



1/24 STOCKDALE ROAD TRARALGON VIC 3844

Prepared on 26th February 2026



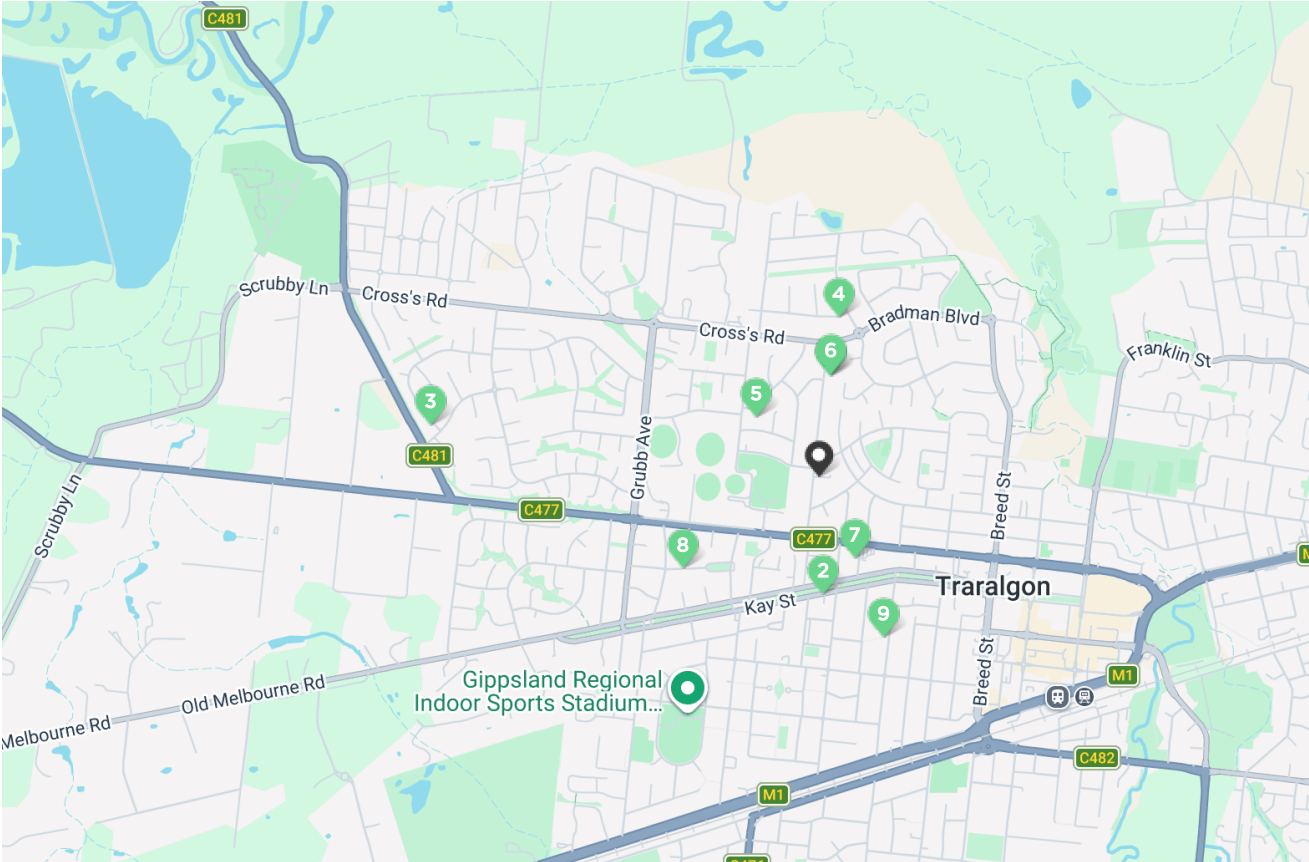
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Comps Map: Rentals



1	66A STOCKDALE ROAD TRARALGON VIC 3844	3	2	2	\$480
2	1/117 KAY STREET TRARALGON VIC 3844	3	2	1	\$530
3	3A KIMBERLEY DRIVE TRARALGON VIC 3844	3	2	2	\$550
4	1/32 DUXBURY DRIVE TRARALGON VIC 3844	3	2	2	\$550
5	14 HOLDEN CRESCENT TRARALGON VIC 3844	3	2	1	\$525
6	66B STOCKDALE ROAD TRARALGON VIC 3844	3	2	2	\$500
7	1A CHURCHILL STREET TRARALGON VIC 3844	3	2	1	\$470
8	19 POLLOCK AVENUE TRARALGON VIC 3844	3	2	-	\$540
9	45B LOCH PARK ROAD TRARALGON VIC 3844	3	2	1	\$520



Map data ©2026 Google

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

Comparable Rentals

1 66A STOCKDALE ROAD TRARALGON VIC 3844



3 2 2 429m² 147m²
 Year Built 2015 DOM 14 days
 Listing Date 16-Dec-25 Distance 0.44km
 Listing Price \$480/WEEKLY

2 1/117 KAY STREET TRARALGON VIC 3844



3 2 1 350m² 128m²
 Year Built 1940 DOM 29 days
 Listing Date 28-Jan-26 Distance 0.54km
 Listing Price \$530/WEEKLY

3 3A KIMBERLEY DRIVE TRARALGON VIC 3844



3 2 2 368m² 130m²
 Year Built 2007 DOM 22 days
 Listing Date 12-Nov-25 Distance 1.77km
 Listing Price \$550/WEEKLY

4 1/32 DUXBURY DRIVE TRARALGON VIC 3844



3 2 2 715m² 147m²
 Year Built 2009 DOM 29 days
 Listing Date 16-Sep-25 Distance 0.71km
 Listing Price \$550/WEEKLY

5 14 HOLDEN CRESCENT TRARALGON VIC 3844



3 2 1 702m² 111m²
 Year Built 1980 DOM 26 days
 Listing Date 14-Nov-25 Distance 0.38km
 Listing Price \$525/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 66B STOCKDALE ROAD TRARALGON VIC 3844



🛏️ 3 🚿 2 🚗 2 📏 395m² 📏 147m²
 Year Built 2015 DOM 4 days
 Listing Date 07-Oct-25 Distance 0.45km
 Listing Price \$500/WEEKLY

7 1A CHURCHILL STREET TRARALGON VIC 3844



🛏️ 3 🚿 2 🚗 1 📏 346m² 📏 -
 Year Built - DOM 11 days
 Listing Date 17-Oct-25 Distance 0.41km
 Listing Price \$470/WEEKLY

8 19 POLLOCK AVENUE TRARALGON VIC 3844



🛏️ 3 🚿 2 🚗 - 📏 725m² 📏 86m²
 Year Built 1960 DOM 15 days
 Listing Date 11-Feb-26 Distance 0.75km
 Listing Price \$540/WEEKLY

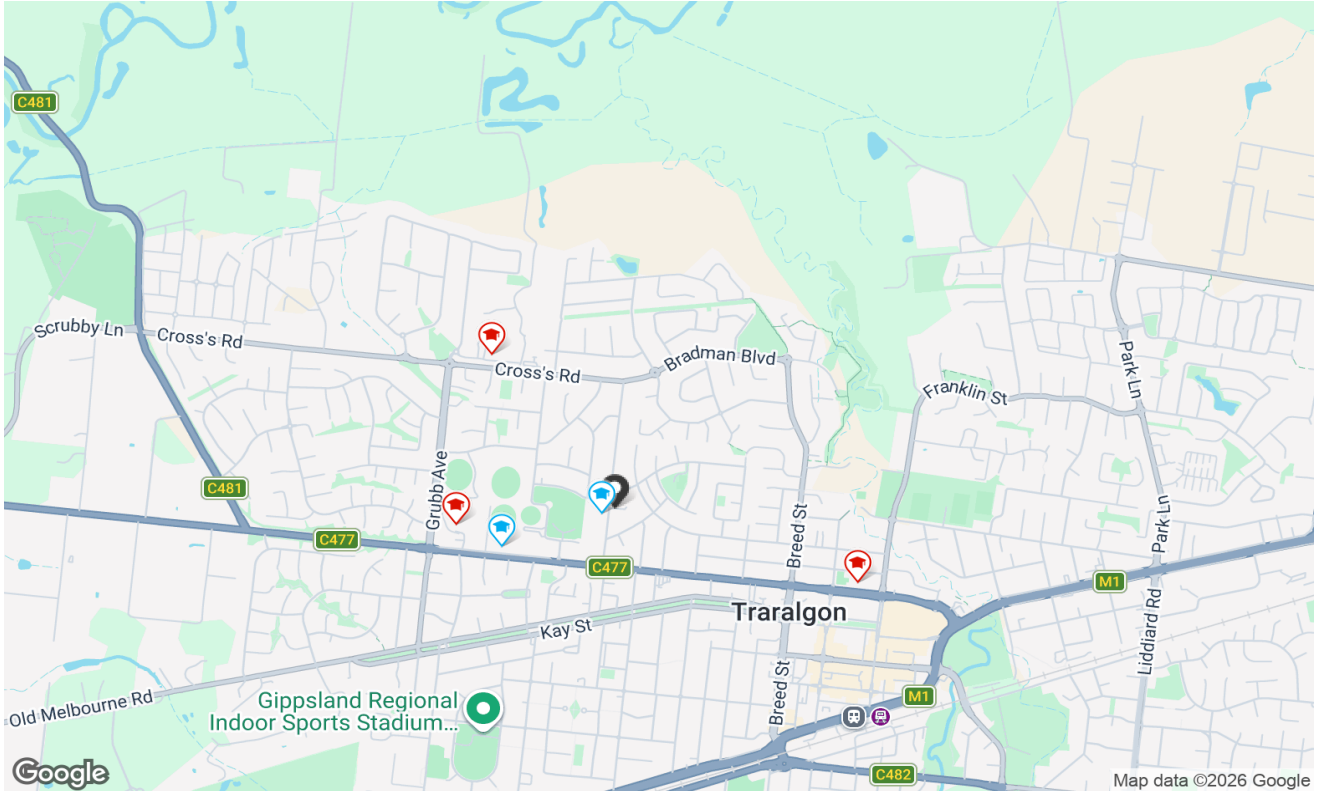
9 45B LOCH PARK ROAD TRARALGON VIC 3844








🛏️ 3 🚿 2 🚗 1 📏 319m² 📏 90m²
 Year Built 1960 DOM 63 days
 Listing Date 19-Dec-25 Distance 0.79km
 Listing Price \$520/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
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.05km	Primary	Mixed	Government	0-6
 Traralgon College	0.53km	Secondary	Mixed	Government	7-12
 Lavalla Catholic College - St Paul's Campus 206-220 Grey Street Traralgon VIC 3844	0.71km	Secondary	Mixed	Non-Government	-
 St Paul's Anglican Grammar School - Traralgon Campus 46 Crosss Road Traralgon VIC 3844	0.92km	Combined	Mixed	Non-Government	-
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	1.17km	Primary	Mixed	Government	0-6



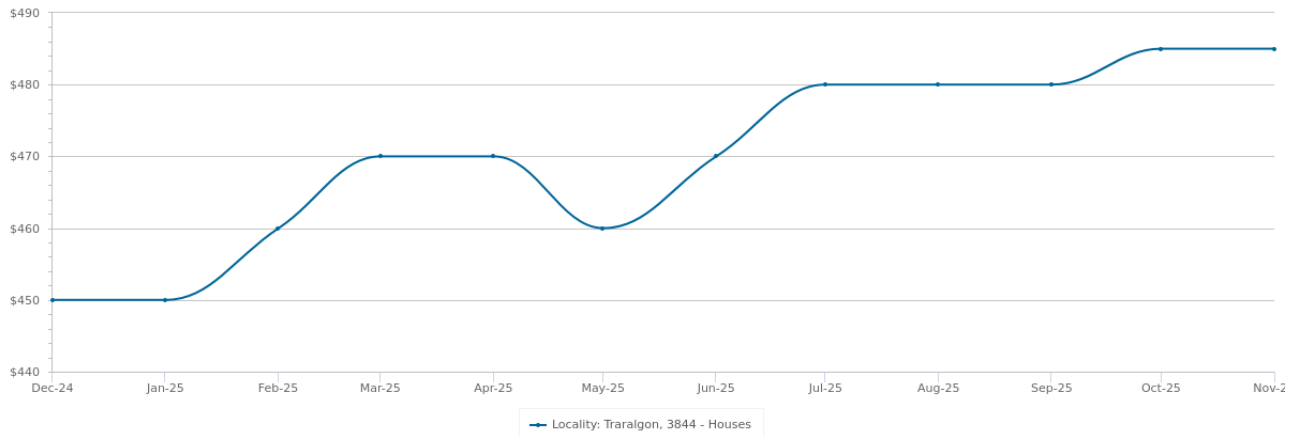
Property is within school catchment area



Property is outside school catchment area

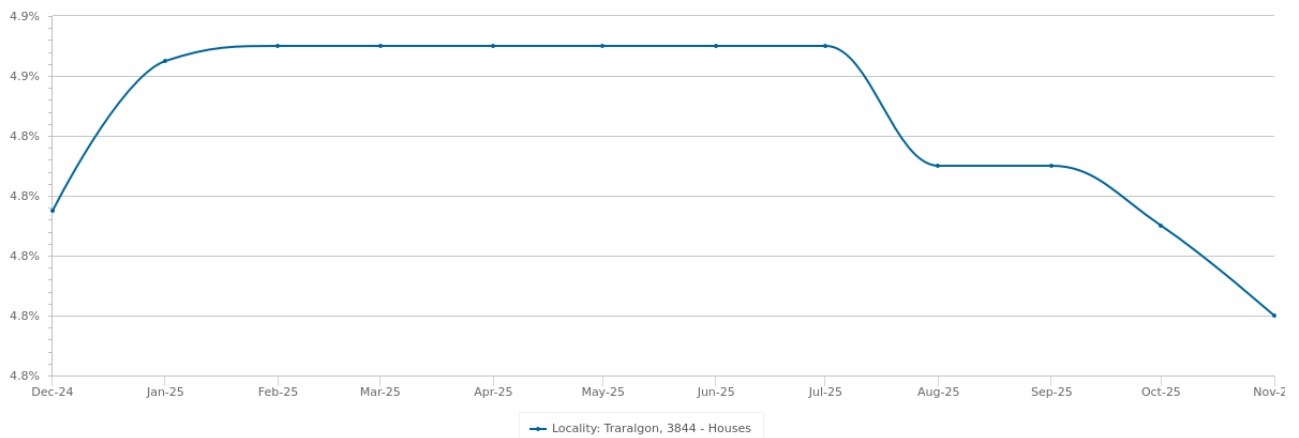
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

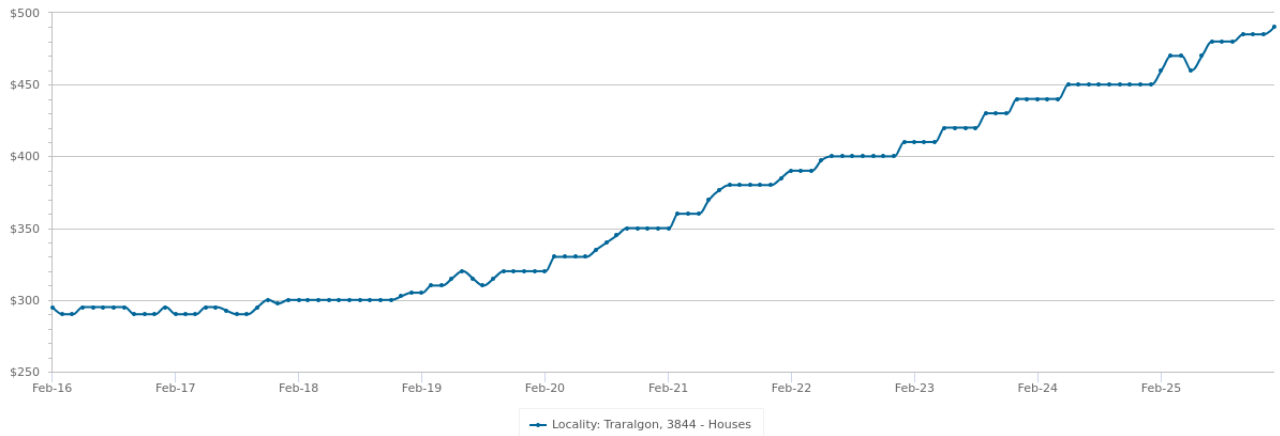


Statistics are calculated at the end of the displayed month

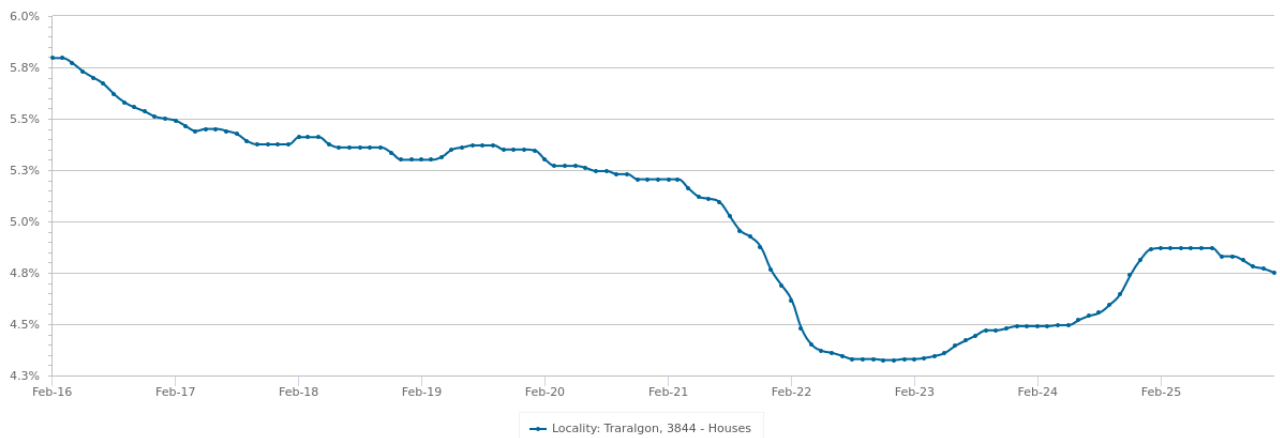
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$485	0.0%	4.8%	545
Oct 2025	\$485	1.0% ▲	4.8%	541
Sep 2025	\$480	0.0%	4.8%	510
Aug 2025	\$480	0.0%	4.8%	490
Jul 2025	\$480	2.1% ▲	4.9%	475
Jun 2025	\$470	2.2% ▲	4.9%	466
May 2025	\$460	-2.1% ▼	4.9%	458
Apr 2025	\$470	0.0%	4.9%	445
Mar 2025	\$470	2.2% ▲	4.9%	444
Feb 2025	\$460	2.2% ▲	4.9%	441
Jan 2025	\$450	0.0%	4.9%	454
Dec 2024	\$450	0.0%	4.8%	457

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$490	8.9% ▲	4.8%	567
2025	\$450	2.3% ▲	4.9%	454
2024	\$440	7.3% ▲	4.5%	546
2023	\$410	6.5% ▲	4.3%	614
2022	\$385	10.0% ▲	4.7%	580
2021	\$350	9.4% ▲	5.2%	522
2020	\$320	4.9% ▲	5.3%	517
2019	\$305	1.7% ▲	5.3%	658
2018	\$300	1.7% ▲	5.4%	778
2017	\$295	1.7% ▲	5.5%	931

Summary

1/24 STOCKDALE ROAD TRARALGON VIC 3844



Appraisal price range
\$510 - \$530

Notes from your agent

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