



20 SAVIGE STREET MORWELL VIC 3840

Prepared on 8th September 2026

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ONE AGENCY LATROBE VALLEY

14C Hotham Street

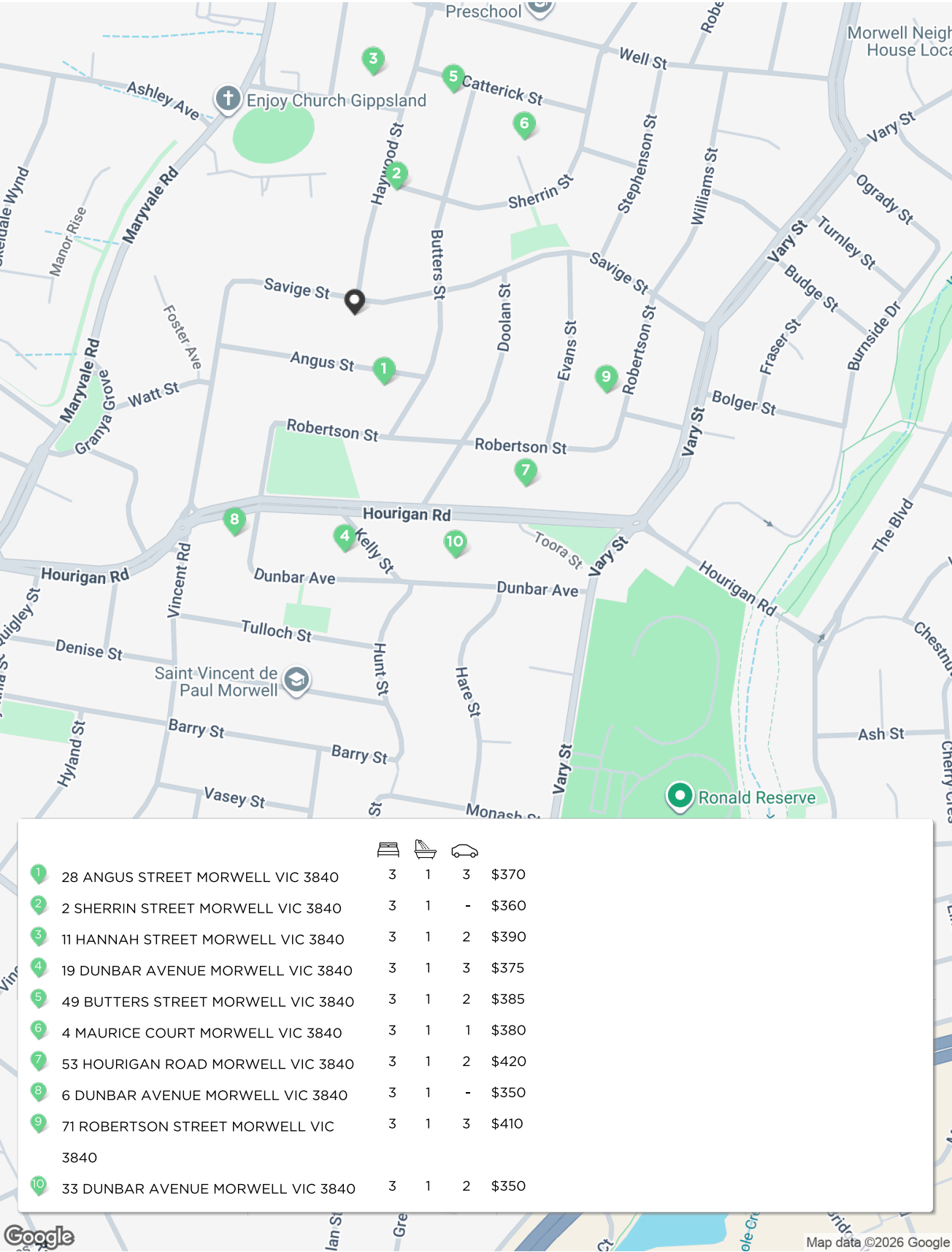
Traralgon Victoria 3844

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Comps Map: Rentals



Comparable Rentals

1 28 ANGUS STREET MORWELL VIC 3840



3 1 3 650m² 97m²
 Year Built 1955 DOM 154 days
 Listing Date 07-Apr-26 Distance 0.12km
 Listing Price \$370/WEEKLY

2 2 SHERRIN STREET MORWELL VIC 3840



3 1 - 628m² 89m²
 Year Built 1960 DOM 42 days
 Listing Date 28-Jul-26 Distance 0.2km
 Listing Price \$360/WEEKLY

3 11 HANNAH STREET MORWELL VIC 3840



3 1 2 749m² 106m²
 Year Built 1960 DOM 29 days
 Listing Date 21-Jul-26 Distance 0.37km
 Listing Price \$390/WEEKLY

4 19 DUNBAR AVENUE MORWELL VIC 3840



3 1 3 853m² 116m²
 Year Built - DOM 28 days
 Listing Date 03-Jul-26 Distance 0.37km
 Listing Price \$375/WEEKLY

5 49 BUTTERS STREET MORWELL VIC 3840



3 1 2 627m² 91m²
 Year Built 1960 DOM 55 days
 Listing Date 19-Mar-26 Distance 0.37km
 Listing Price \$385/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 4 MAURICE COURT MORWELL VIC 3840



3 1 1 707m² 93m²
 Year Built 1960 DOM 17 days
 Listing Date 11-May-26 Distance 0.37km
 Listing Price \$380/WEEKLY

7 53 HOURIGAN ROAD MORWELL VIC 3840



3 1 2 640m² 109m²
 Year Built 1970 DOM 11 days
 Listing Date 21-Jul-26 Distance 0.38km
 Listing Price \$420/WEEKLY

8 6 DUNBAR AVENUE MORWELL VIC 3840



3 1 - 611m² 116m²
 Year Built - DOM 15 days
 Listing Date 24-Aug-26 Distance 0.39km
 Listing Price \$350/WEEKLY

9 71 ROBERTSON STREET MORWELL VIC 3840



3 1 3 650m² 90m²
 Year Built - DOM 66 days
 Listing Date 23-Feb-26 Distance 0.41km
 Listing Price \$410/WEEKLY

10 33 DUNBAR AVENUE MORWELL VIC 3840

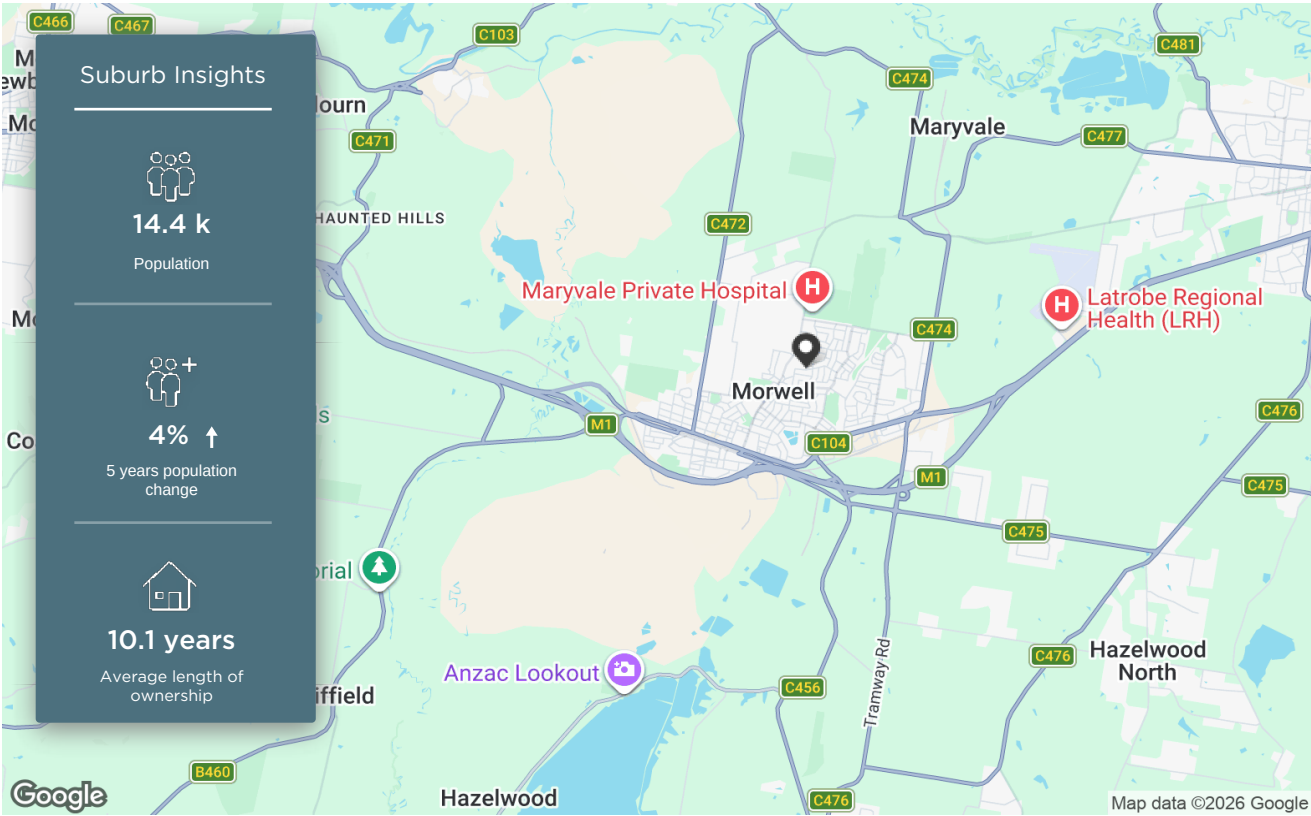


3 1 2 696m² 119m²
 Year Built 1960 DOM 10 days
 Listing Date 05-May-26 Distance 0.41km
 Listing Price \$350/WEEKLY

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

Morwell

Demographic



The size of Morwell is approximately 44.9 square kilometres. There are 31 parks, covering nearly 5.9% of the total area. The population of Morwell in 2016 was 13771 people. By 2021 the population was 14389 showing a population growth of 4.5% in the area during that time. The predominant age group in Morwell is 60-69 years. Households in Morwell are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Morwell work in a labourer occupation. In 2021, 62.00% of the homes in Morwell were owner-occupied compared with 61.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	2.1	Renting	33.7	182K+	4.3	60-69	13.3
Couples with Children	30.9	Owns Outright	37.1	33.8-52K	19.0	80-89	5.0
Childless Couples	41.0	Not Stated	3.3	15.6-33.8K	24.2	70-79	10.2
Single Parents	25.9	Purchaser	24.9	0-15.6K	5.5	40-49	10.4
		Other	1.0	52-78K	16.4	100+	0.1
				130-182K	6.6	30-39	11.9
				78-130K	15.8	50-59	13.2
						10-19	11.2
						20-29	12.0
						0-9	11.5

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.66km	Primary	Mixed	Government	0-6
	Morwell Primary School	0.87km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	1.15km	Primary	Mixed	Government	0-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.38km	Secondary	Mixed	Government	7-12
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.88km	Secondary	Mixed	Non-Government	-



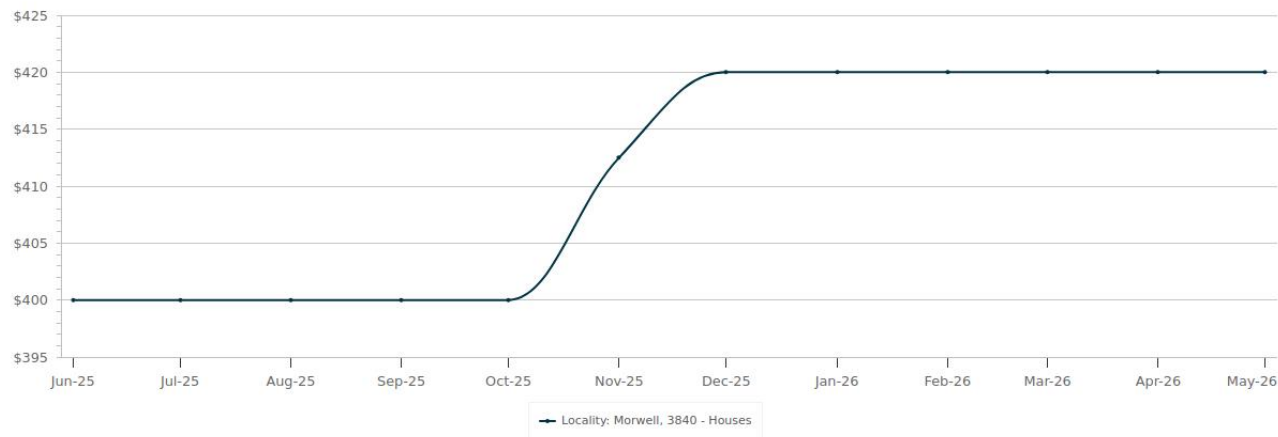
Property is within school catchment area



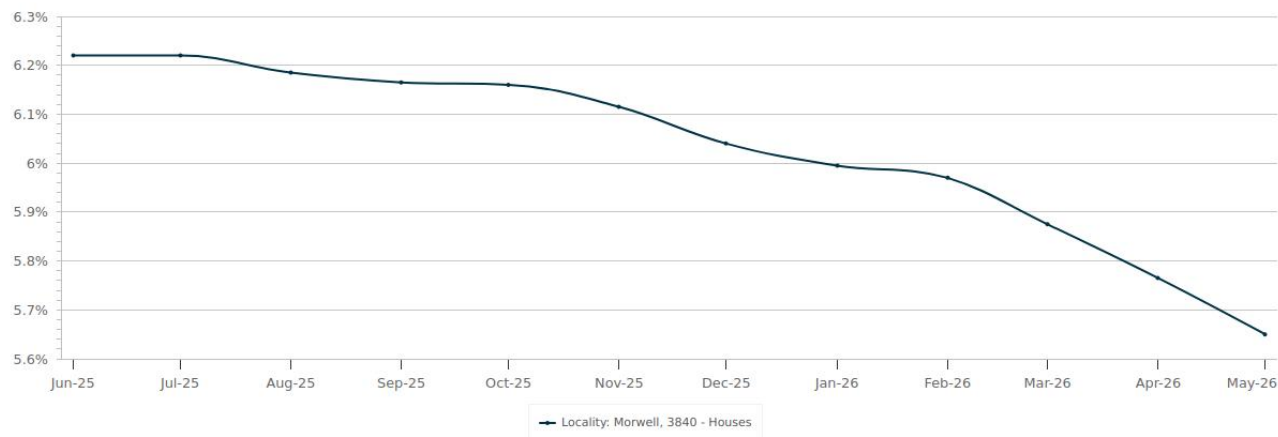
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 Months



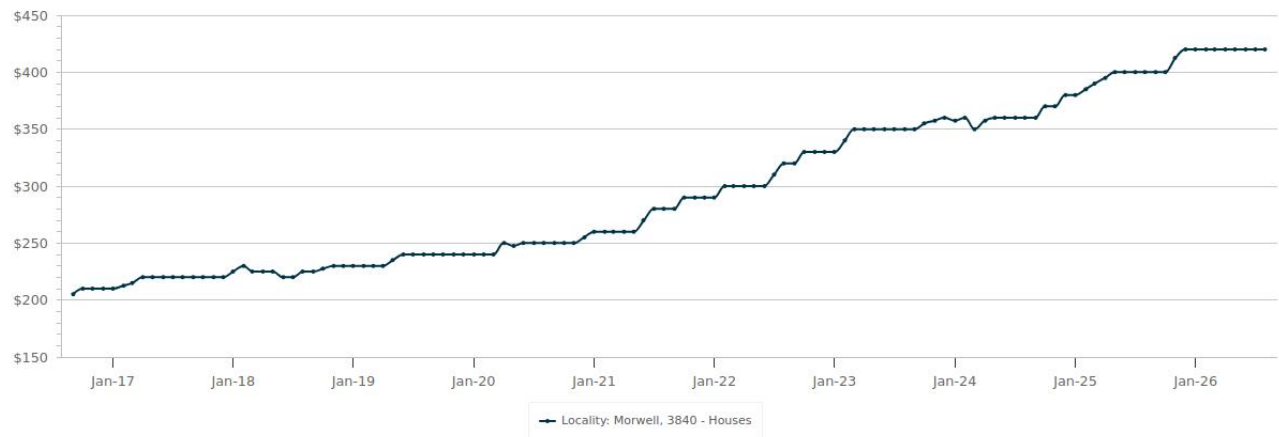
Gross Rental Yield - 12 Months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
May 2026	\$420	0.0%	5.7%	367
Apr 2026	\$420	0.0%	5.8%	349
Mar 2026	\$420	0.0%	5.9%	339
Feb 2026	\$420	0.0%	6%	333
Jan 2026	\$420	0.0%	6%	327
Dec 2025	\$420	1.8% ▲	6%	330
Nov 2025	\$412	3.1% ▲	6.1%	327
Oct 2025	\$400	0.0%	6.2%	331
Sep 2025	\$400	0.0%	6.2%	315
Aug 2025	\$400	0.0%	6.2%	294
Jul 2025	\$400	0.0%	6.2%	294
Jun 2025	\$400	0.0%	6.2%	291

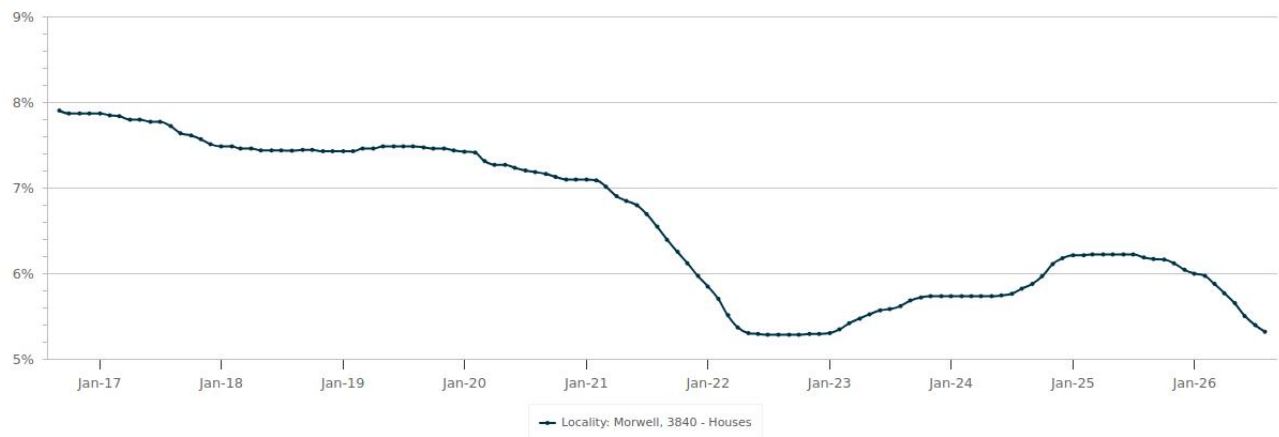
Long Term Market Trends

Median Asking Rent - 10 Years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 Years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$420	5.0% ▲	5.3%	406
2025	\$400	11.1% ▲	6.2%	294
2024	\$360	2.9% ▲	5.8%	333
2023	\$350	9.4% ▲	5.6%	346
2022	\$320	14.3% ▲	5.3%	334
2021	\$280	12.0% ▲	6.5%	251
2020	\$250	4.2% ▲	7.2%	335
2019	\$240	6.7% ▲	7.5%	356
2018	\$225	2.3% ▲	7.4%	462
2017	\$220	7.3% ▲	7.7%	486

Summary

20 SAVIGE STREET MORWELL VIC 3840



JUST LISTED



Appraisal price range

\$390 - \$410

Notes from your agent

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