



## 13 DUNBAR GROVE CHURCHILL VIC 3842

Prepared on 9th April 2025



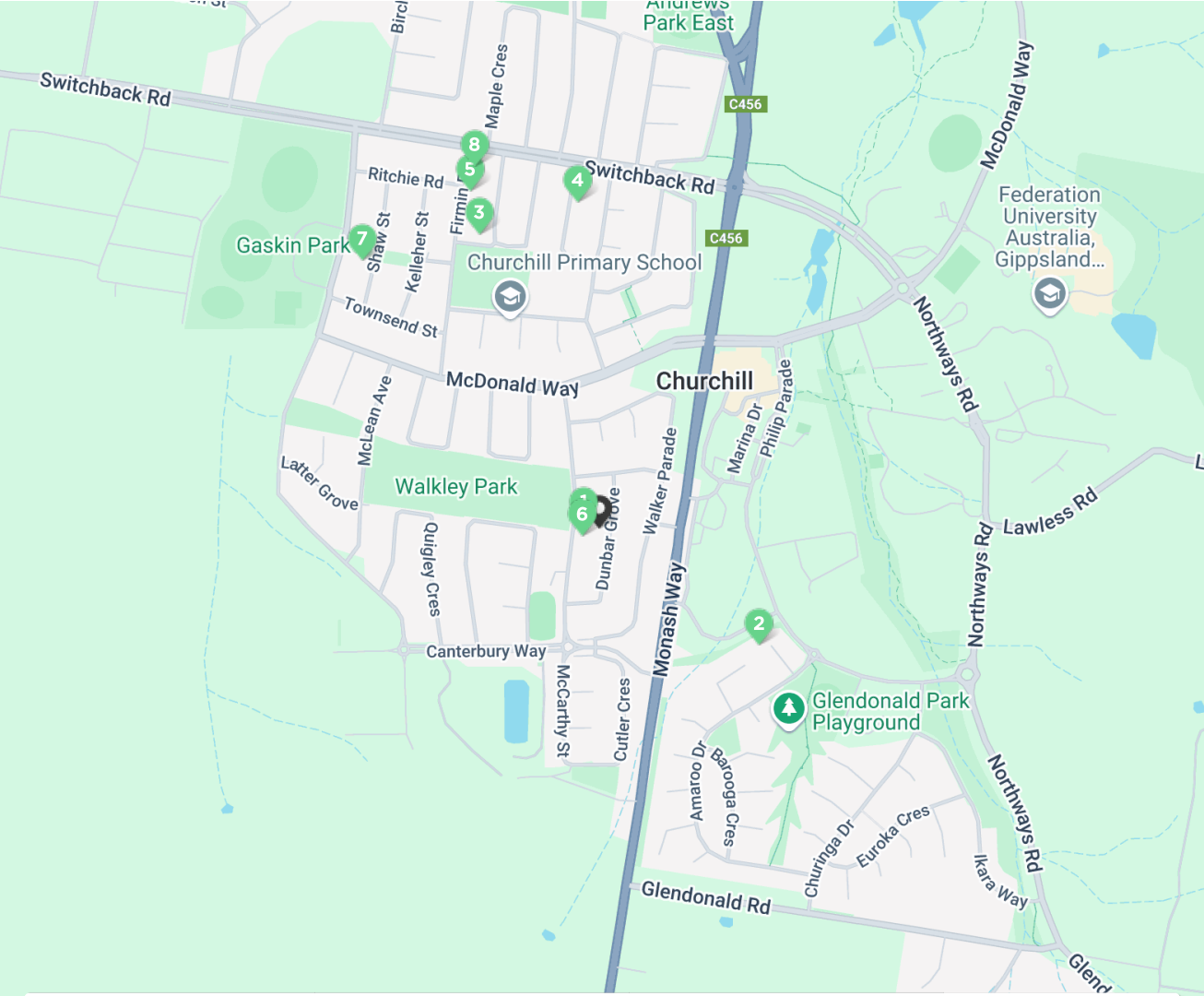
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# Comps Map: Rentals



1 36 WILLIAMS AVENUE CHURCHILL VIC 3842	3	1	1	\$365
2 4 COOLAROO PLACE CHURCHILL VIC 3842	3	1	2	\$380
3 24 HEESOM CRESCENT CHURCHILL VIC 3842	3	1	2	\$340
4 8 MCINNES CRESCENT CHURCHILL VIC 3842	3	1	1	\$380
5 10 FIRMIN ROAD CHURCHILL VIC 3842	3	1	2	\$350
6 40 WILLIAMS AVENUE CHURCHILL VIC 3842	3	1	1	\$350
7 19 SHAW STREET CHURCHILL VIC 3842	3	1	2	\$380
8 2 FIRMIN ROAD CHURCHILL VIC 3842	3	1	2	\$370



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 36 WILLIAMS AVENUE CHURCHILL VIC 3842



3 1 1 555m<sup>2</sup> 123m<sup>2</sup>  
 Year Built - DOM 97 days  
 Listing Date 22-Feb-24 Distance 0.04km  
 Listing Price \$365pw (\$1586pcm)

2 4 COOLAROO PLACE CHURCHILL VIC 3842



3 1 2 736m<sup>2</sup> 90m<sup>2</sup>  
 Year Built 1975 DOM 30 days  
 Listing Date 19-Dec-24 Distance 0.49km  
 Listing Price \$380 Per Week

3 24 HEESOM CRESCENT CHURCHILL VIC 3842



3 1 2 719m<sup>2</sup> 105m<sup>2</sup>  
 Year Built 1970 DOM 51 days  
 Listing Date 20-Aug-24 Distance 0.77km  
 Listing Price \$340 Per Week

4 8 MCINNES CRESCENT CHURCHILL VIC 3842



3 1 1 565m<sup>2</sup> 98m<sup>2</sup>  
 Year Built 1970 DOM 16 days  
 Listing Date 24-Mar-25 Distance 0.79km  
 Listing Price \$380 Per Week

5 10 FIRMIN ROAD CHURCHILL VIC 3842



3 1 2 557m<sup>2</sup> 102m<sup>2</sup>  
 Year Built - DOM 53 days  
 Listing Date 18-Oct-24 Distance 0.87km  
 Listing Price \$350 Per Week

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 40 WILLIAMS AVENUE CHURCHILL VIC 3842



🛏️ 3 🚿 1 🚗 1 📏 555m<sup>2</sup> 🏠 106m<sup>2</sup>  
 Year Built 1970 DOM 32 days  
 Listing Date 13-Feb-25 Distance 0.05km  
 Listing Price \$350 Per Week

### 7 19 SHAW STREET CHURCHILL VIC 3842



🛏️ 3 🚿 1 🚗 2 📏 602m<sup>2</sup> 🏠 96m<sup>2</sup>  
 Year Built 1970 DOM 7 days  
 Listing Date 02-Apr-25 Distance 0.87km  
 Listing Price \$380 per week

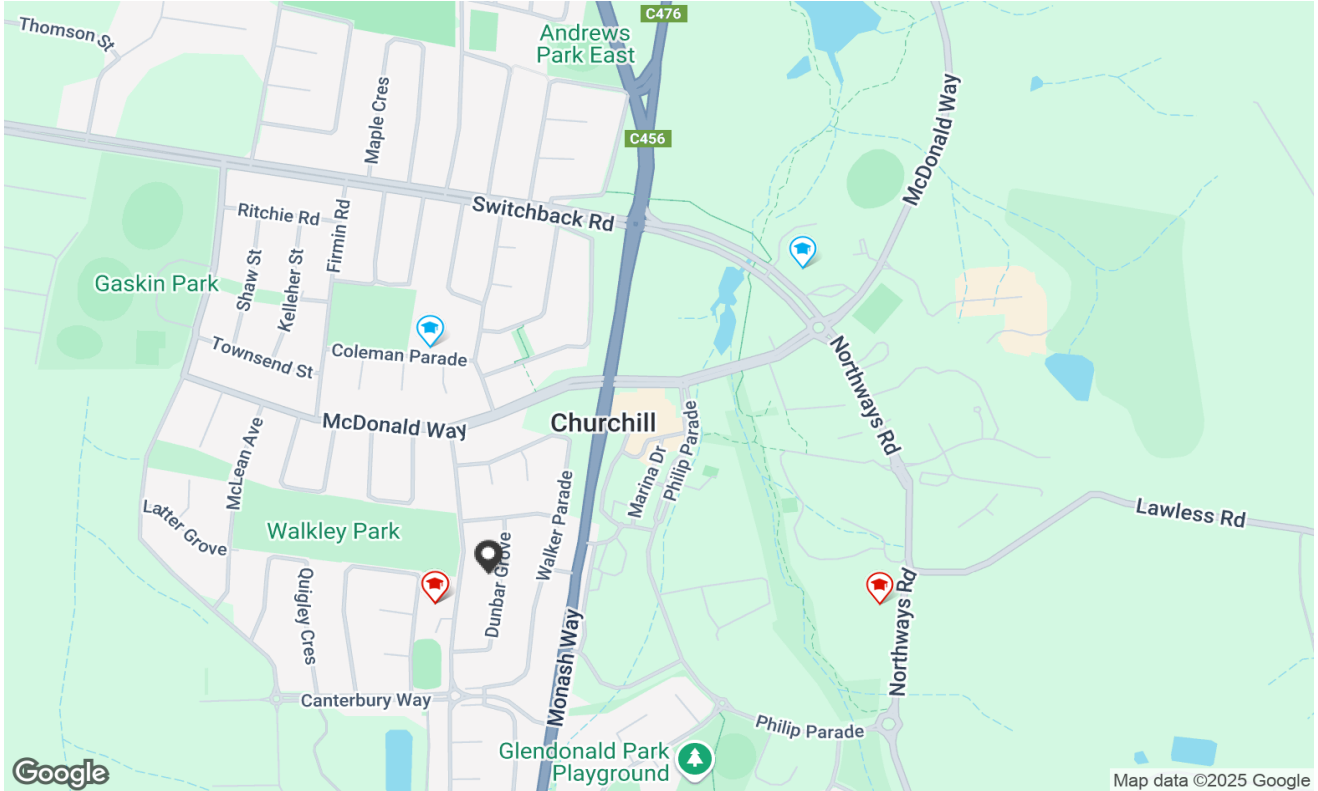
### 8 2 FIRMIN ROAD CHURCHILL VIC 3842








🛏️ 3 🚿 1 🚗 2 📏 613m<sup>2</sup> 🏠 103m<sup>2</sup>  
 Year Built 1960 DOM 22 days  
 Listing Date 29-Nov-24 Distance 0.93km  
 Listing Price \$370 per week

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

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Lumen Christi School</b> 27-35 Williams Avenue Churchill VIC 3842	0.13km	Primary	Mixed	Non-Government	0-6
	<b>Lumen Christi School</b> 27-35 Williams Avenue Churchill VIC 3842	0.13km	Primary	Mixed	Non-Government	0-6
	<b>Churchill Primary School</b> 1-15 Coleman Parade Churchill VIC 3842	0.55km	Primary	Mixed	Government	0-6
	<b>Kurnai College - KYPP Campus (Kurnai Young Parents Program Campus)</b> 86-152 Northways Road Churchill VIC 3842	0.9km	Secondary	Mixed	Non-Government	-
	<b>Kurnai College - University Campus</b> 27-47 Northways Road Churchill VIC 3842	1.03km	Secondary	Mixed	Non-Government	-



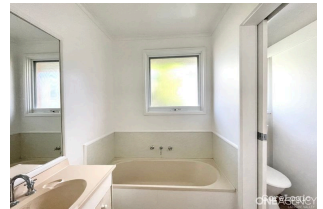
Property is within school catchment area



Property is outside school catchment area

# Summary

**13 DUNBAR GROVE CHURCHILL VIC 3842**



**Appraisal price range**  
\$350 - \$380 Per Week

**Notes from your agent**

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