



40 BLAIR ATHOL DRIVE TRARALGON VIC 3844

Prepared on 25th November 2025

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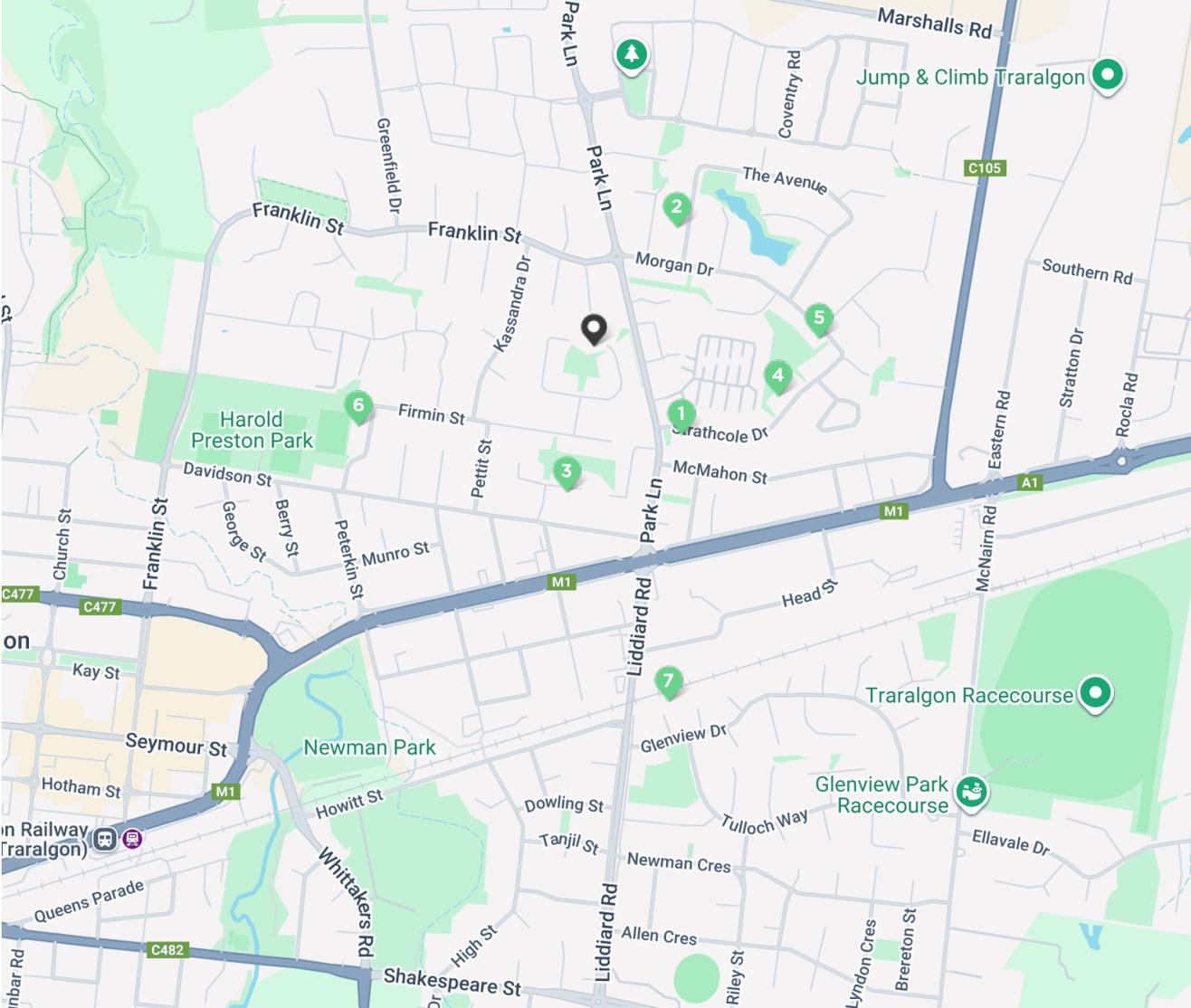
14C Hotham Street
Traralgon VIC 3844

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Comps Map: Rentals



1 3 STRATHCOLE DRIVE TRARALGON VIC 3844	3	1	2	\$440
2 3 THE AVENUE TRARALGON VIC 3844	3	1	2	\$450
3 21 CHRISTENSEN CLOSE TRARALGON VIC 3844	3	1	1	\$500
4 32 STRATHCOLE DRIVE TRARALGON VIC 3844	3	1	2	\$440
5 56 MORGAN DRIVE TRARALGON VIC 3844	3	1	3	\$430
6 13 LATROBE CRESCENT TRARALGON VIC 3844	3	1	2	\$460
7 4 TAVEL CLOSE TRARALGON VIC 3844	3	1	1	\$440



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 3 STRATHCOLE DRIVE TRARALGON VIC 3844



3 1 2 686m² 138m²
 Year Built 1980 DOM 23 days
 Listing Date 15-Aug-24 Distance 0.31km
 Listing Price \$440/WEEKLY

2 3 THE AVENUE TRARALGON VIC 3844



3 1 2 718m² 129m²
 Year Built 1995 DOM 29 days
 Listing Date 27-Oct-25 Distance 0.36km
 Listing Price \$450/WEEKLY

3 21 CHRISTENSEN CLOSE TRARALGON VIC 3844



3 1 1 753m² 106m²
 Year Built - DOM 15 days
 Listing Date 29-Jul-25 Distance 0.37km
 Listing Price \$500/WEEKLY

4 32 STRATHCOLE DRIVE TRARALGON VIC 3844



3 1 2 690m² 120m²
 Year Built 1980 DOM 11 days
 Listing Date 17-Mar-25 Distance 0.47km
 Listing Price \$440/WEEKLY

5 56 MORGAN DRIVE TRARALGON VIC 3844



3 1 3 673m² 114m²
 Year Built - DOM 14 days
 Listing Date 21-Aug-25 Distance 0.56km
 Listing Price \$430/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 13 LATROBE CRESCENT TRARALGON VIC 3844



3 1 2 702m² 158m²
 Year Built 1975 DOM 21 days
 Listing Date 26-Sep-24 Distance 0.62km
 Listing Price \$460/WEEKLY

7 4 TAVEL CLOSE TRARALGON VIC 3844

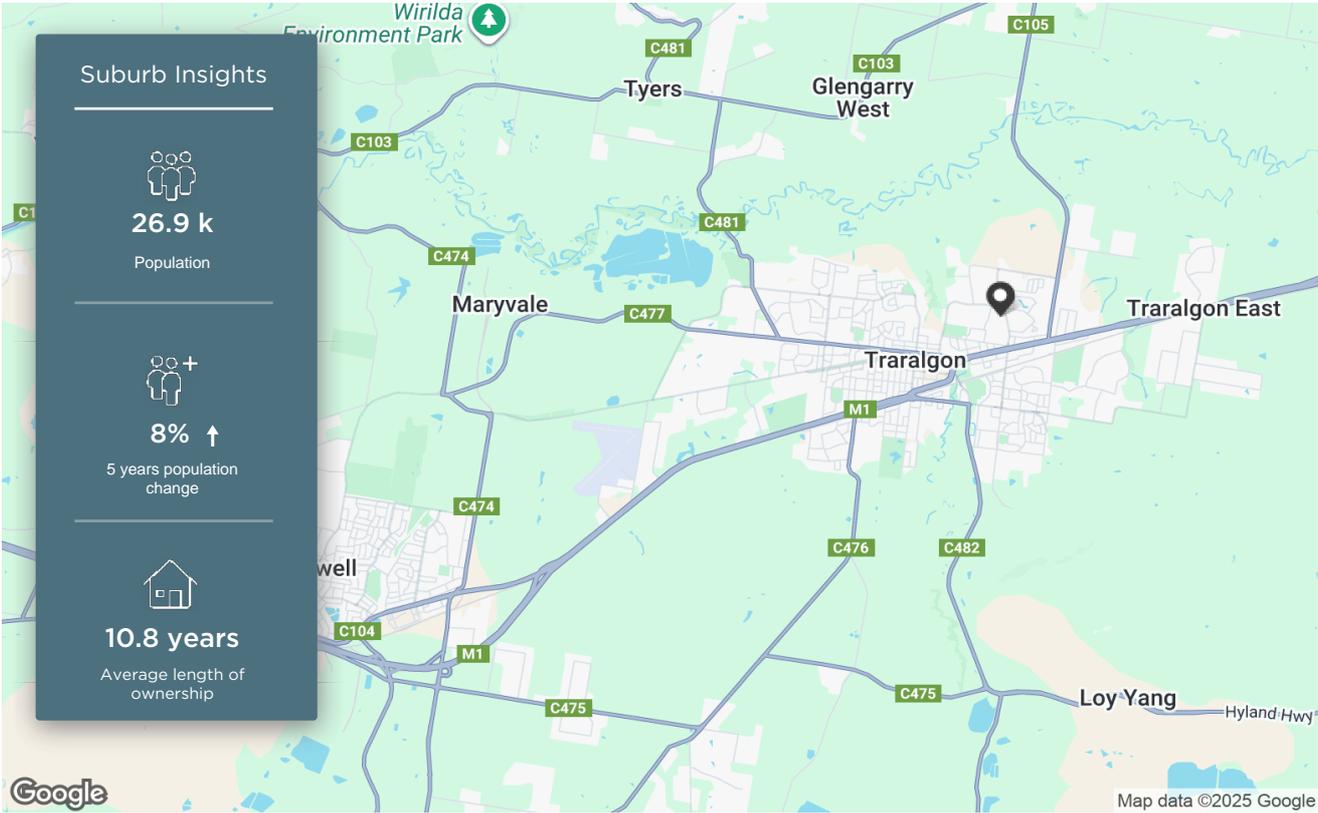


3 1 1 547m² 94m²
 Year Built 1980 DOM 25 days
 Listing Date 11-Apr-25 Distance 0.91km
 Listing Price \$440/WEEKLY

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

Traralgon

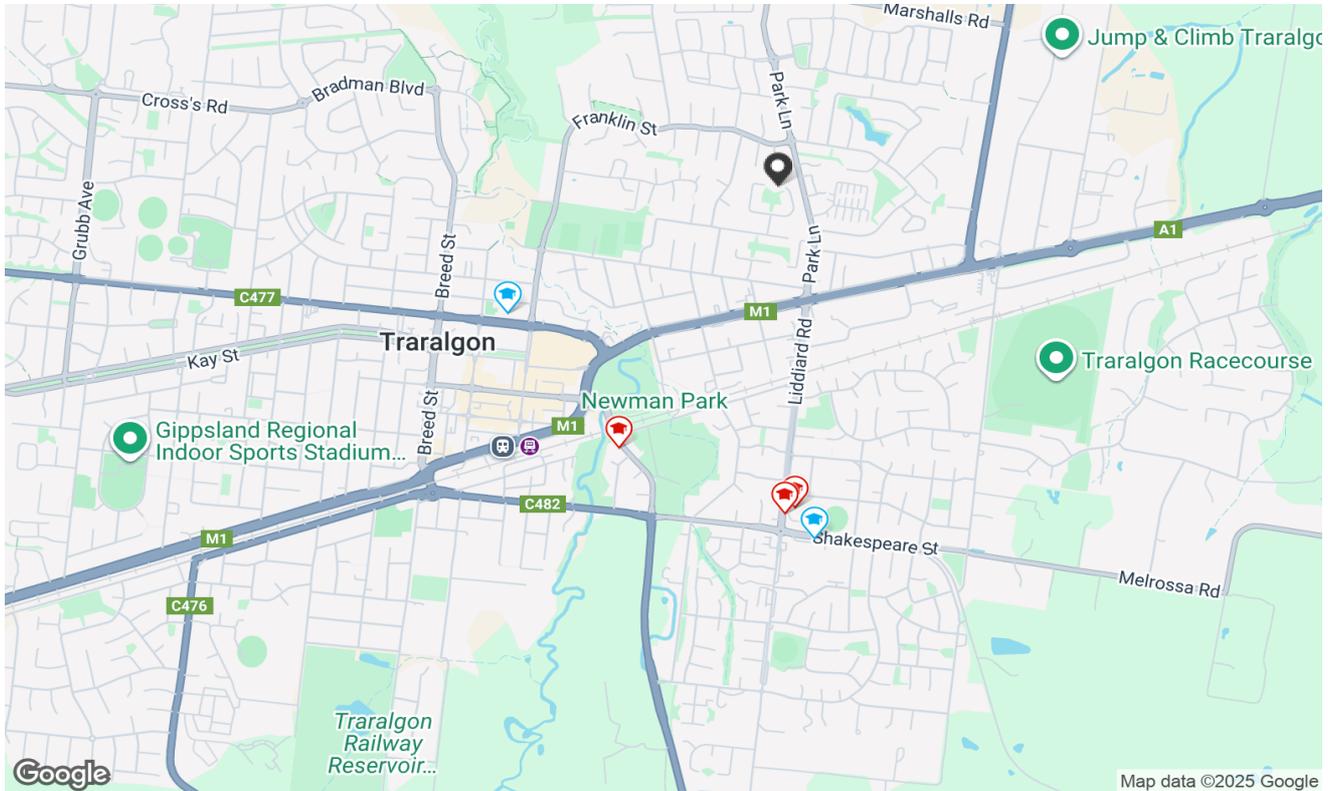
Demographic



The size of Traralgon is approximately 56.3 square kilometres. It has 78 parks covering nearly 4.3% of total area. The population of Traralgon in 2016 was 24933 people. By 2021 the population was 26907 showing a population growth of 7.9% in the area during that time. The predominant age group in Traralgon is 30-39 years. Households in Traralgon are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2021, 71.00% of the homes in Traralgon were owner-occupied compared with 68.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Not Stated	1.5	52-78K	14.5	90-99	1.1
Childless Couples	40.2	Purchaser	36.9	15.6-33.8K	15.1	30-39	13.7
Single Parents	19.5	Owns Outright	34.1	0-15.6K	3.8	100+	0.0
Couples with Children	39.0	Renting	26.0	182K+	10.8	60-69	11.7
		Other	1.4	33.8-52K	13.7	70-79	8.9
				130-182K	13.0	80-89	4.3
				78-130K	22.3	10-19	12.0
						0-9	12.3
						20-29	12.5
						50-59	12.1

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	1.35km	Primary	Mixed	Government	0-6
 SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.43km	Secondary	Mixed	Non-Government	-
 Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	1.54km	Primary	Mixed	Non-Government	-
 Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	1.57km	Primary	Mixed	Government	0-6
 Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	1.69km	Secondary	Mixed	Government	-



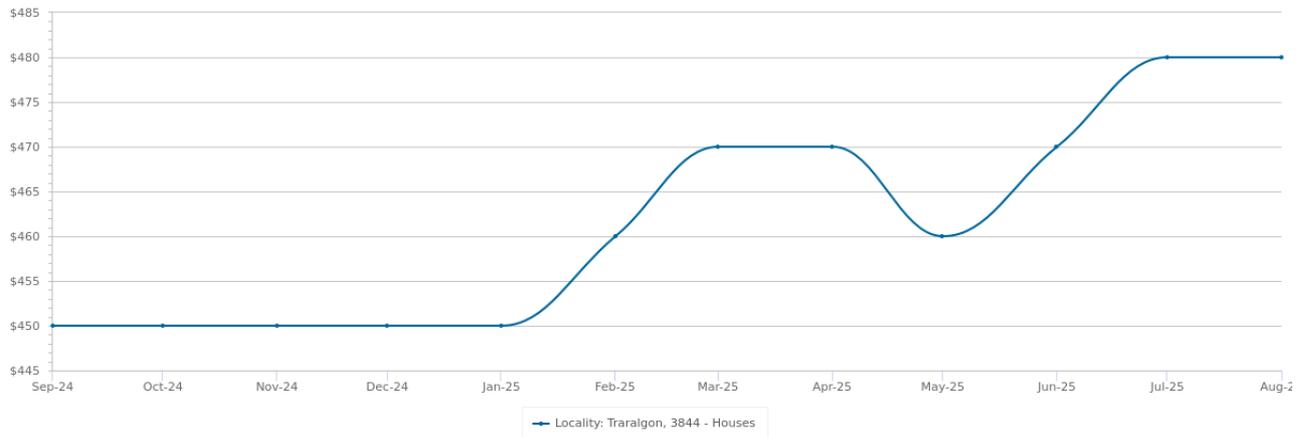
Property is within school catchment area



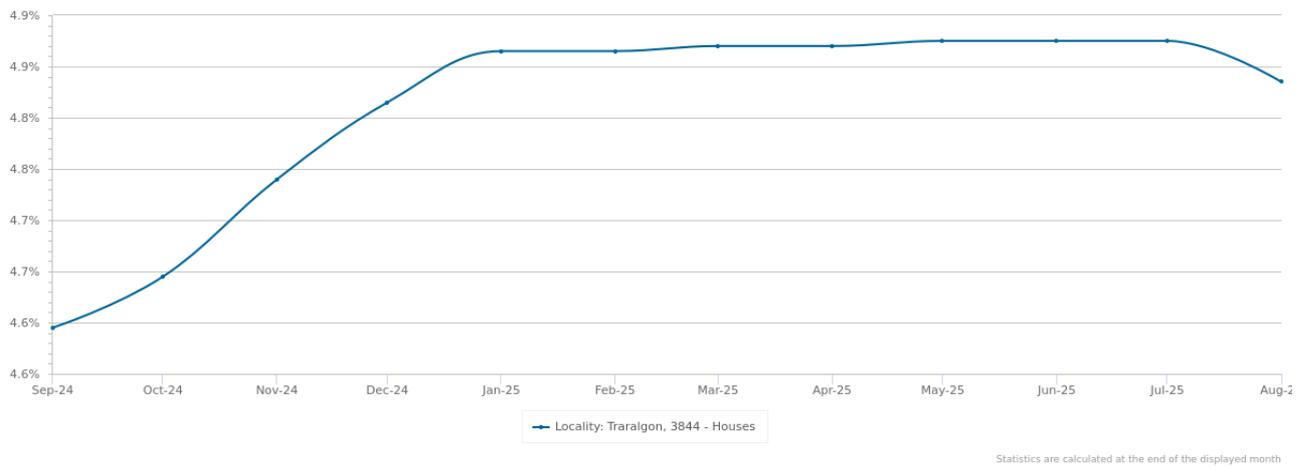
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



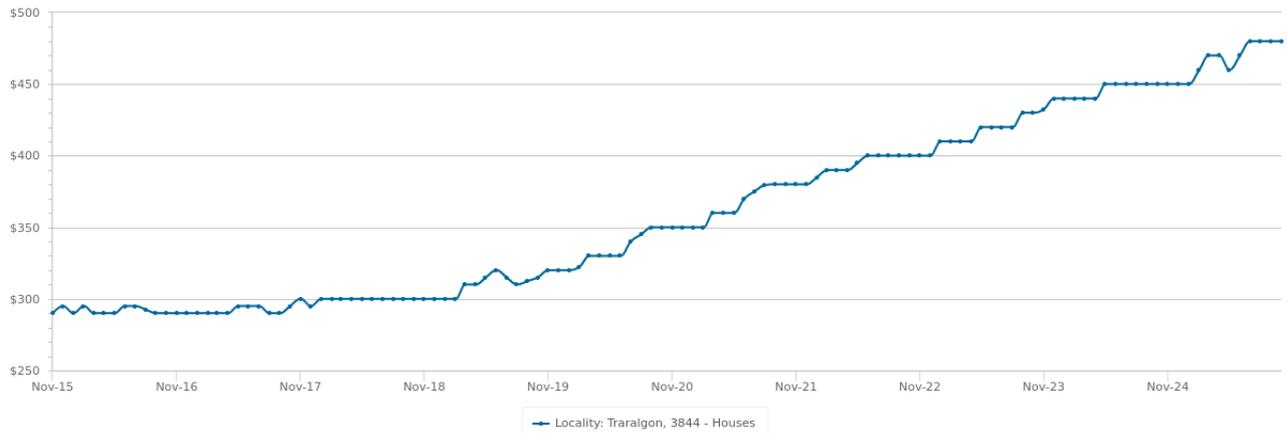
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$480	0.0%	4.8%	486
Jul 2025	\$480	2.1% ▲	4.9%	471
Jun 2025	\$470	2.2% ▲	4.9%	463
May 2025	\$460	-2.1% ▼	4.9%	456
Apr 2025	\$470	0.0%	4.9%	443
Mar 2025	\$470	2.2% ▲	4.9%	442
Feb 2025	\$460	2.2% ▲	4.9%	442
Jan 2025	\$450	0.0%	4.9%	455
Dec 2024	\$450	0.0%	4.8%	458
Nov 2024	\$450	0.0%	4.7%	460
Oct 2024	\$450	0.0%	4.6%	446
Sep 2024	\$450	0.0%	4.6%	464

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%	531
2024	\$450	4.7% ▲	4.6%	446
2023	\$430	7.5% ▲	4.5%	558
2022	\$400	5.3% ▲	4.3%	591
2021	\$380	8.6% ▲	4.9%	571
2020	\$350	11.1% ▲	5.2%	495
2019	\$315	5.0% ▲	5.3%	536
2018	\$300	1.7% ▲	5.4%	683
2017	\$295	1.7% ▲	5.4%	853
2016	\$290	0.0%	5.6%	900

Summary

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Appraisal price range
\$450 - \$470

Notes from your agent

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