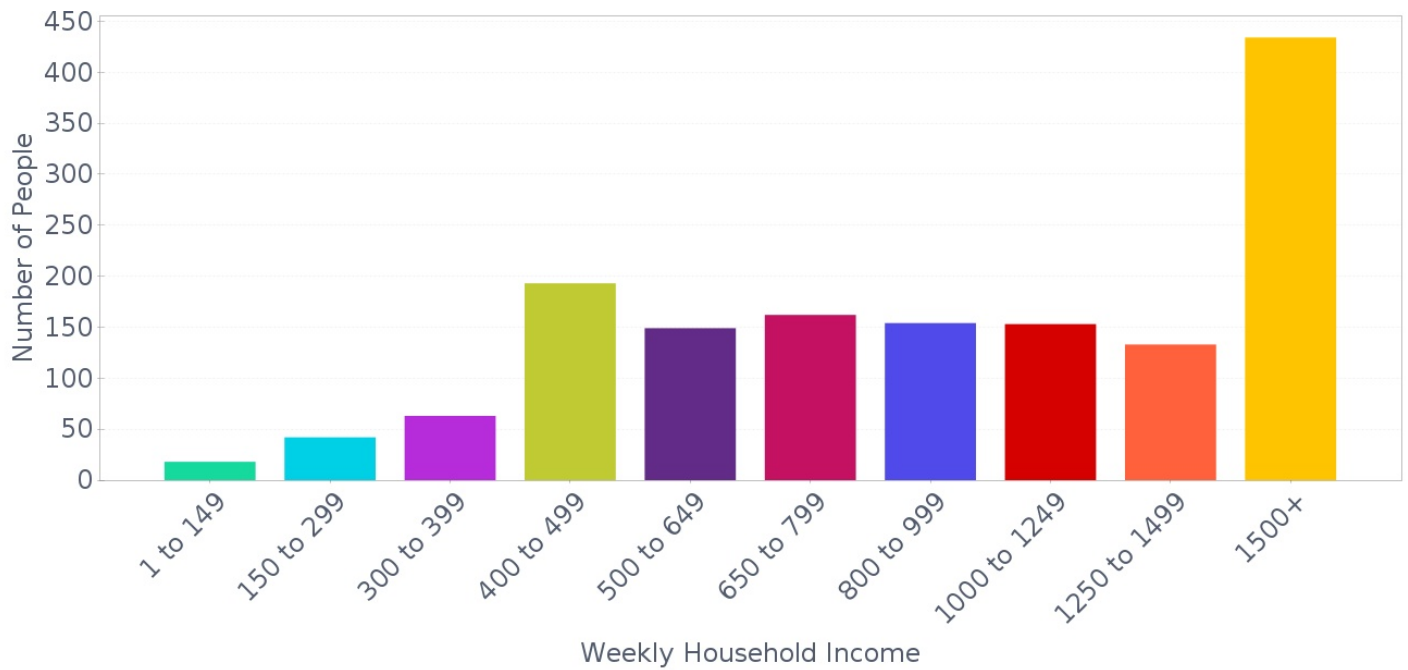
Home Loan Repayments - Monthly (2021)



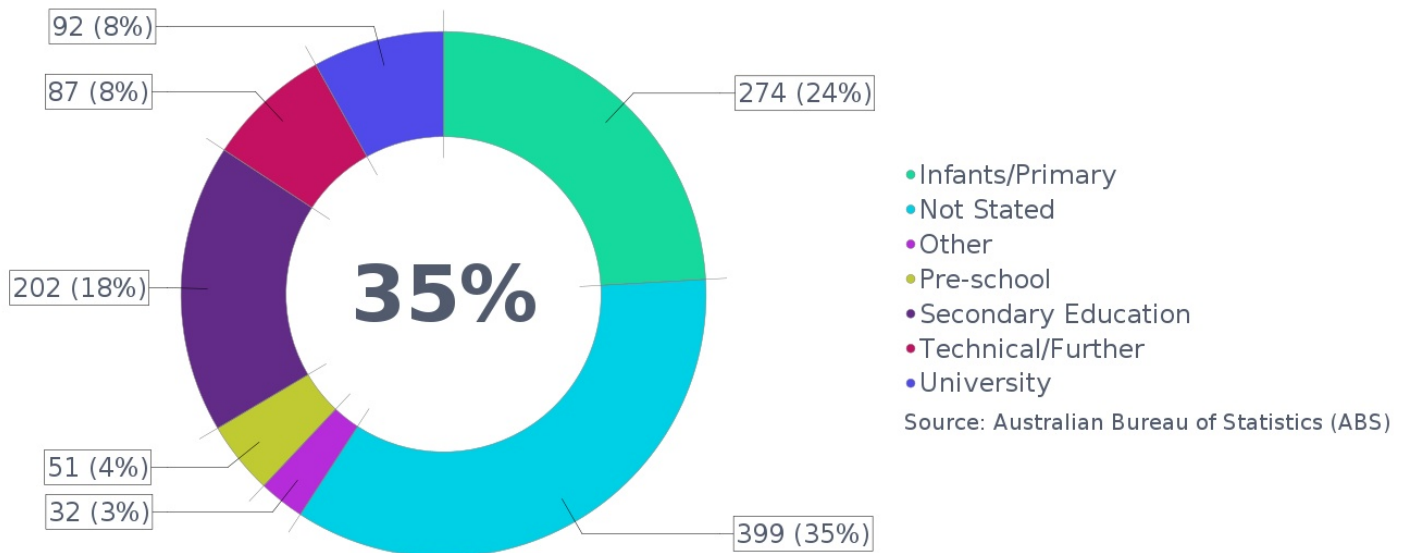
Rent Payments - Weekly (2021)



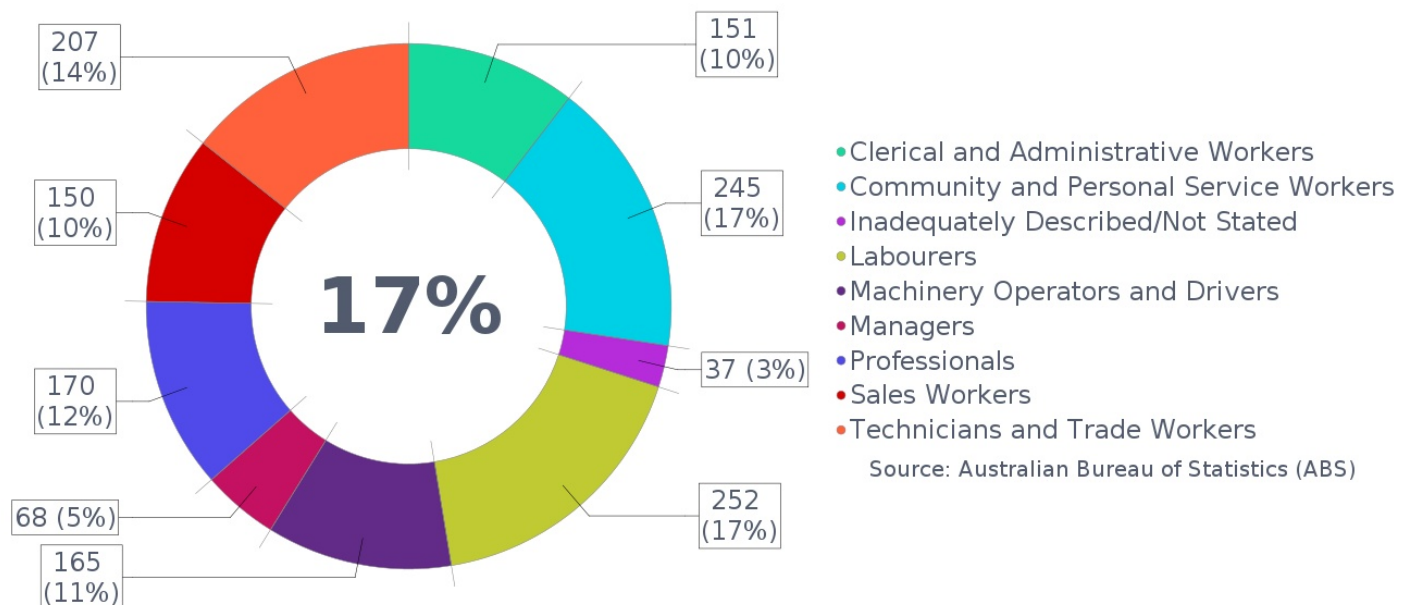
Household Income - Weekly (2021)



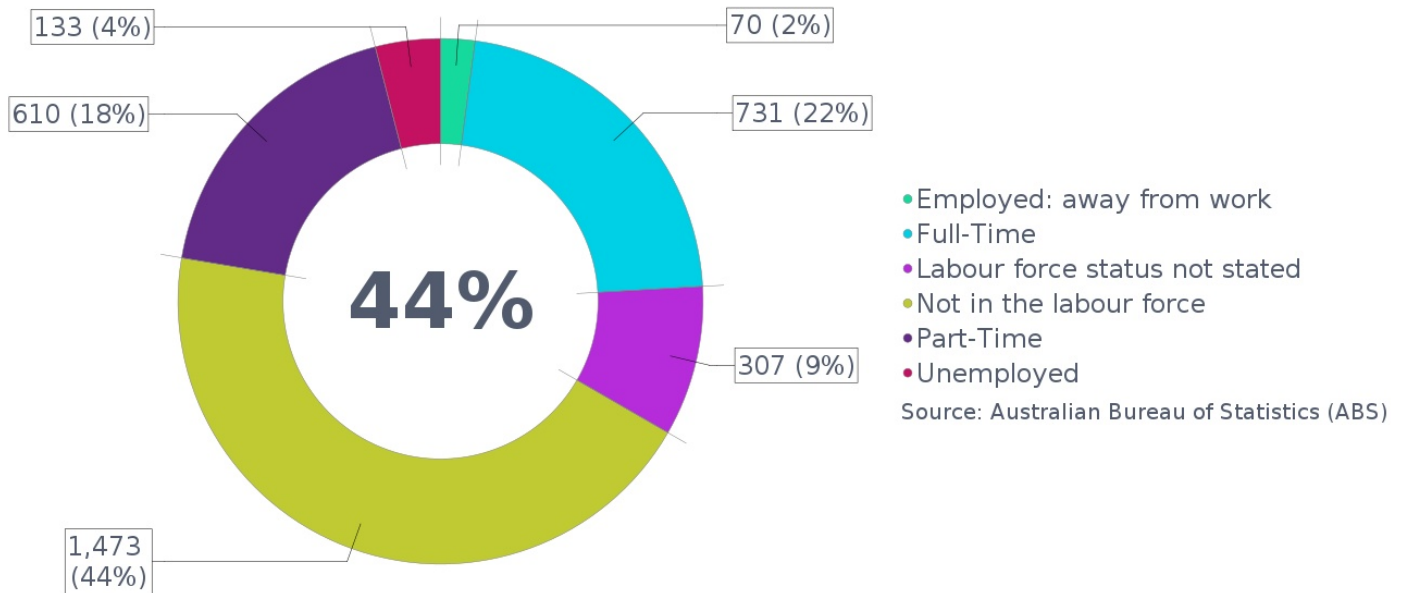
Non-School Qualification: Level of Education (2021)



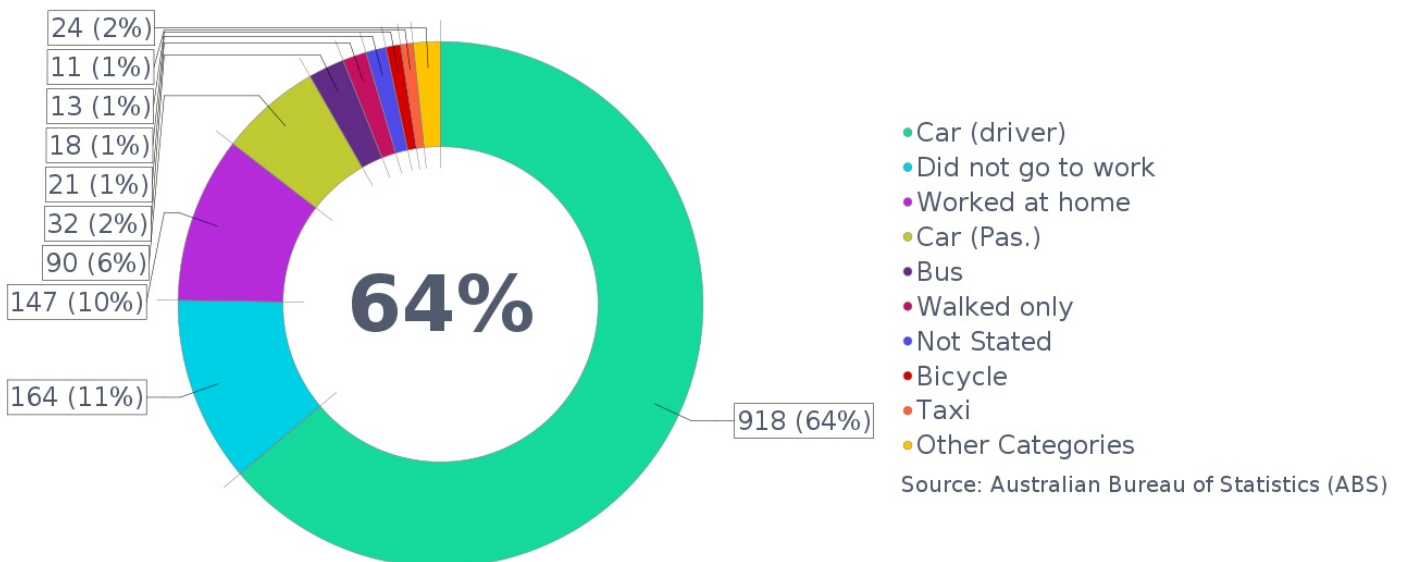
Occupation (2021)



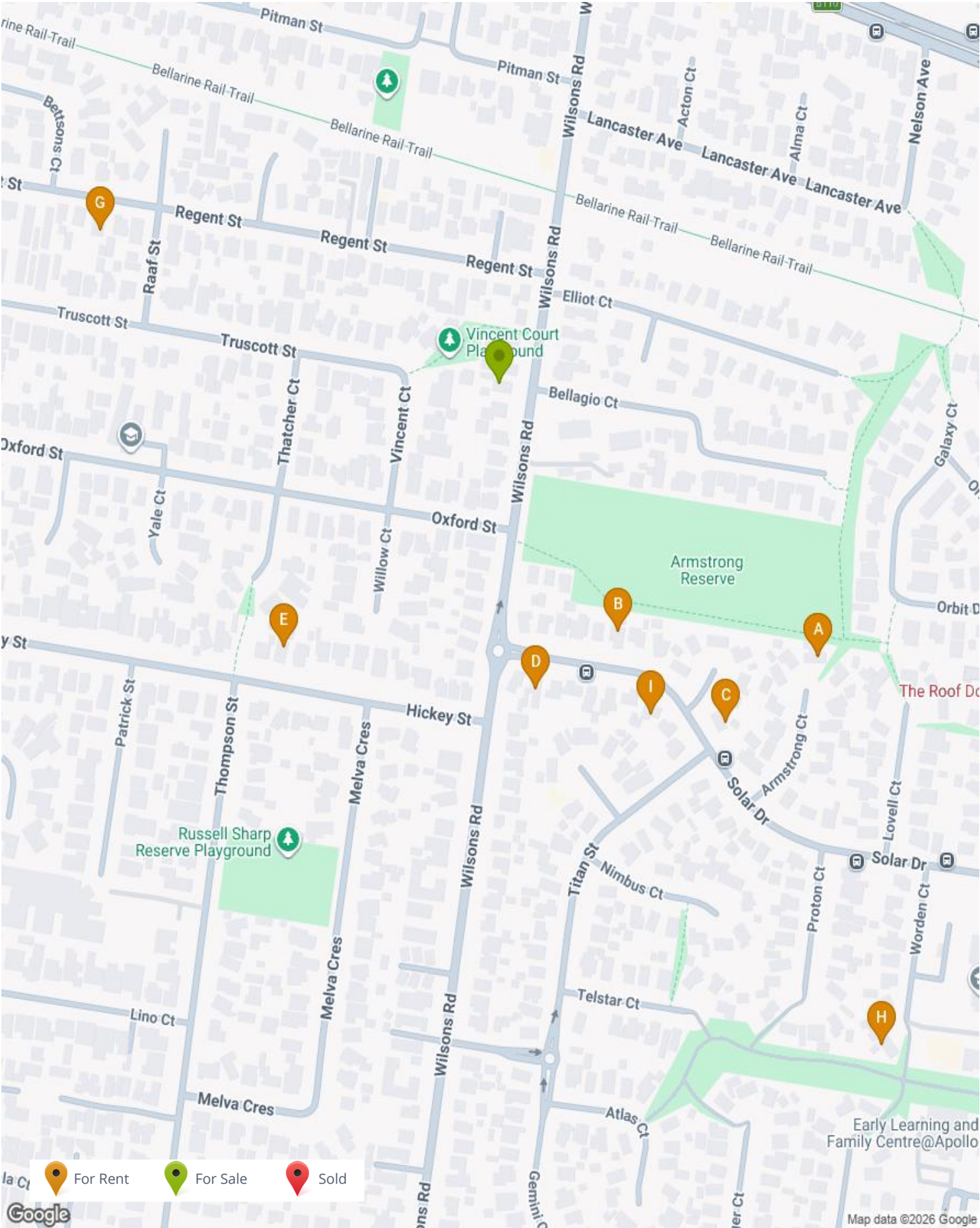
Employment (2021)



Method of Travel to Work (2021)



Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$405 and the highest for rent price is \$465 with a median rental price of \$450. Days listed ranges from 1 to 49 days with the average currently at 25 days for these selected properties.

13 ARMSTRONG CRT, WHITTINGTON 3219		UBD Ref: Melbourne - 637 C19	 3	 1	 4
	Property Type: House	Current Rent Price: \$430 per week First Rent Price: \$440 per week Month Listed: April 2026 Days on Market: 35 Days			
	Area: 644 m ² RPD: 228//LP115301				
Features: BUILD YR: 1974, STOREYS: 1, LOWSET, BRICK AND TILE, CONTEMPORARY, VERANDAH/DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,					
11 SOLAR DR, WHITTINGTON 3219		UBD Ref: Melbourne - 637 B19	 3	 1	 1
	Property Type: House	Current Rent Price: \$455 per week First Rent Price: \$455 per week Month Listed: April 2026* (Rented) Days on Market: 31 Days			
	Area: 680 m ² RPD: 212//LP115301				
Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: SECURE PARKING					
19 SOLAR DR, WHITTINGTON 3219		UBD Ref: Melbourne - 637 C20	 3	 1	 2
	Property Type: House	Current Rent Price: \$430 per week First Rent Price: \$420 per week Month Listed: April 2026* (Rented) Days on Market: 28 Days			
	Area: 654 m ² RPD: 221//LP115301				
Features:					
4 SOLAR DR, WHITTINGTON 3219		UBD Ref: Melbourne - 637 B20	 3	 1	 4
	Property Type: House	Current Rent Price: \$465 per week First Rent Price: \$480 per week Month Listed: March 2026* (Rented) Days on Market: 14 Days			
	Area: 567 m ² RPD: 145//LP115301				
Features: DECK, IMPROVEMENTS: FLOORBOARDS					
45 HICKEY ST, WHITTINGTON 3219		UBD Ref: Melbourne - 637 A19	 3	 1	 1
	Property Type: House	Current Rent Price: \$460 per week First Rent Price: \$460 per week Month Listed: February 2026* (Rented) Days on Market: 13 Days			
	Area: 674 m ² RPD: 56//LP113014				
Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS					

13 ARMSTRONG CRT, WHITTINGTON 3219

UBD Ref: Melbourne - 637 C19



3



1



1



Property Type: House
Area: 644 m²
RPD: 228//LP115301

Current Rent Price: **\$405 per week**
First Rent Price: **\$405 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **1 Day**

Features: BUILD YR: 1974, STOREYS: 1, LOWSET, BRICK AND TILE, CONTEMPORARY, VERANDAH/DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



26 REGENT ST, WHITTINGTON 3219

UBD Ref: Melbourne - 604 R16



3



1



4



Property Type: House
Area: 645 m²
RPD: 1//TP16491

Current Rent Price: **\$460 per week**
First Rent Price: **\$460 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **49 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: SEPARATE DINING ROOM



18 WORDEN CRT, WHITTINGTON 3219

UBD Ref: Melbourne - 649 C1



3



1



2



Property Type: House
Area: 648 m²
RPD: 436//LP123111

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **27 Days**

Features: BUILD YR: 1975, WALL TYPE: BV, ROOF TYPE: C/T, STOREYS: 1, LOWSET, BRICK AND TILE, CONTEMPORARY, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



16 SOLAR DR, WHITTINGTON 3219

UBD Ref: Melbourne - 637 B20



3



1



2



Property Type: House
Area: 717 m²
RPD: 151//LP115301

Current Rent Price: **\$450 per week**
First Rent Price: **\$460 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **27 Days**

Features:



160 WILSONS ROAD, WHITTINGTON, VIC 3219



Appraisal Price

This market analysis has been prepared on 12/05/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$420pw to \$460pw

Contact your agent for further information:



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