



## 21 BURNET PLACE TRARALGON VIC 3844

Prepared on 23rd March 2026

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ONE AGENCY LATROBE VALLEY

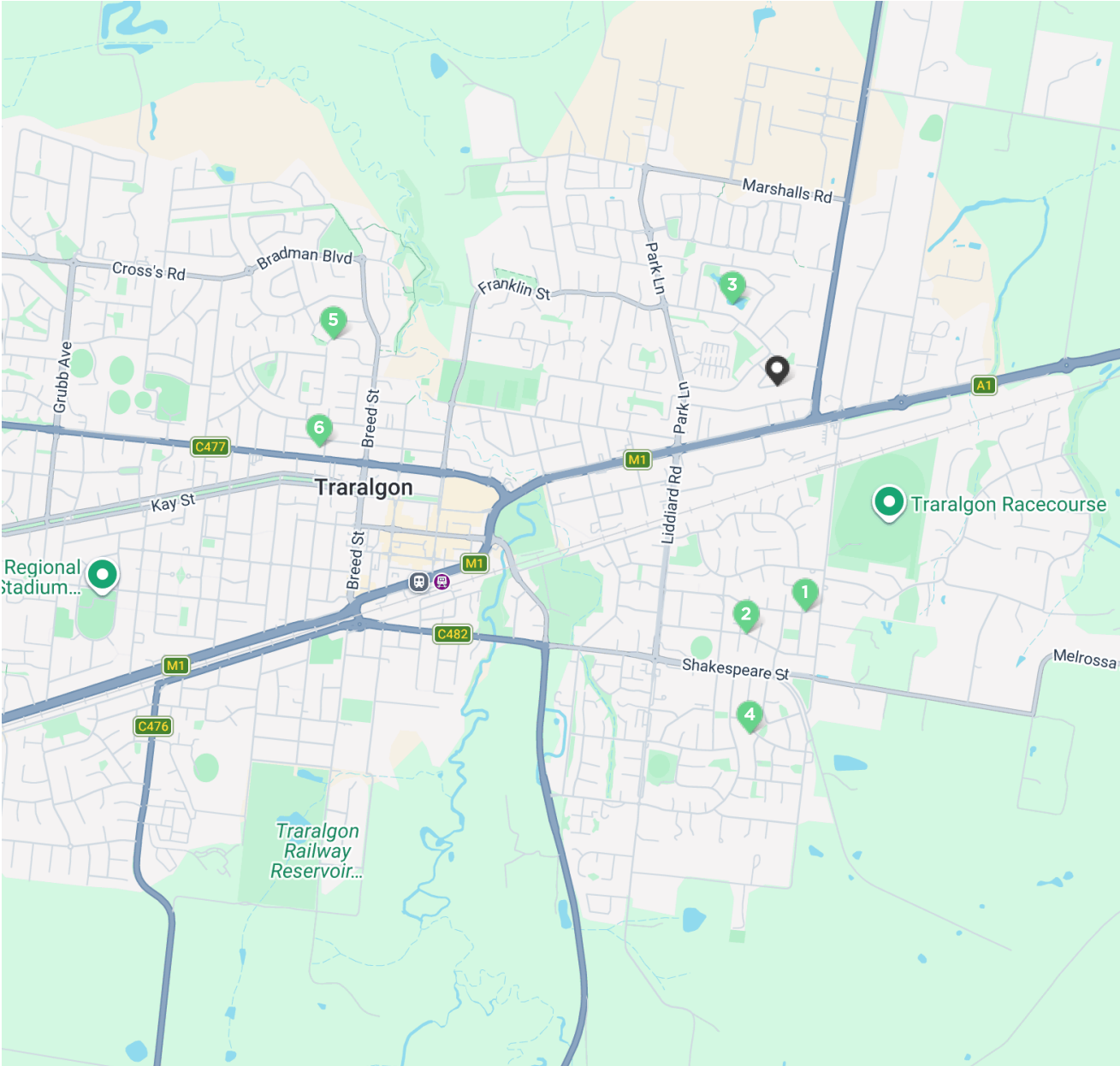
14C Hotham Street  
Traralgon Victoria 3844

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# Comps Map: Rentals



1	69 NEWMAN CRESCENT TRARALGON VIC 3844	3	1	2	\$485
2	13 ALLEN CRESCENT TRARALGON VIC 3844	3	1	2	\$400
3	31 MORGAN DRIVE TRARALGON VIC 3844	3	2	2	\$480
4	3 THEXTON STREET TRARALGON VIC 3844	3	1	2	\$420
5	14 MICHAEL COURT TRARALGON VIC 3844	3	2	3	\$510
6	80 GREY STREET TRARALGON VIC 3844	3	1	2	\$440

Google 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 69 NEWMAN CRESCENT TRARALGON VIC 3844



3 1 2 674m<sup>2</sup> 93m<sup>2</sup>  
 Year Built - DOM 122 days  
 Listing Date 21-Nov-25 Distance 1.2km  
 Listing Price \$485/WEEKLY

## 2 13 ALLEN CRESCENT TRARALGON VIC 3844



3 1 2 618m<sup>2</sup> 86m<sup>2</sup>  
 Year Built 1960 DOM 42 days  
 Listing Date 09-Feb-26 Distance 1.32km  
 Listing Price \$400/WEEKLY

## 3 31 MORGAN DRIVE TRARALGON VIC 3844



3 2 2 868m<sup>2</sup> 130m<sup>2</sup>  
 Year Built 1985 DOM 25 days  
 Listing Date 26-Feb-26 Distance 0.48km  
 Listing Price \$480/WEEKLY

## 4 3 THEXTON STREET TRARALGON VIC 3844



3 1 2 794m<sup>2</sup> 103m<sup>2</sup>  
 Year Built 1985 DOM 74 days  
 Listing Date 08-Jan-26 Distance 1.84km  
 Listing Price \$420/WEEKLY

## 5 14 MICHAEL COURT TRARALGON VIC 3844



3 2 3 745m<sup>2</sup> 132m<sup>2</sup>  
 Year Built 1980 DOM 5 days  
 Listing Date 18-Mar-26 Distance 2.35km  
 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

# Comparable Rentals

6 80 GREY STREET TRARALGON VIC 3844

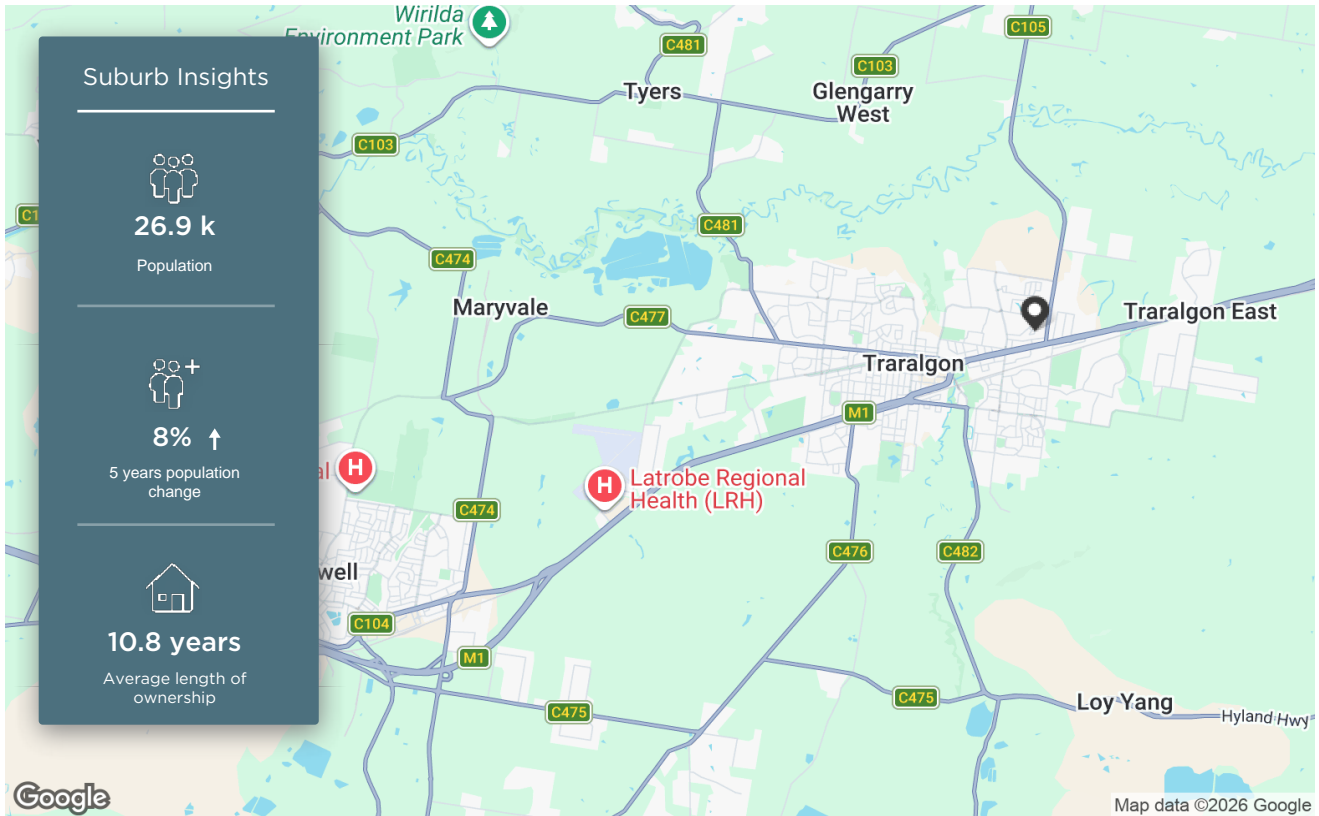


3 1 2 643m<sup>2</sup> 142m<sup>2</sup>  
Year Built 1960 DOM 69 days  
Listing Date 13-Jan-26 Distance 2.43km  
Listing Price \$440/WEEKLY

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

# Traralgon

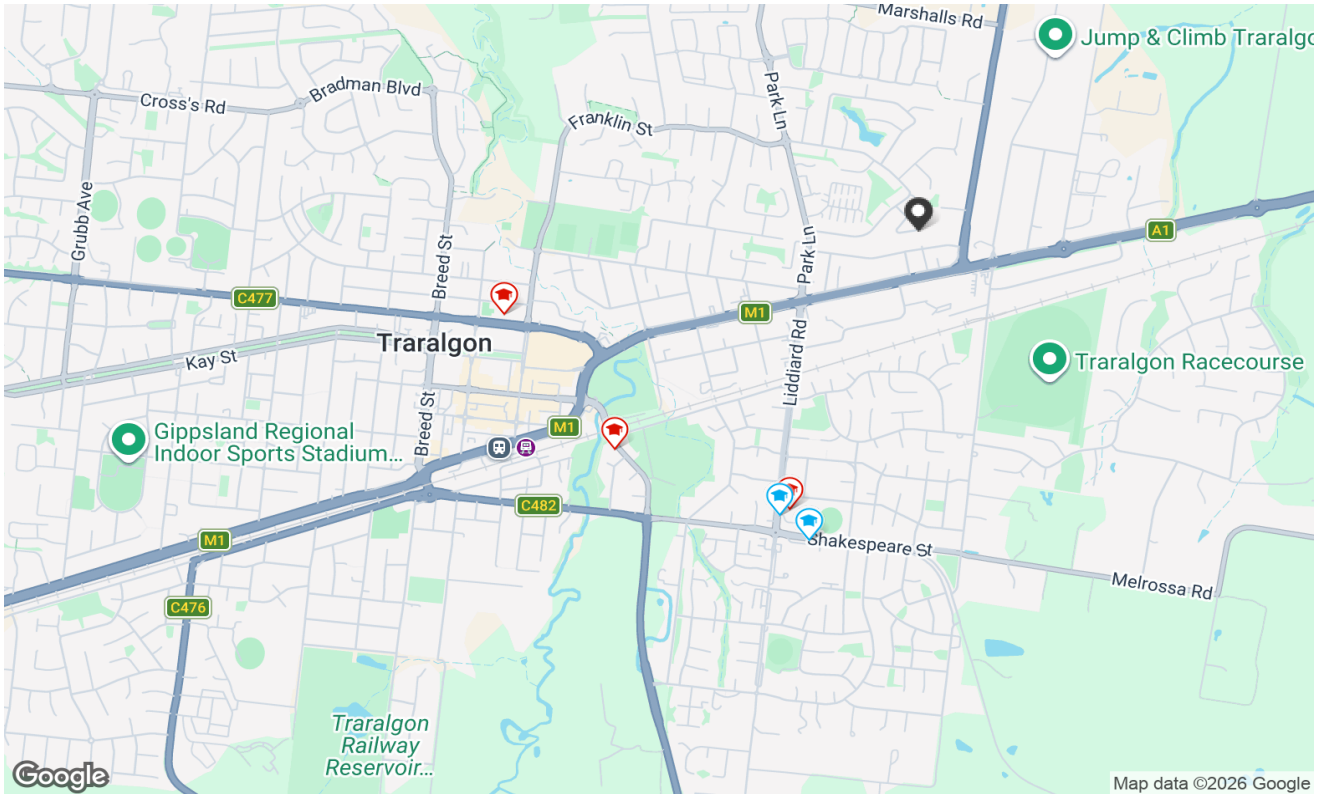
## Demographic








The size of Traralgon is approximately 56.3 square kilometres. It has 78 parks covering nearly 4.3% of total area. The population of Traralgon in 2016 was 24933 people. By 2021 the population was 26907 showing a population growth of 7.9% in the area during that time. The predominant age group in Traralgon is 30-39 years. Households in Traralgon are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2021, 71.00% of the homes in Traralgon were owner-occupied compared with 68.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Not Stated	1.5	52-78K	14.5	90-99	1.1
Childless Couples	40.2	Purchaser	36.9	15.6-33.8K	15.1	30-39	13.7
Single Parents	19.5	Owns Outright	34.1	0-15.6K	3.8	100+	0.0
Couples with Children	39.0	Renting	26.0	182K+	10.8	60-69	11.7
		Other	1.4	33.8-52K	13.7	70-79	8.9
				130-182K	13.0	80-89	4.3
				78-130K	22.3	10-19	12.0
						0-9	12.3
						20-29	12.5
						50-59	12.1

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility</b> 148-152 Liddiard Road Traralgon VIC 3844	1.45km	Primary	Mixed	Non-Government	-
 <b>Traralgon (Liddiard Road) Primary School</b> 148-152 Liddiard Road Traralgon VIC 3844	1.49km	Primary	Mixed	Government	0-6
 <b>Traralgon College-East Campus</b> 142-146 Liddiard Road Traralgon VIC 3844	1.55km	Secondary	Mixed	Government	-
 <b>SEDA College (Victoria) - AFL Traralgon &amp; Multi 2 Traralgon</b> 8 Whittakers Road Traralgon VIC 3844	1.71km	Secondary	Mixed	Non-Government	-
 <b>Grey Street Primary School (Traralgon)</b> 30-44 Grey Street Traralgon VIC 3844	1.9km	Primary	Mixed	Government	0-6



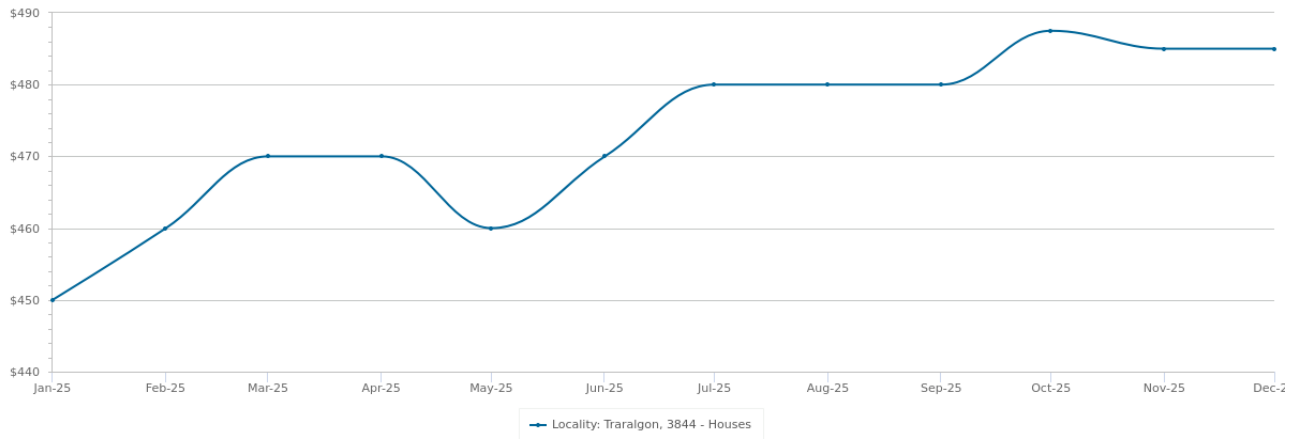
Property is within school catchment area



Property is outside school catchment area

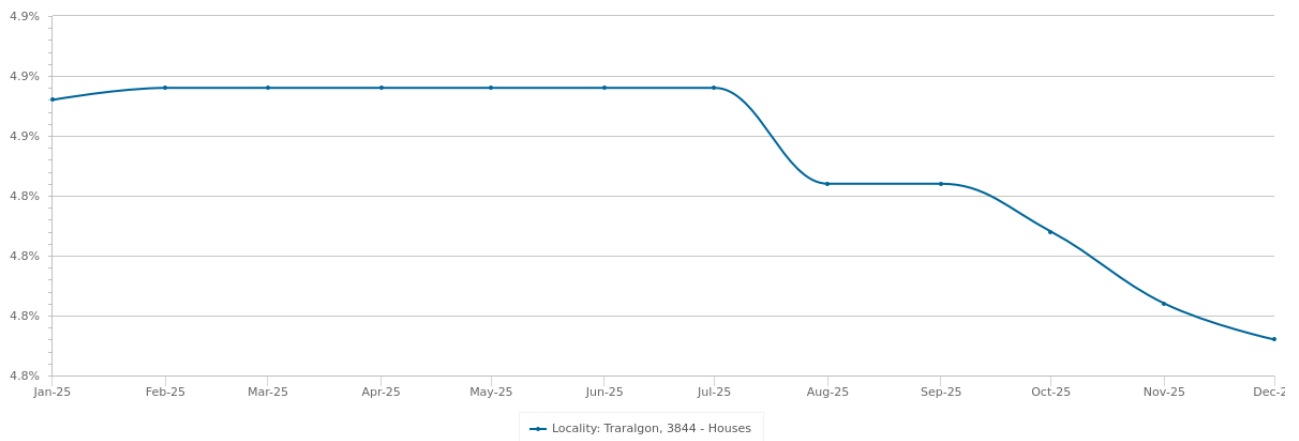
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

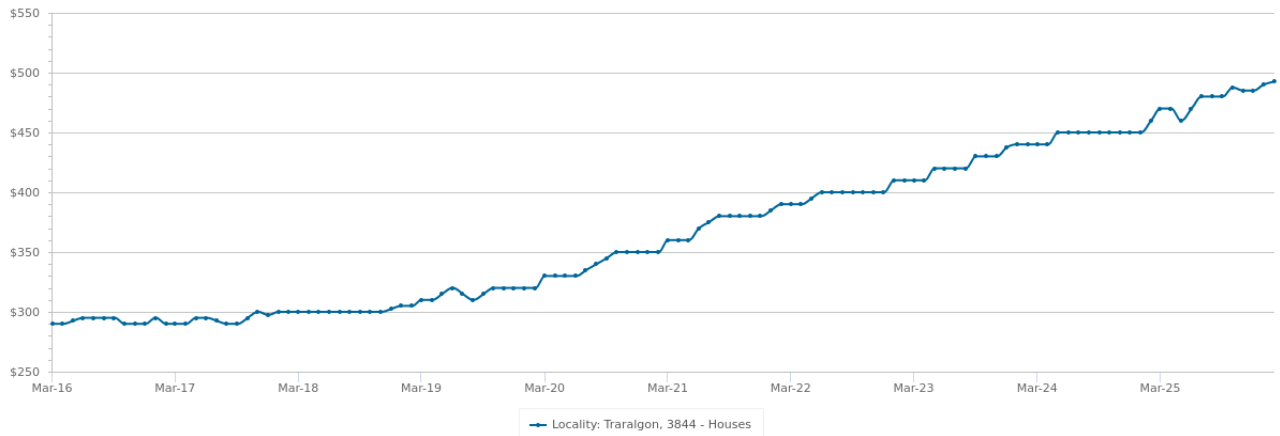


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$485	0.0%	4.8%	567
Nov 2025	\$485	-0.5% ▼	4.8%	546
Oct 2025	\$487	1.6% ▲	4.8%	542
Sep 2025	\$480	0.0%	4.8%	511
Aug 2025	\$480	0.0%	4.8%	490
Jul 2025	\$480	2.1% ▲	4.9%	475
Jun 2025	\$470	2.2% ▲	4.9%	466
May 2025	\$460	-2.1% ▼	4.9%	458
Apr 2025	\$470	0.0%	4.9%	445
Mar 2025	\$470	2.2% ▲	4.9%	444
Feb 2025	\$460	2.2% ▲	4.9%	441
Jan 2025	\$450	0.0%	4.9%	454

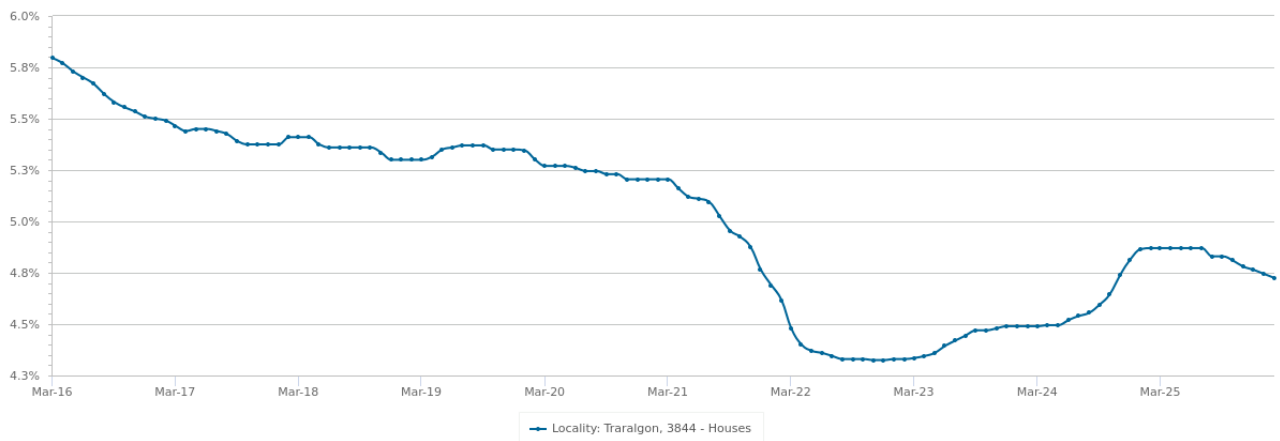
# Long Term Market Trends

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	\$492	7.1% ▲	4.7%	584
2025	\$460	4.5% ▲	4.9%	441
2024	\$440	7.3% ▲	4.5%	535
2023	\$410	5.1% ▲	4.3%	608
2022	\$390	11.4% ▲	4.6%	579
2021	\$350	9.4% ▲	5.2%	512
2020	\$320	4.9% ▲	5.3%	509
2019	\$305	1.7% ▲	5.3%	646
2018	\$300	3.4% ▲	5.4%	758
2017	\$290	-1.7% ▼	5.5%	918

# Summary

**21 BURNET PLACE TRARALGON VIC 3844**



**Appraisal price range**  
\$480 - \$500

**Notes from your agent**

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