



## 18 FLEMING STREET MORWELL VIC 3840

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# Comps Map: Rentals



1 12 DOHERTY AVENUE MORWELL VIC 3840	3	1	3	\$450
2 56 MCLEAN STREET MORWELL VIC 3840	3	1	3	\$450
3 33 ALAMEIN STREET MORWELL VIC 3840	3	1	3	\$440
4 13 AIRLIE BANK ROAD MORWELL VIC 3840	3	1	2	\$480
5 39 PAPYRUS STREET MORWELL VIC 3840	3	1	2	\$470
6 53 BRIDLE ROAD MORWELL VIC 3840	3	1	2	\$460
7 5 PETER STREET MORWELL VIC 3840	3	1	2	\$460
8 8 ASH STREET MORWELL VIC 3840	3	1	-	\$480

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

# Comparable Rentals

## 1 12 DOHERTY AVENUE MORWELL VIC 3840



3 1 3 603m<sup>2</sup> 114m<sup>2</sup>  
 Year Built 1980 DOM 20 days  
 Listing Date 03-Jul-25 Distance 0.87km  
 Listing Price \$450/WEEKLY

## 2 56 MCLEAN STREET MORWELL VIC 3840



3 1 3 639m<sup>2</sup> 123m<sup>2</sup>  
 Year Built - DOM 30 days  
 Listing Date 05-Aug-25 Distance 0.97km  
 Listing Price \$450/WEEKLY

## 3 33 ALAMEIN STREET MORWELL VIC 3840



3 1 3 628m<sup>2</sup> 91m<sup>2</sup>  
 Year Built 1960 DOM 33 days  
 Listing Date 27-Mar-25 Distance 1.92km  
 Listing Price \$440/WEEKLY

## 4 13 AIRLIE BANK ROAD MORWELL VIC 3840



3 1 2 615m<sup>2</sup> 149m<sup>2</sup>  
 Year Built 1979 DOM 29 days  
 Listing Date 25-Jul-25 Distance 2.85km  
 Listing Price \$480/WEEKLY

## 5 39 PAPYRUS STREET MORWELL VIC 3840



3 1 2 693m<sup>2</sup> 108m<sup>2</sup>  
 Year Built - DOM 21 days  
 Listing Date 17-Jan-25 Distance 0.53km  
 Listing Price \$470/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 53 BRIDLE ROAD MORWELL VIC 3840



3 1 2 630m<sup>2</sup> 140m<sup>2</sup>  
 Year Built 1980 DOM 46 days  
 Listing Date 29-Apr-25 Distance 3km  
 Listing Price \$460/WEEKLY

### 7 5 PETER STREET MORWELL VIC 3840



3 1 2 634m<sup>2</sup> 150m<sup>2</sup>  
 Year Built 1950 DOM 29 days  
 Listing Date 11-Dec-25 Distance 2.53km  
 Listing Price \$460/WEEKLY

### 8 8 ASH STREET MORWELL VIC 3840





3 1 - 629m<sup>2</sup> 211m<sup>2</sup>  
 Year Built - DOM 23 days  
 Listing Date 29-Sep-25 Distance 2.54km  
 Listing Price \$480/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

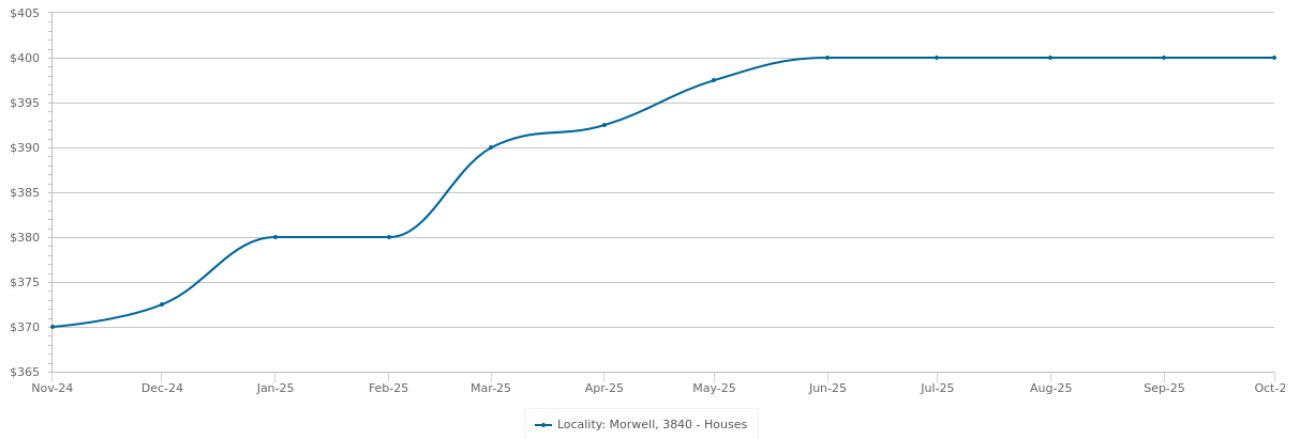


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Kurnai College - FLO Campus</b> 253 Princes Drive Morwell VIC 3840	0.62km	Secondary	Mixed	Non-Government	-
 <b>Morwell Central Primary School</b>	0.83km	Primary	Mixed	Government	0-6
 <b>Berry Street School - Morwell Campus</b> 11A Driffield Road Morwell VIC 3840	1.17km	Special	Mixed	Non-Government	-
 <b>Morwell Park Primary School</b> 76-82 Vary Street Morwell VIC 3840	2.44km	Primary	Mixed	Government	0-6
 <b>Morwell Primary School</b>	2.46km	Primary	Mixed	Government	1-6

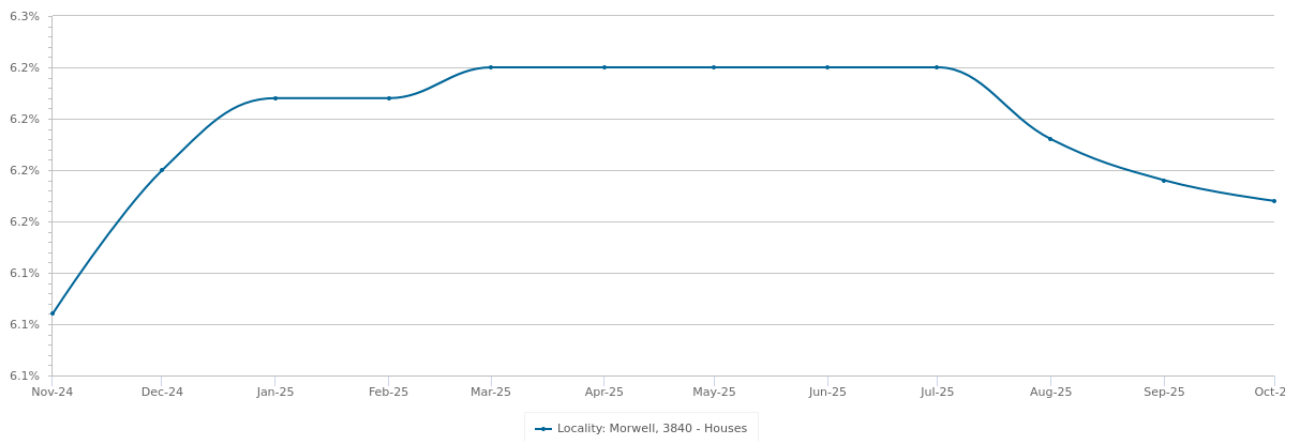
 Property is within school catchment area
  Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



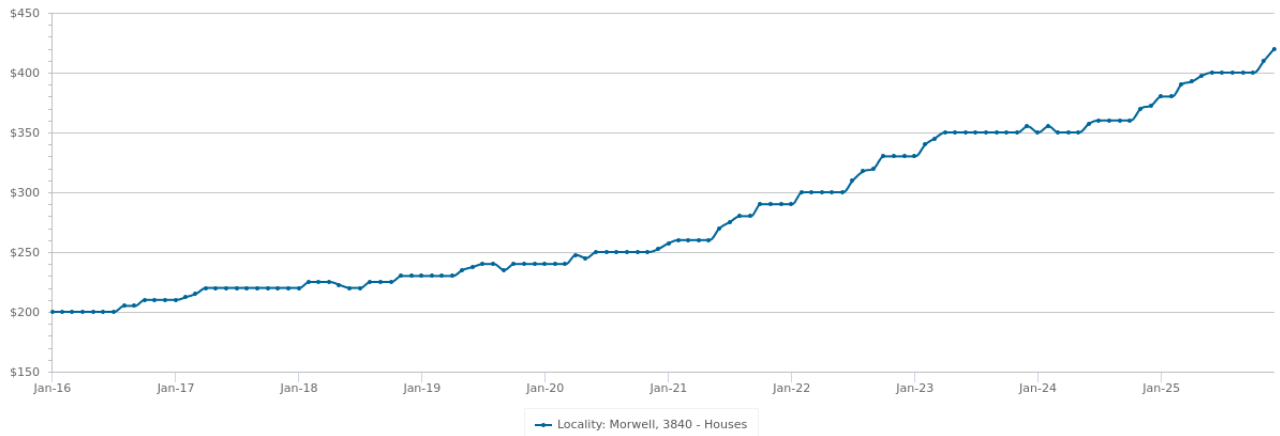
Gross Rental Yield - 12 months



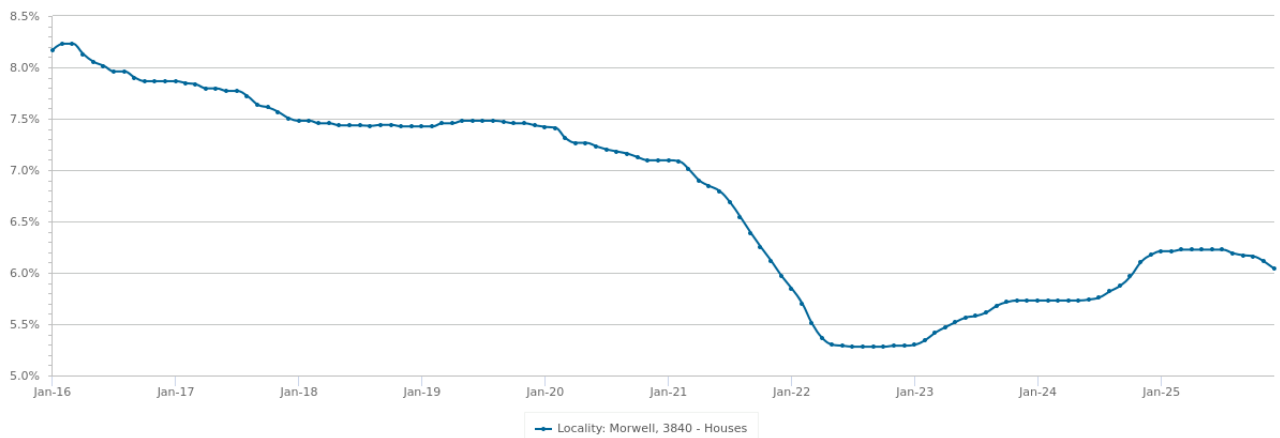
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Oct 2025	\$400	0.0%	6.2%	329
Sep 2025	\$400	0.0%	6.2%	317
Aug 2025	\$400	0.0%	6.2%	296
Jul 2025	\$400	0.0%	6.2%	296
Jun 2025	\$400	0.6% ▲	6.2%	294
May 2025	\$397	1.3% ▲	6.2%	295
Apr 2025	\$392	0.6% ▲	6.2%	290
Mar 2025	\$390	2.6% ▲	6.2%	296
Feb 2025	\$380	0.0%	6.2%	307
Jan 2025	\$380	2.0% ▲	6.2%	308
Dec 2024	\$372	0.7% ▲	6.2%	299
Nov 2024	\$370	2.8% ▲	6.1%	301

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$420	12.8% ▲	6%	329
2024	\$372	4.9% ▲	6.2%	299
2023	\$355	7.6% ▲	5.7%	363
2022	\$330	13.8% ▲	5.3%	330
2021	\$290	14.9% ▲	6%	296
2020	\$252	5.2% ▲	7.1%	296
2019	\$240	4.3% ▲	7.4%	382
2018	\$230	4.5% ▲	7.4%	424
2017	\$220	4.8% ▲	7.5%	506
2016	\$210	5.0% ▲	7.9%	519

# Summary

**18 FLEMING STREET MORWELL VIC 3840**



**Appraisal price range**  
\$460 - \$480

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