



14 JOSIE PLACE MORWELL VIC 3840

Prepared on 24th March 2026



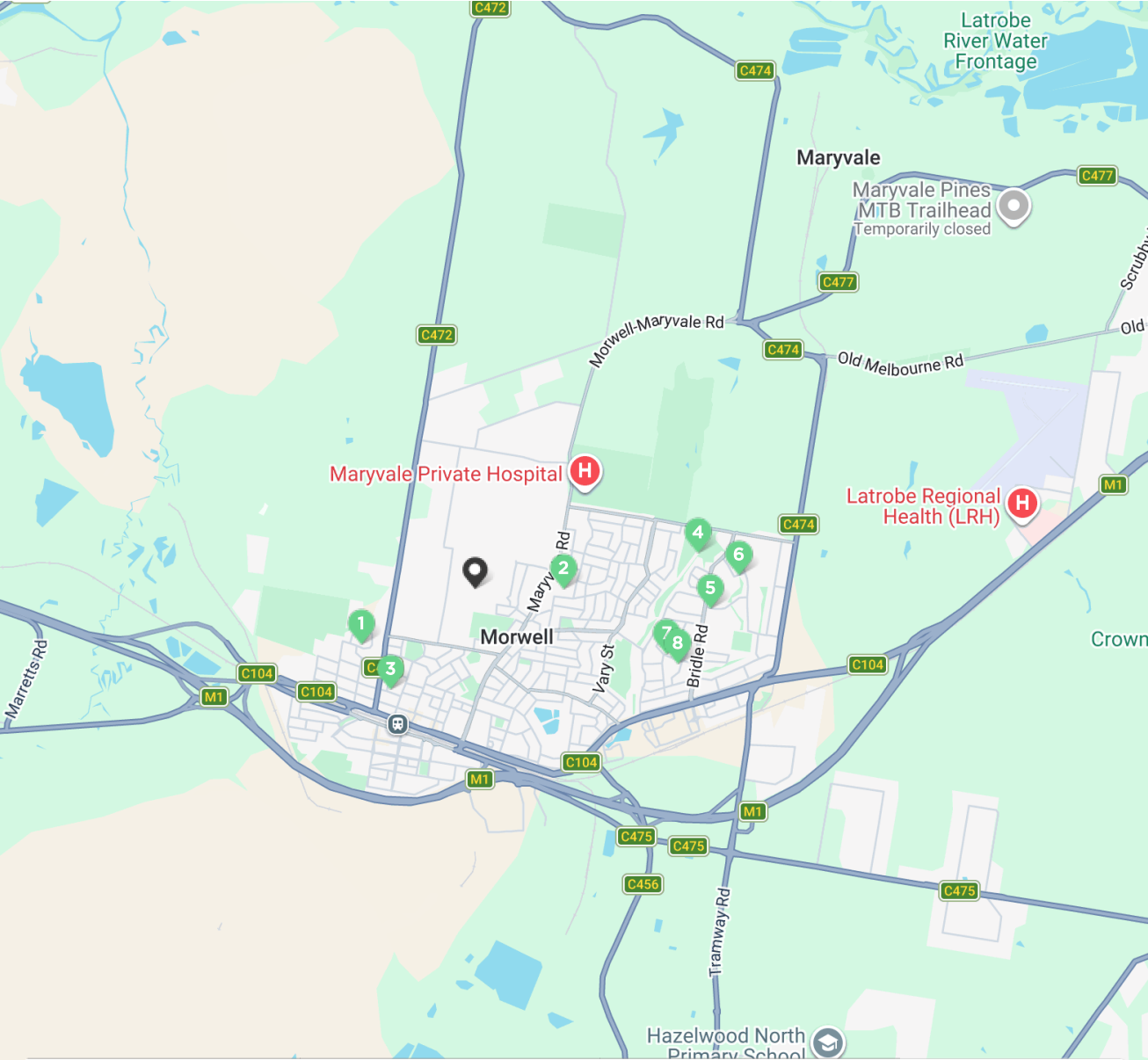
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Comps Map: Rentals



1 14 BELLARINE CIRCUIT MORWELL VIC 3840	3	2	-	\$480
2 13 SAVIGE STREET MORWELL VIC 3840	3	2	2	\$465
3 160 MARY STREET MORWELL VIC 3840	3	2	2	\$520
4 3 LANG COURT MORWELL VIC 3840	3	2	1	\$550
5 3 PARKLANDS PLACE MORWELL VIC 3840	3	2	2	\$550
6 2 ENSAY COURT MORWELL VIC 3840	3	2	3	\$540
7 19 CHESTNUT AVENUE MORWELL VIC 3840	4	2	2	\$560
8 19 THE AVENUE MORWELL VIC 3840	4	2	1	\$510



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 14 BELLARINE CIRCUIT MORWELL VIC 3840



3 2 2 608m² 114m²
 Year Built - DOM 11 days
 Listing Date 13-Mar-26 Distance 1.31km
 Listing Price \$480/WEEKLY

2 13 SAVIGE STREET MORWELL VIC 3840



3 2 2 433m² 146m²
 Year Built 2014 DOM 25 days
 Listing Date 27-Feb-26 Distance 0.91km
 Listing Price \$465/WEEKLY

3 160 MARY STREET MORWELL VIC 3840



3 2 2 567m² 184m²
 Year Built 2020 DOM 64 days
 Listing Date 19-Jan-26 Distance 1.36km
 Listing Price \$520/WEEKLY

4 3 LANG COURT MORWELL VIC 3840



3 2 1 649m² 128m²
 Year Built 1980 DOM 15 days
 Listing Date 09-Mar-26 Distance 2.31km
 Listing Price \$550/WEEKLY

5 3 PARKLANDS PLACE MORWELL VIC 3840



3 2 2 879m² -
 Year Built - DOM 19 days
 Listing Date 05-Mar-26 Distance 2.42km
 Listing Price \$550/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 2 ENSAY COURT MORWELL VIC 3840



🏠 3 🚗 2 🚘 3 📏 800m² 📏 171m²
 Year Built 1988 DOM 28 days
 Listing Date 24-Feb-26 Distance 2.7km
 Listing Price \$540/WEEKLY

7 19 CHESTNUT AVENUE MORWELL VIC 3840



🏠 4 🚗 2 🚘 2 📏 566m² 📏 193m²
 Year Built 1975 DOM 20 days
 Listing Date 26-Feb-26 Distance 2.08km
 Listing Price \$560/WEEKLY

8 19 THE AVENUE MORWELL VIC 3840



🏠 4 🚗 2 🚘 1 📏 667m² 📏 145m²
 Year Built 1980 DOM 58 days
 Listing Date 19-Jan-26 Distance 2.22km
 Listing Price \$510/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

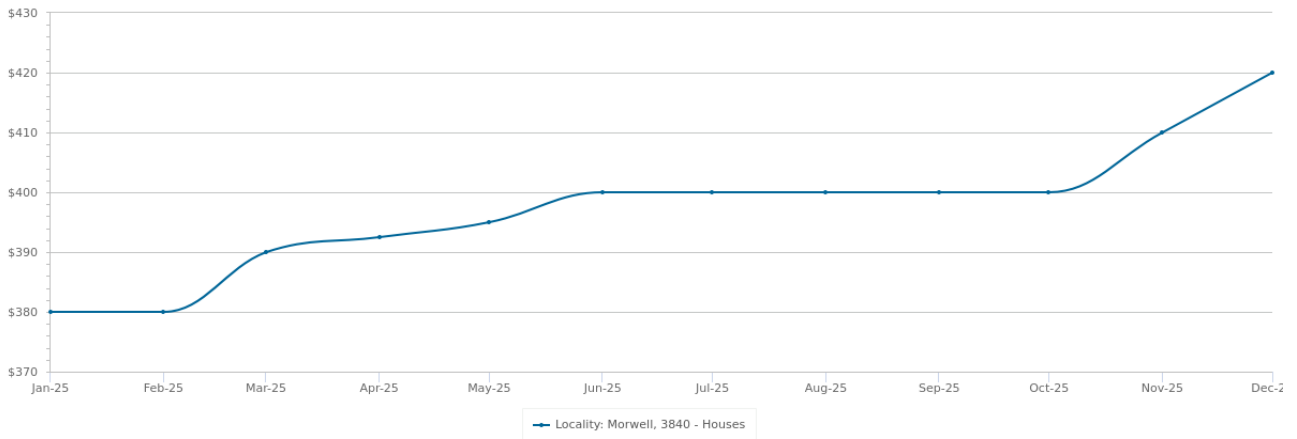


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Morwell Central Primary School	0.75km	Primary	Mixed	Government	0-6
 Morwell Primary School	1.23km	Primary	Mixed	Government	1-6
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	1.49km	Secondary	Mixed	Non-Government	-
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.66km	Primary	Mixed	Government	0-6
 Berry Street School - Morwell Campus 11A Driffield Road Morwell VIC 3840	2.22km	Special	Mixed	Non-Government	-

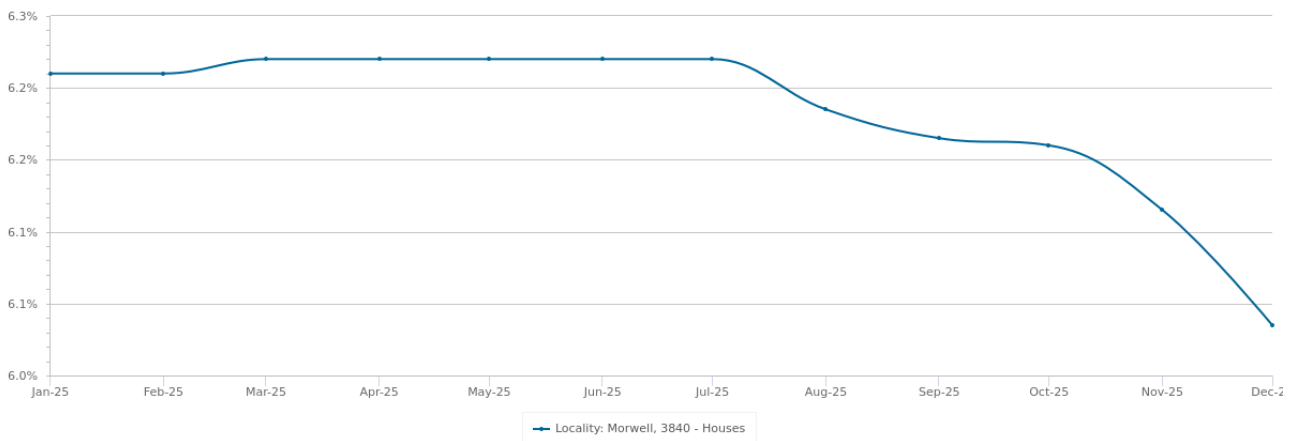
 Property is within school catchment area  Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



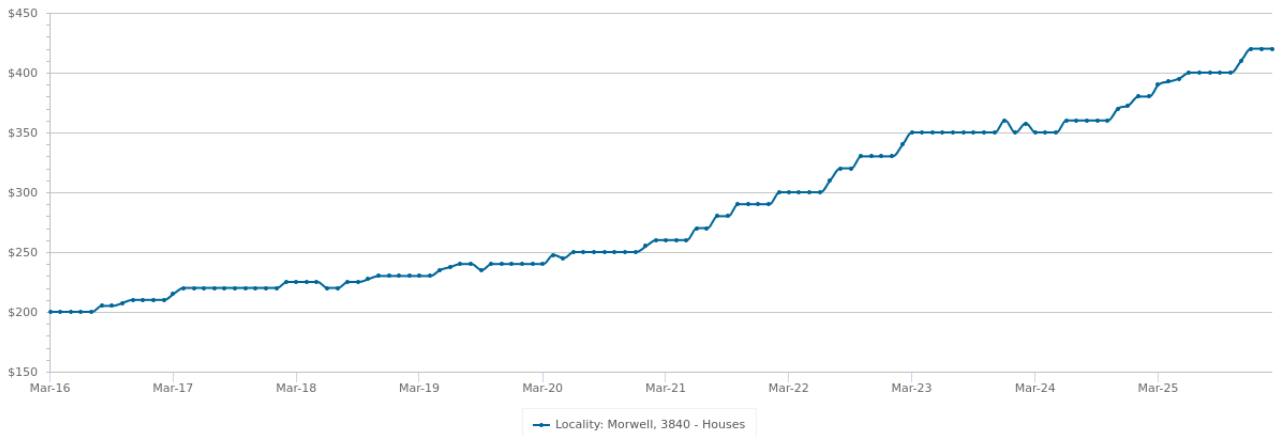
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$420	2.4% ▲	6%	332
Nov 2025	\$410	2.5% ▲	6.1%	329
Oct 2025	\$400	0.0%	6.2%	332
Sep 2025	\$400	0.0%	6.2%	319
Aug 2025	\$400	0.0%	6.2%	298
Jul 2025	\$400	0.0%	6.2%	297
Jun 2025	\$400	1.3% ▲	6.2%	294
May 2025	\$395	0.6% ▲	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

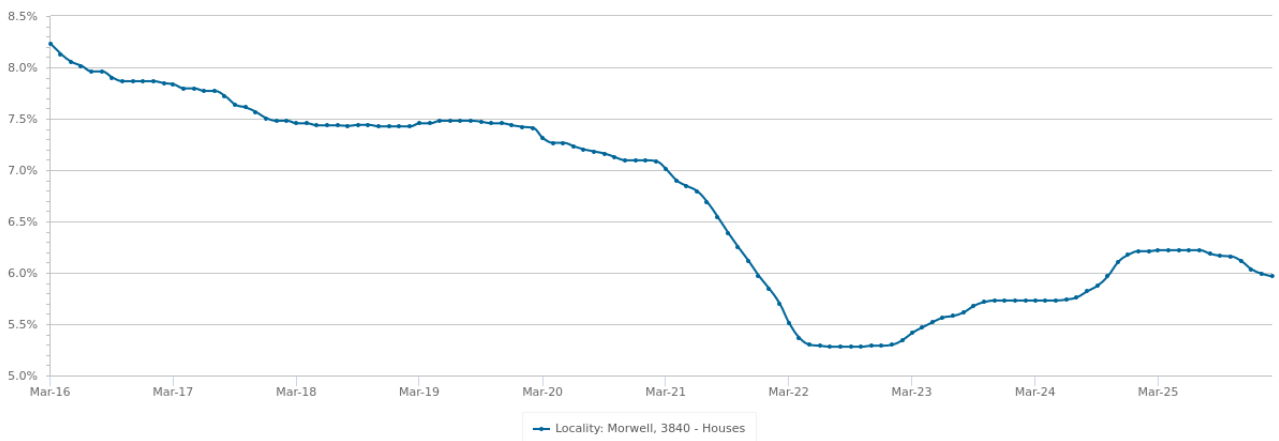
Long Term Market Trends

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	10.5% ▲	6%	334
2025	\$380	6.3% ▲	6.2%	307
2024	\$357	5.1% ▲	5.7%	350
2023	\$340	13.3% ▲	5.3%	342
2022	\$300	15.4% ▲	5.7%	305
2021	\$260	8.3% ▲	7.1%	276
2020	\$240	4.3% ▲	7.4%	374
2019	\$230	2.2% ▲	7.4%	412
2018	\$225	7.1% ▲	7.5%	479
2017	\$210	5.0% ▲	7.8%	494

Summary

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Appraisal price range
\$580 - \$600

Notes from your agent

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