



## 1 DAVIS COURT TRARALGON VIC 3844

Prepared on 10th September 2025



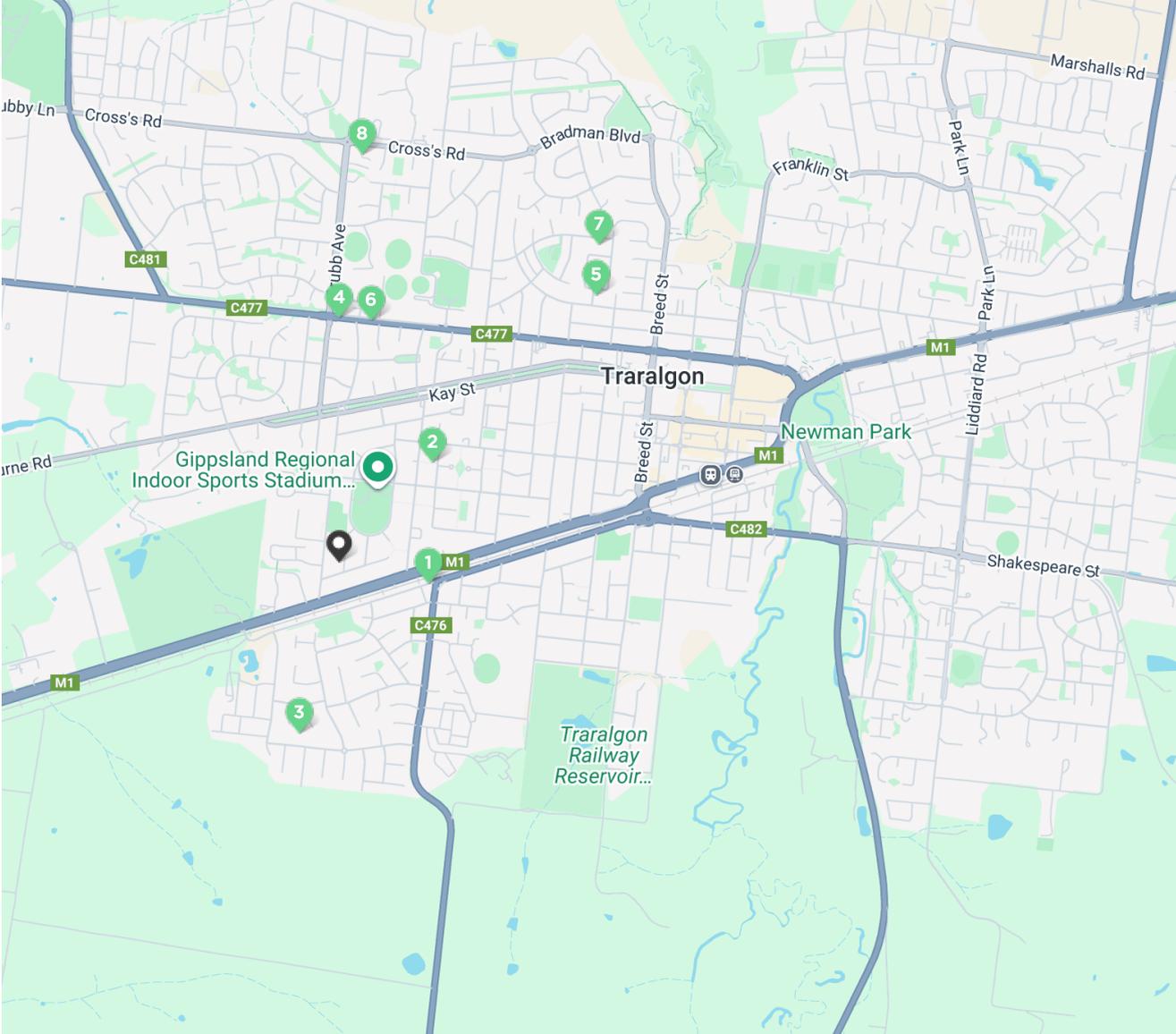
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# Comps Map: Rentals



1 3/63 BANK STREET TRARALGON VIC 3844	2	1	1	\$400
2 29 BERNARD AVENUE TRARALGON VIC 3844	2	1	4	\$380
3 2/52 DONEGAL AVENUE TRARALGON VIC 3844	2	1	1	\$390
4 205 GREY STREET TRARALGON VIC 3844	2	1	2	\$350
5 66 GORDON STREET TRARALGON VIC 3844	2	1	3	\$350
6 193 GREY STREET TRARALGON VIC 3844	2	1	1	\$380
7 9 MAFEKING ROAD TRARALGON VIC 3844	2	1	1	\$410
8 1 GAVIN CLOSE TRARALGON VIC 3844	2	1	1	\$420



C475

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 3/63 BANK STREET TRARALGON VIC 3844



2 1 1 188m<sup>2</sup> 84m<sup>2</sup>  
 Year Built 1990 DOM 7 days  
 Listing Date 22-May-25 Distance 0.46km  
 Listing Price \$400/WEEKLY

2 29 BERNARD AVENUE TRARALGON VIC 3844



2 1 4 752m<sup>2</sup> 77m<sup>2</sup>  
 Year Built 1950 DOM 15 days  
 Listing Date 19-Jun-25 Distance 0.67km  
 Listing Price \$380/WEEKLY

3 2/52 DONEGAL AVENUE TRARALGON VIC 3844



2 1 1 136m<sup>2</sup> 72m<sup>2</sup>  
 Year Built 2012 DOM 1 day  
 Listing Date 09-Sep-25 Distance 0.9km  
 Listing Price \$390/WEEKLY

4 205 GREY STREET TRARALGON VIC 3844



2 1 2 851m<sup>2</sup> 80m<sup>2</sup>  
 Year Built 1974 DOM 15 days  
 Listing Date 15-Apr-25 Distance 1.22km  
 Listing Price \$350/WEEKLY

5 66 GORDON STREET TRARALGON VIC 3844



2 1 3 580m<sup>2</sup> 74m<sup>2</sup>  
 Year Built 1960 DOM 20 days  
 Listing Date 12-Jun-25 Distance 1.85km  
 Listing Price \$350/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

### 6 193 GREY STREET TRARALGON VIC 3844



🛏️ 2 🚿 1 🚗 1 📏 784m<sup>2</sup> 📏 78m<sup>2</sup>  
 Year Built 1960 DOM 13 days  
 Listing Date 07-May-25 Distance 1.21km  
 Listing Price \$380/WEEKLY

### 7 9 MAFEKING ROAD TRARALGON VIC 3844



🛏️ 2 🚿 1 🚗 1 📏 613m<sup>2</sup> 📏 75m<sup>2</sup>  
 Year Built 1960 DOM 20 days  
 Listing Date 31-Jul-25 Distance 2.05km  
 Listing Price \$410/WEEKLY

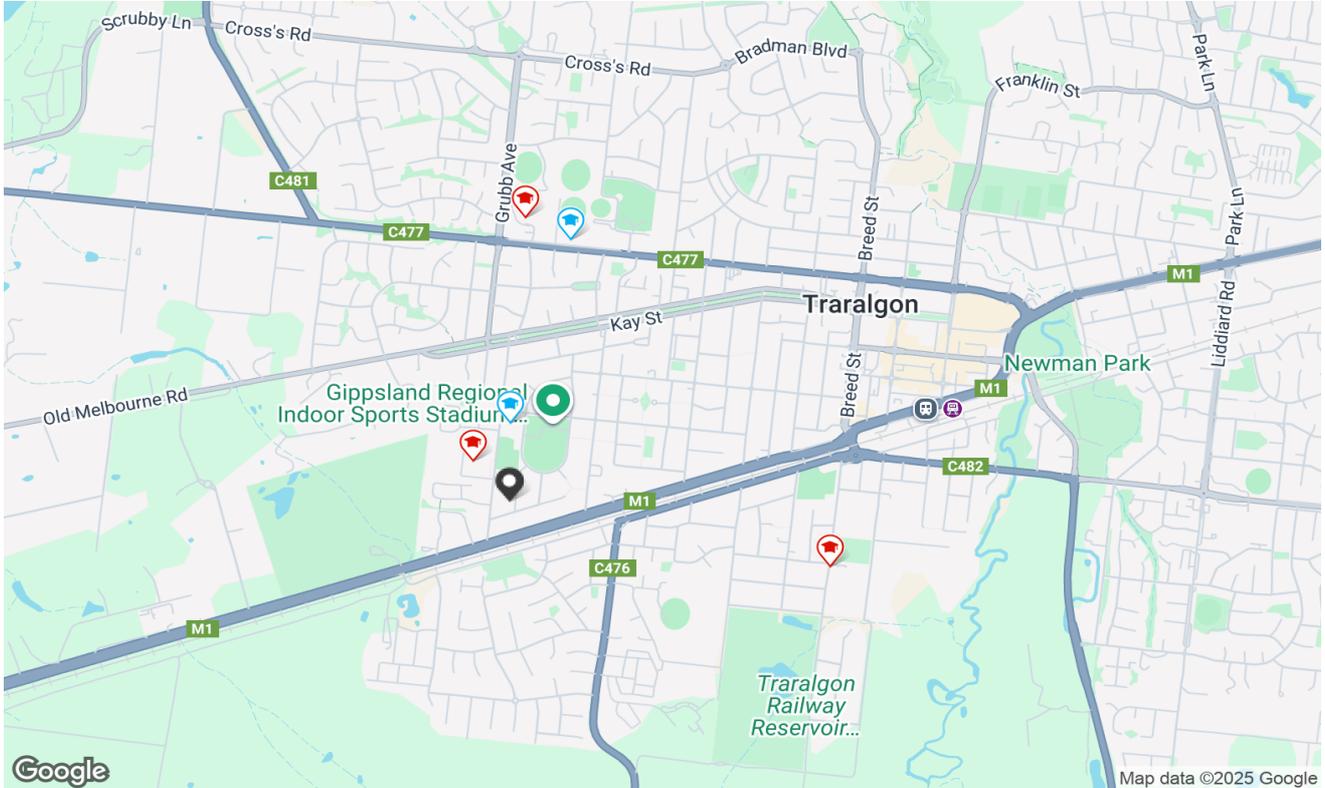
### 8 1 GAVIN CLOSE TRARALGON VIC 3844



🛏️ 2 🚿 1 🚗 1 📏 296m<sup>2</sup> 📏 -  
 Year Built 1980 DOM 39 days  
 Listing Date 21-Mar-25 Distance 2.04km  
 Listing Price \$420/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

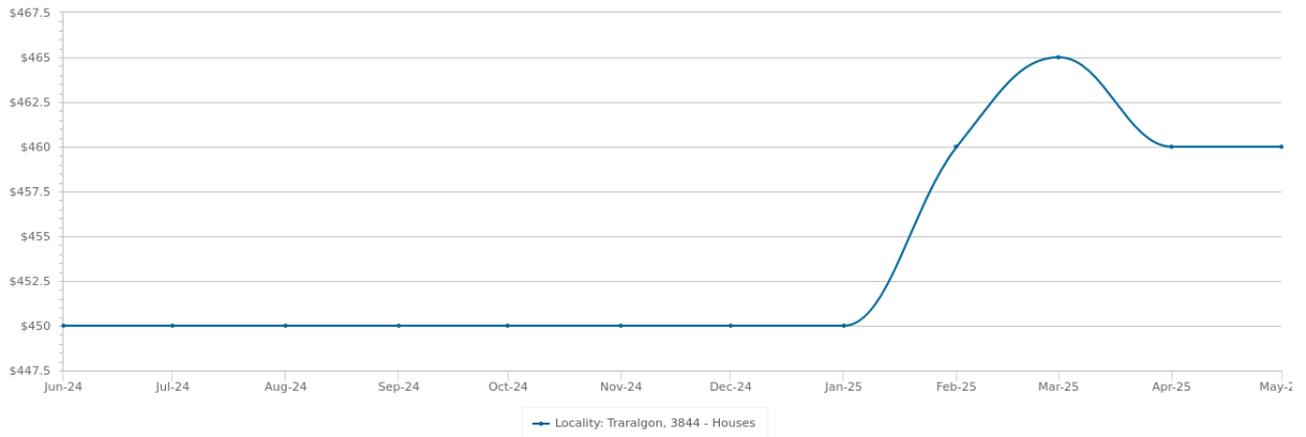


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Lavalla Catholic College</b>	0.24km	Secondary	Mixed	Non-Government	7-12
	<b>Traralgon (Kosciuszko Street) Primary School</b> Garibaldi Street Traralgon VIC 3844	0.37km	Primary	Mixed	Government	0-6
	<b>Traralgon College</b>	1.29km	Secondary	Mixed	Government	7-12
	<b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	1.36km	Secondary	Mixed	Non-Government	-
	<b>Latrobe Special Developmental School</b> 48-62 Hickox Street Traralgon VIC 3844	1.49km	Special	Mixed	Government	-

Property is within school catchment area      Property is outside school catchment area

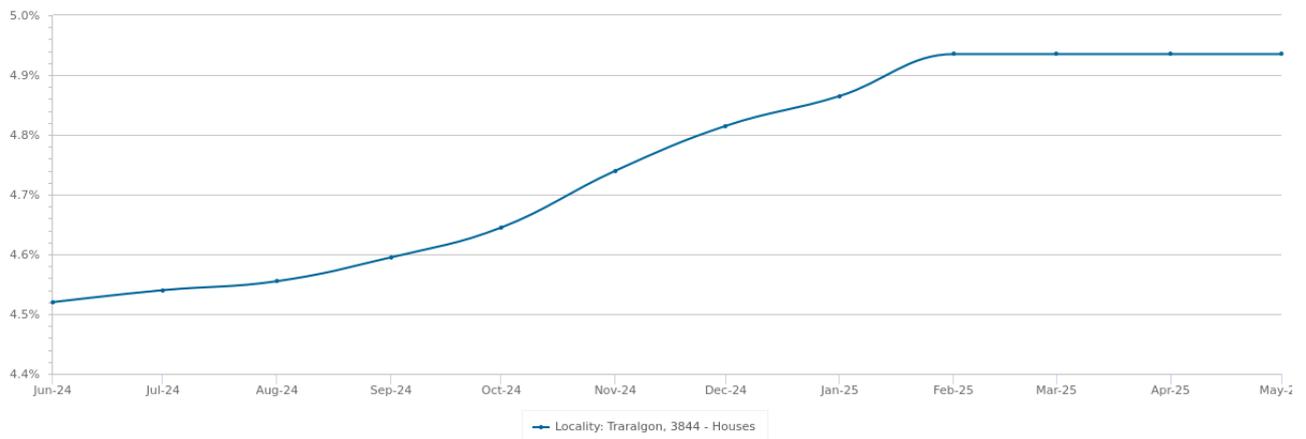
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

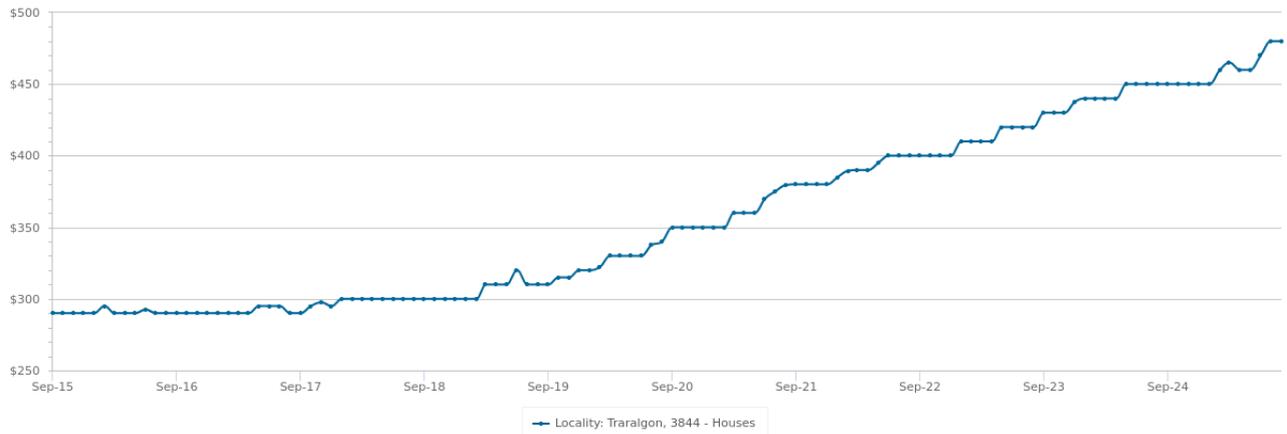


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
May 2025	\$460	0.0%	4.9%	462
Apr 2025	\$460	-1.1% ▼	4.9%	449
Mar 2025	\$465	1.1% ▲	4.9%	447
Feb 2025	\$460	2.2% ▲	4.9%	447
Jan 2025	\$450	0.0%	4.9%	460
Dec 2024	\$450	0.0%	4.8%	461
Nov 2024	\$450	0.0%	4.7%	465
Oct 2024	\$450	0.0%	4.6%	449
Sep 2024	\$450	0.0%	4.6%	467
Aug 2024	\$450	0.0%	4.6%	458
Jul 2024	\$450	0.0%	4.5%	472
Jun 2024	\$450	0.0%	4.5%	475

# 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% ▲	4.9%	494
2024	\$450	7.1% ▲	4.6%	458
2023	\$420	5.0% ▲	4.4%	571
2022	\$400	5.4% ▲	4.3%	599
2021	\$379	11.6% ▲	5%	529
2020	\$340	9.7% ▲	5.2%	499
2019	\$310	3.3% ▲	5.4%	552
2018	\$300	3.4% ▲	5.4%	705
2017	\$290	0.0%	5.4%	877
2016	\$290	0.0%	5.6%	894

# Summary

**1 DAVIS COURT TRARALGON VIC 3844**



**Appraisal price range**  
\$420 - \$440

**Notes from your agent**

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