



17 HAWKS BURN ROAD TRARALGON VIC 3844

Prepared on 14th August 2025



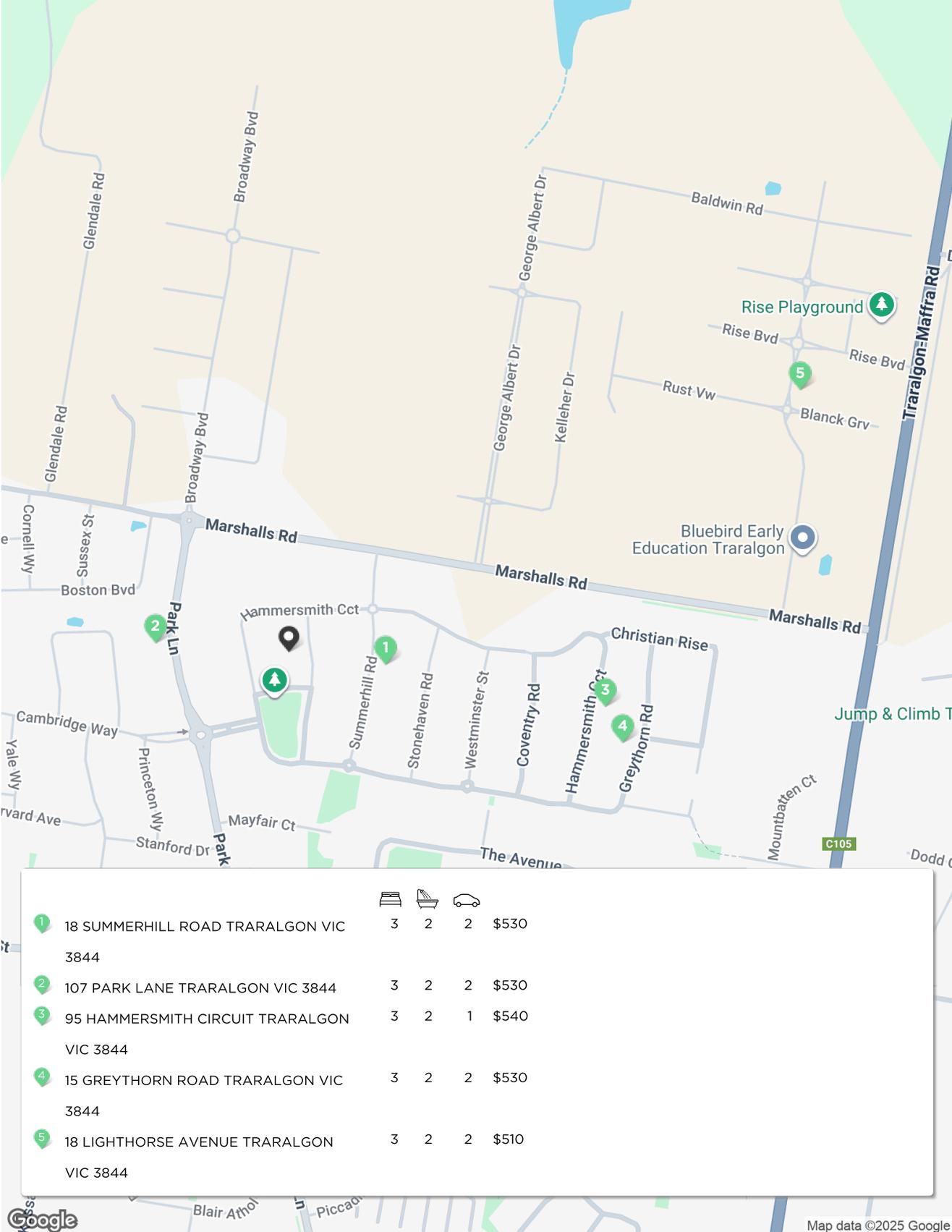
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Comps Map: Rentals



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

Comparable Rentals

1 18 SUMMERHILL ROAD TRARALGON VIC 3844



3 2 2 552m² 134m²
 Year Built 2019 DOM 17 days
 Listing Date 29-Apr-25 Distance 0.15km
 Listing Price \$530 Per Week

2 107 PARK LANE TRARALGON VIC 3844



3 2 2 697m² 137m²
 Year Built 2019 DOM 17 days
 Listing Date 20-Dec-24 Distance 0.21km
 Listing Price \$530 PW / AVAIL. NOW

3 95 HAMMERSMITH CIRCUIT TRARALGON VIC 3844



3 2 1 605m² 151m²
 Year Built 2010 DOM 29 days
 Listing Date 16-Jul-25 Distance 0.5km
 Listing Price \$540 Per Week

4 15 GREYTHORN ROAD TRARALGON VIC 3844



3 2 2 600m² 134m²
 Year Built 2010 DOM 12 days
 Listing Date 02-Dec-24 Distance 0.54km
 Listing Price \$530 PW / AVAIL. NOW

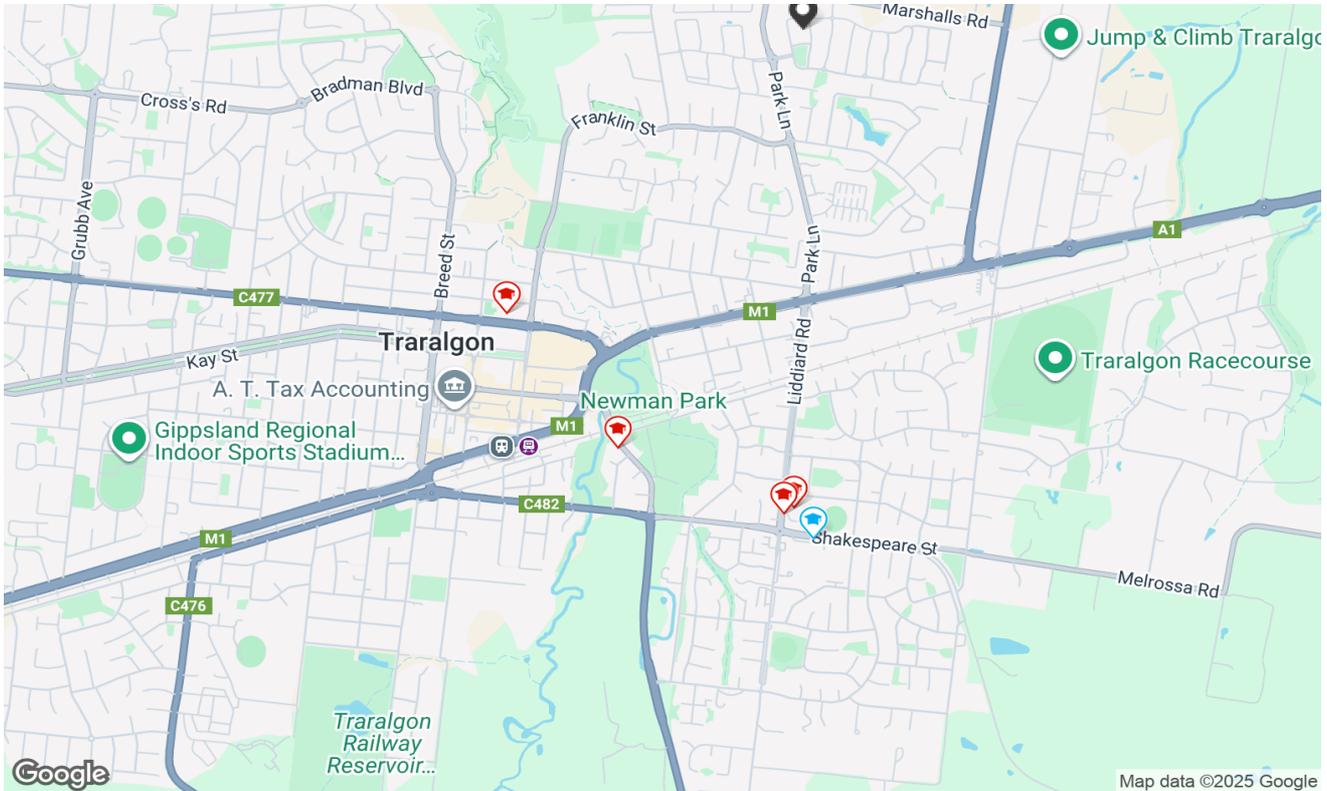
5 18 LIGHTHORSE AVENUE TRARALGON VIC 3844



3 2 2 388m² -
 Year Built - DOM 21 days
 Listing Date 06-Nov-24 Distance 0.89km
 Listing Price \$510 PW / AVAIL. 06.12.2024

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
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	1.89km	Primary	Mixed	Government	0-6
 SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	2.16km	Secondary	Mixed	Non-Government	-
 Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	2.29km	Primary	Mixed	Non-Government	-
 Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	2.32km	Primary	Mixed	Government	0-6
 Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	2.44km	Secondary	Mixed	Government	-



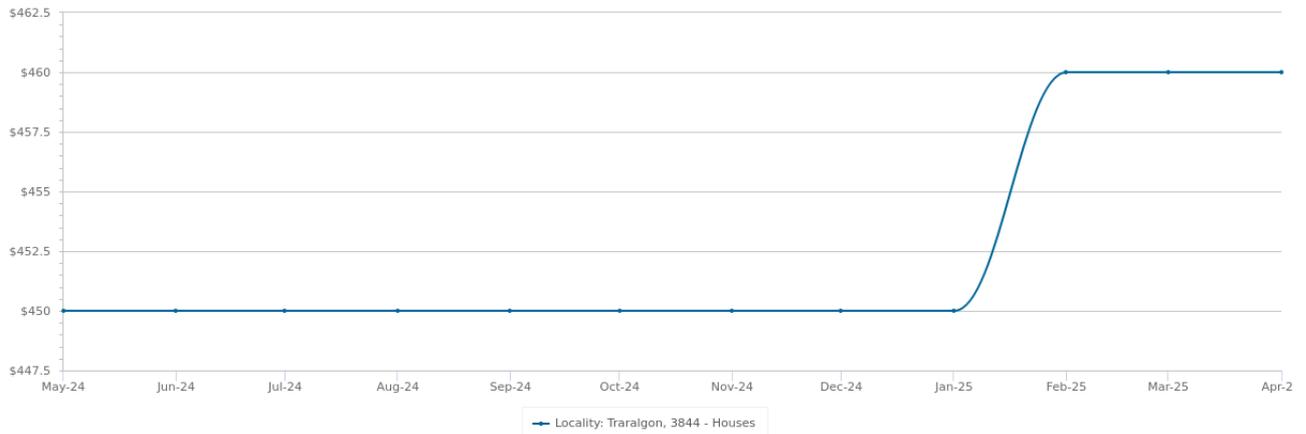
Property is within school catchment area



Property is outside school catchment area

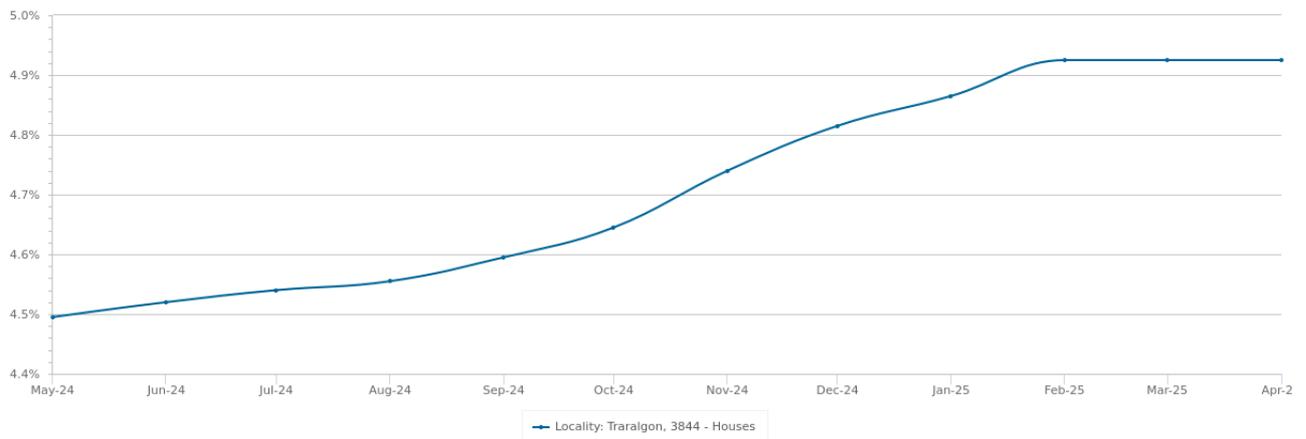
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

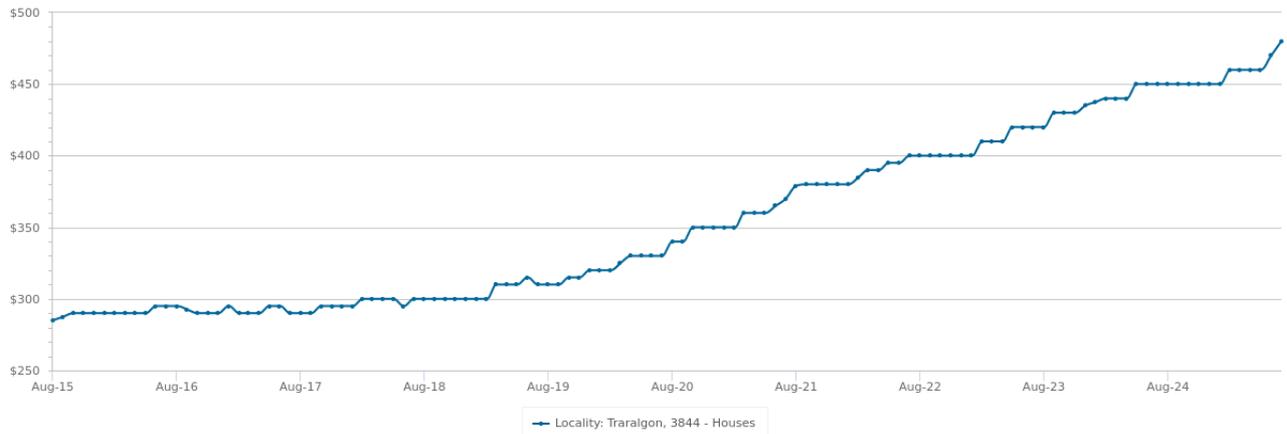


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Apr 2025	\$460	0.0%	4.9%	454
Mar 2025	\$460	0.0%	4.9%	453
Feb 2025	\$460	2.2% ▲	4.9%	454
Jan 2025	\$450	0.0%	4.9%	467
Dec 2024	\$450	0.0%	4.8%	467
Nov 2024	\$450	0.0%	4.7%	470
Oct 2024	\$450	0.0%	4.6%	456
Sep 2024	\$450	0.0%	4.6%	474
Aug 2024	\$450	0.0%	4.6%	465
Jul 2024	\$450	0.0%	4.5%	479
Jun 2024	\$450	0.0%	4.5%	482
May 2024	\$450	2.3% ▲	4.5%	501

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
2025	\$480	6.7% ▲	4.9%	484
2024	\$450	7.1% ▲	4.5%	479
2023	\$420	5.0% ▲	4.4%	585
2022	\$400	8.1% ▲	4.3%	589
2021	\$370	12.1% ▲	5.1%	534
2020	\$330	6.5% ▲	5.2%	508
2019	\$310	3.3% ▲	5.4%	590
2018	\$300	3.4% ▲	5.4%	749
2017	\$290	-1.7% ▼	5.4%	908
2016	\$295	5.4% ▲	5.7%	911

Summary

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Appraisal price range
\$520 - \$540 Per Week

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