



42 DARLIMURLA AVENUE NEWBOROUGH VIC 3825

Prepared on 23rd February 2026



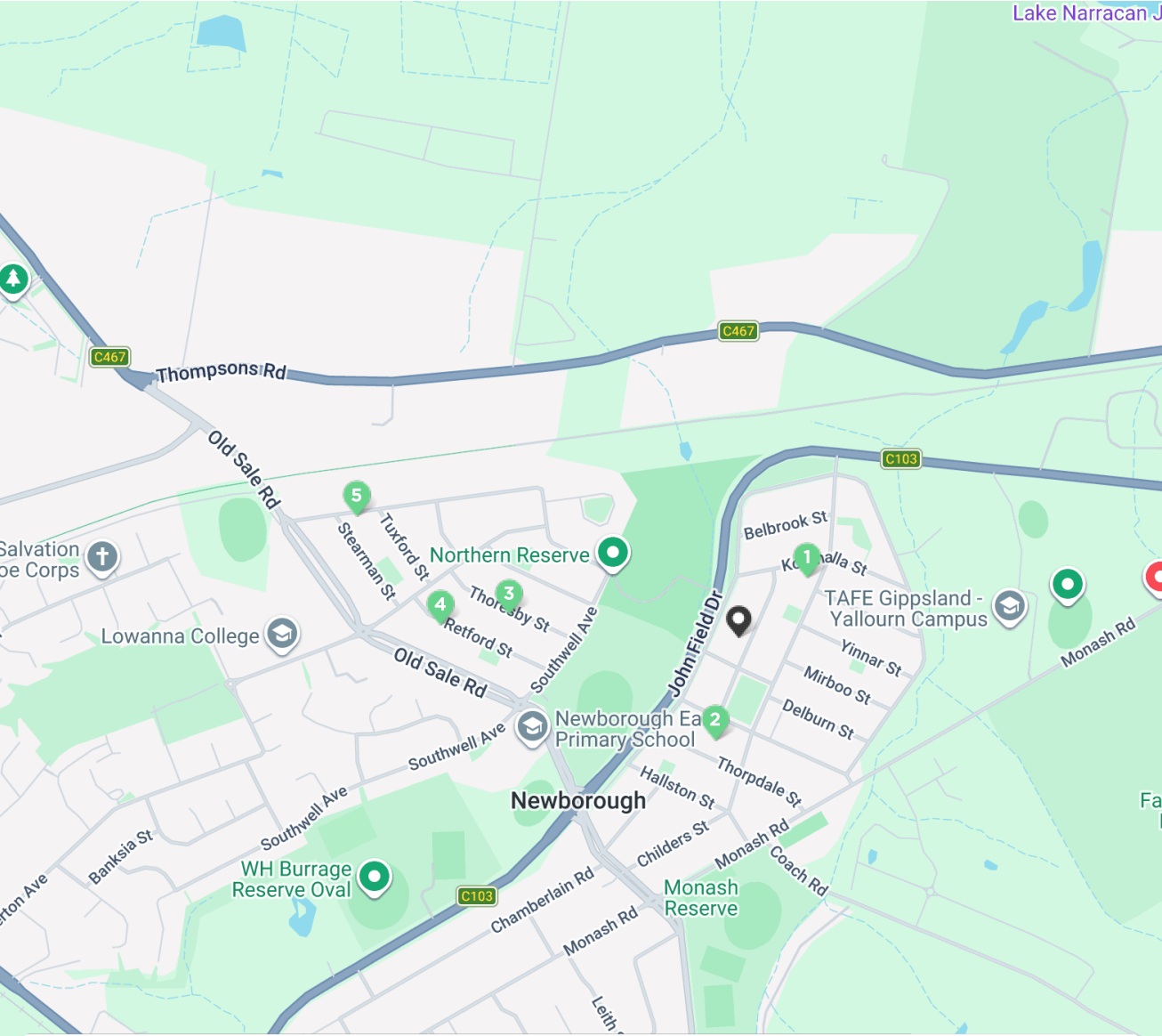
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Comps Map: Rentals



1 60 BOOLARRA AVENUE NEWBOROUGH VIC 3825	3	1	1	\$420
2 16 THORPDALE STREET NEWBOROUGH VIC 3825	3	1	1	\$420
3 13 THORESBY STREET NEWBOROUGH VIC 3825	3	1	1	\$400
4 27 RETFORD STREET NEWBOROUGH VIC 3825	3	1	2	\$430
5 53 NORTHERN AVENUE NEWBOROUGH VIC 3825	3	1	-	\$440



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 60 BOOLARRA AVENUE NEWBOROUGH VIC 3825



3 1 1 697m² 100m²
 Year Built 1955 DOM 19 days
 Listing Date 05-Jan-26 Distance 0.23km
 Listing Price \$420 WEEKLY

2 16 THORPDALE STREET NEWBOROUGH VIC 3825



3 1 1 773m² 106m²
 Year Built - DOM 87 days
 Listing Date 22-Jul-25 Distance 0.27km
 Listing Price \$420 WEEKLY

3 13 THORESBY STREET NEWBOROUGH VIC 3825



3 1 1 727m² 98m²
 Year Built - DOM 36 days
 Listing Date 30-Oct-25 Distance 0.58km
 Listing Price \$400 WEEKLY

4 27 RETFORD STREET NEWBOROUGH VIC 3825



3 1 2 715m² 112m²
 Year Built 1950 DOM 40 days
 Listing Date 22-Dec-25 Distance 0.75km
 Listing Price \$430 WEEKLY

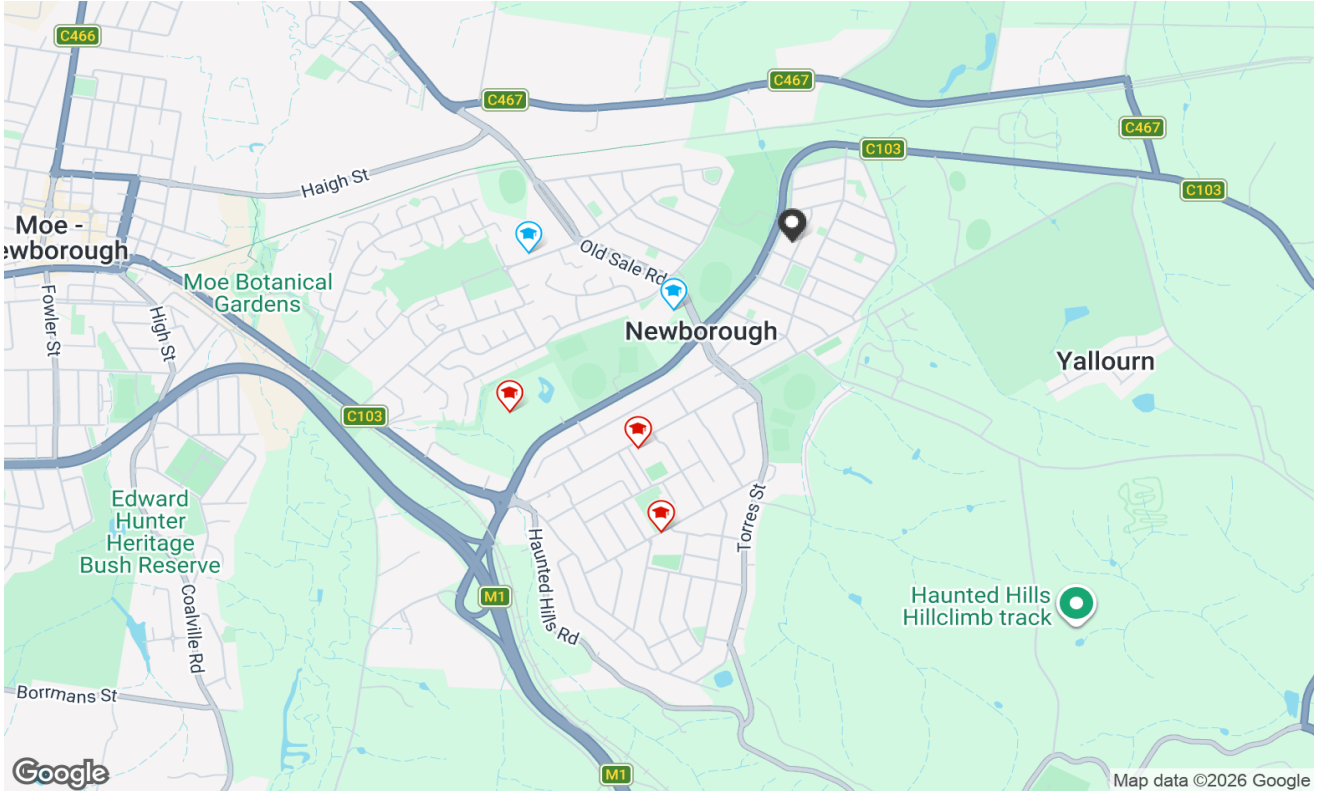
5 53 NORTHERN AVENUE NEWBOROUGH VIC 3825



3 1 - 697m² 107m²
 Year Built 1995 DOM 6 days
 Listing Date 17-Feb-26 Distance 1.01km
 Listing Price \$440 per week

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
	Newborough East Primary School 300 Old Sale Road Newborough VIC 3825	0.61km	Primary	Mixed	Government	0-6
	Lowanna College 72-96 Newark Avenue Newborough VIC 3825	1.18km	Secondary	Mixed	Government	7-12
	Immaculate Heart of Mary School 48-56 Monash Road Newborough VIC 3825	1.19km	Primary	Mixed	Non-Government	0-6
	Newborough Primary School 24 Murray Road Newborough VIC 3825	1.49km	Primary	Mixed	Government	0-6
	Lavalla Catholic College - Presentation Campus 45 John Field Drive Newborough VIC 3825	1.5km	Secondary	Mixed	Non-Government	-



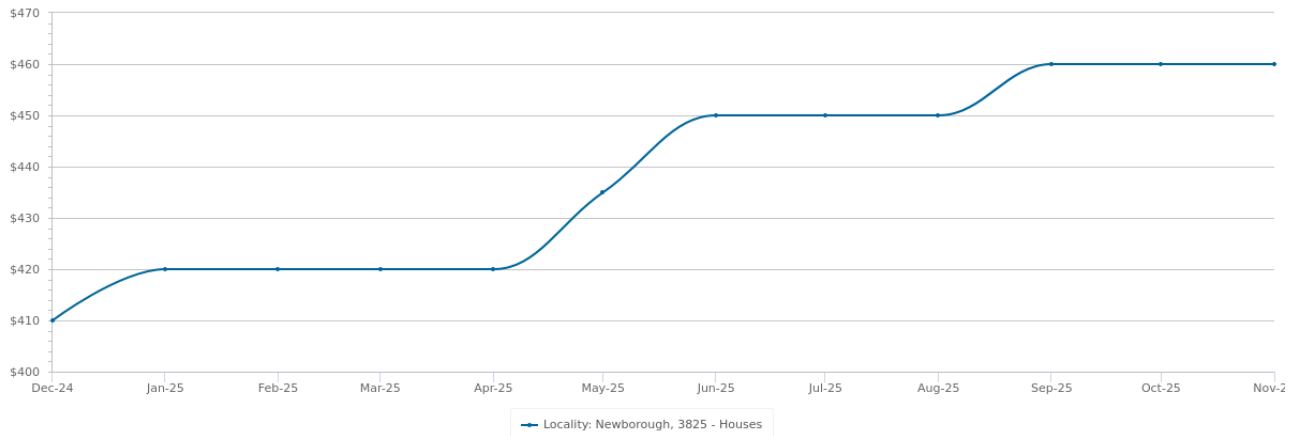
Property is within school catchment area



Property is outside school catchment area

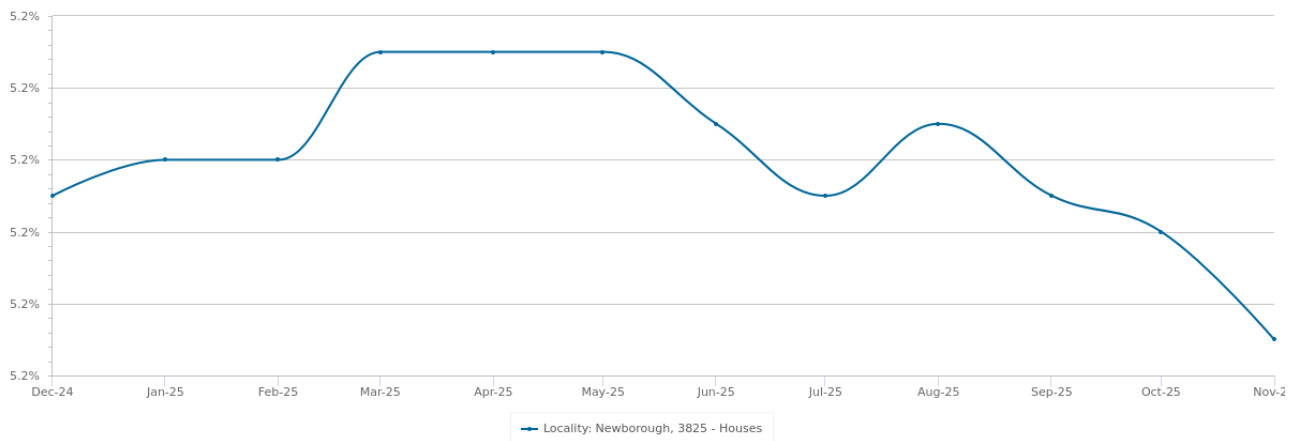
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

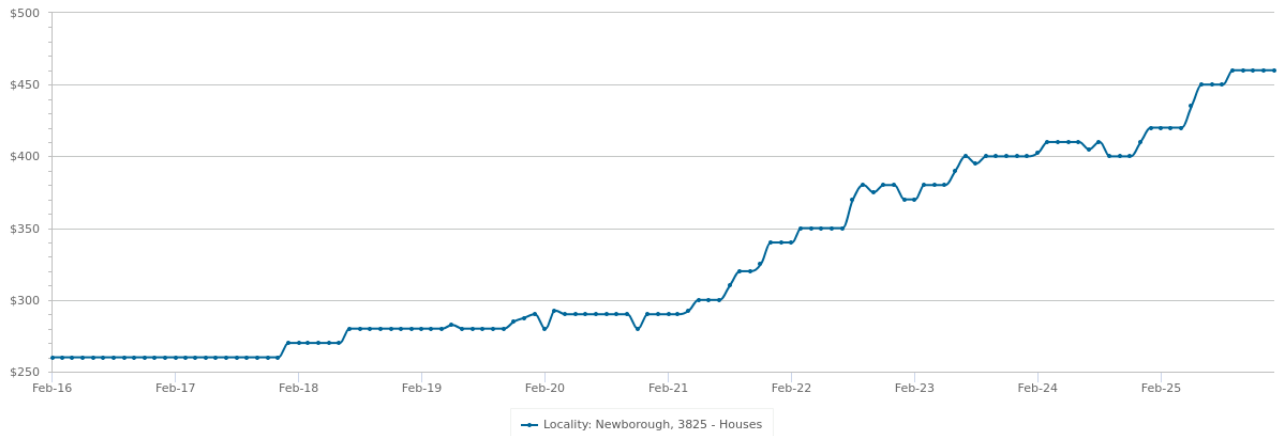


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$460	0.0%	5.2%	97
Oct 2025	\$460	0.0%	5.2%	98
Sep 2025	\$460	2.2% ▲	5.2%	88
Aug 2025	\$450	0.0%	5.2%	83
Jul 2025	\$450	0.0%	5.2%	75
Jun 2025	\$450	3.4% ▲	5.2%	71
May 2025	\$435	3.6% ▲	5.2%	68
Apr 2025	\$420	0.0%	5.2%	64
Mar 2025	\$420	0.0%	5.2%	64
Feb 2025	\$420	0.0%	5.2%	62
Jan 2025	\$420	2.4% ▲	5.2%	53
Dec 2024	\$410	2.5% ▲	5.2%	53

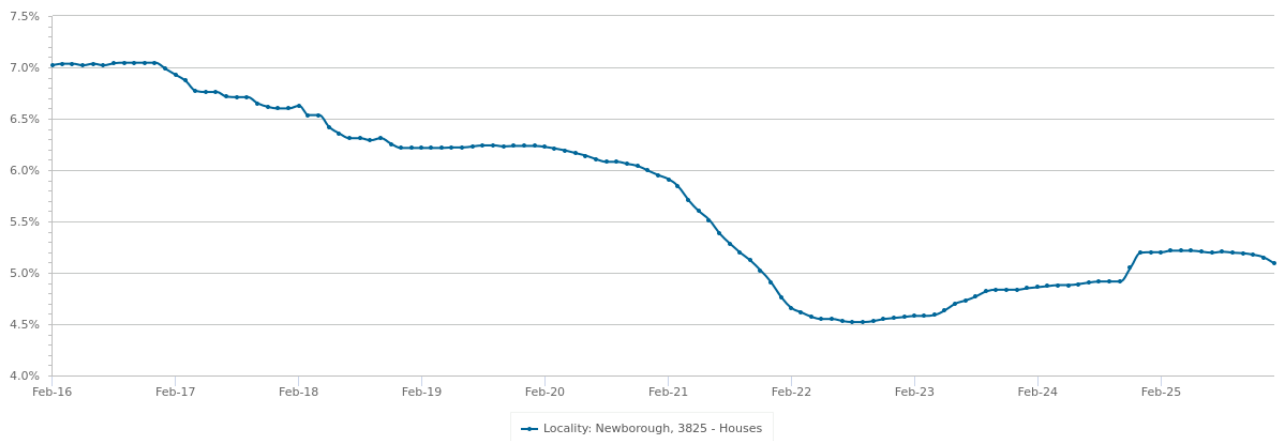
Long Term Market Trends

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	\$460	9.5% ▲	5.1%	107
2025	\$420	5.0% ▲	5.2%	53
2024	\$400	8.1% ▲	4.9%	87
2023	\$370	8.8% ▲	4.6%	71
2022	\$340	17.2% ▲	4.8%	62
2021	\$290	0.0%	5.9%	65
2020	\$290	3.6% ▲	6.2%	53
2019	\$280	3.7% ▲	6.2%	91
2018	\$270	3.8% ▲	6.6%	125
2017	\$260	0.0%	7%	152

Summary

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Appraisal price range
\$400 - \$430 Per Week

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