



4 FUMINA COURT MORWELL VIC 3840

Prepared on 8th January 2026



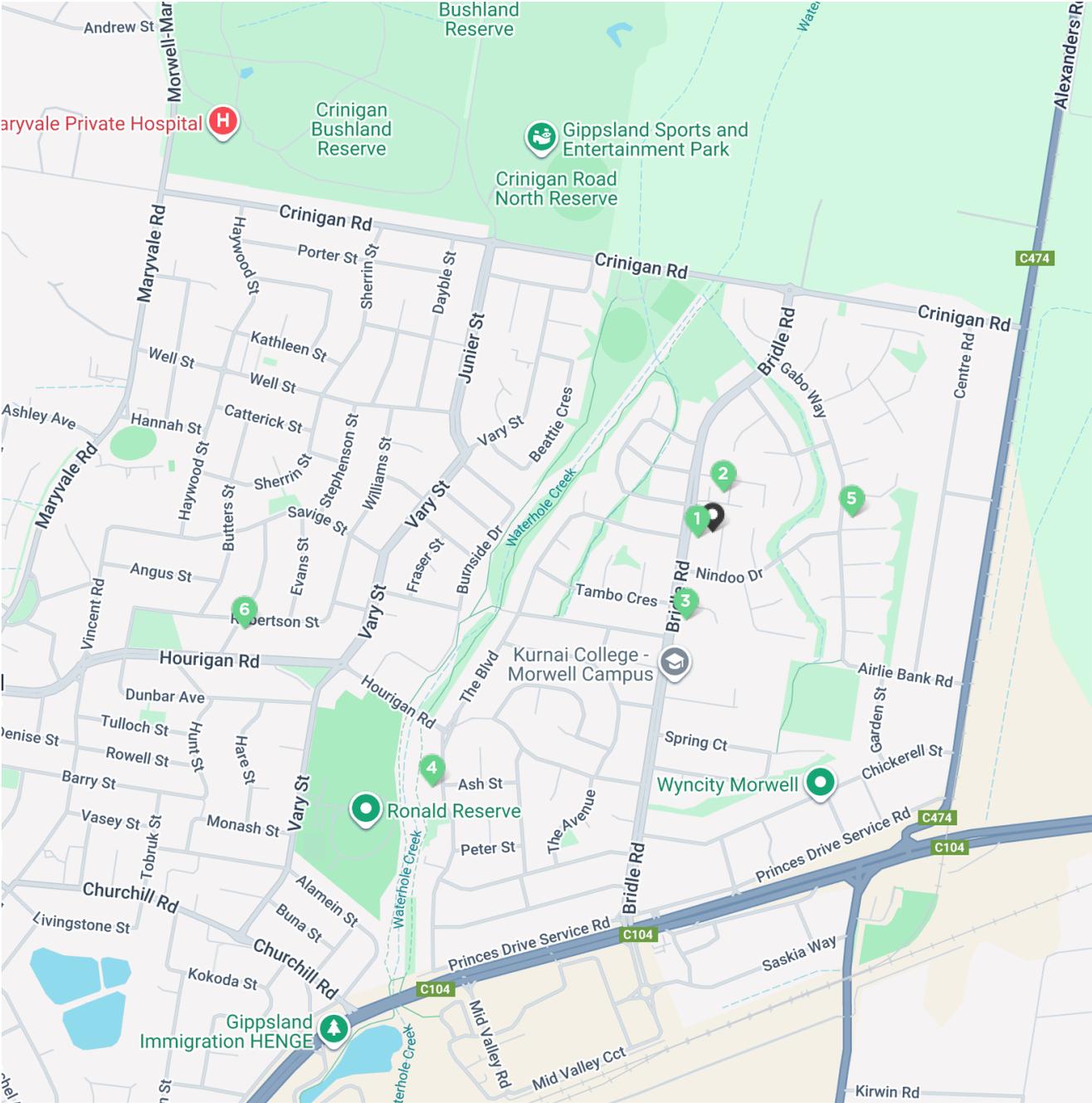
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Comps Map: Rentals



Property ID	Address	Icon 1	Icon 2	Icon 3	Price
1	86 BRIDLE ROAD MORWELL VIC 3840	4	2	2	\$560
2	21 LORD PLACE MORWELL VIC 3840	4	2	2	\$575
3	66 BRIDLE ROAD MORWELL VIC 3840	4	2	2	\$540
4	41 THE BOULEVARD MORWELL VIC 3840	3	2	4	\$570
5	34 GABO WAY MORWELL VIC 3840	4	2	3	\$560
6	4 DOOLAN STREET MORWELL VIC 3840	4	2	4	\$550



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 86 BRIDLE ROAD MORWELL VIC 3840



4 2 2 740m² 154m²
 Year Built 2014 DOM 19 days
 Listing Date 27-Jun-25 Distance 0.05km
 Listing Price \$560/WEEKLY

2 21 LORD PLACE MORWELL VIC 3840



4 2 2 470m² 178m²
 Year Built 2021 DOM 76 days
 Listing Date 14-Oct-25 Distance 0.11km
 Listing Price \$575/WEEKLY

3 66 BRIDLE ROAD MORWELL VIC 3840



4 2 2 800m² 27m²
 Year Built 2004 DOM 46 days
 Listing Date 01-Sep-25 Distance 0.25km
 Listing Price \$540/WEEKLY

4 41 THE BOULEVARD MORWELL VIC 3840



3 2 4 739m² 134m²
 Year Built 1980 DOM 29 days
 Listing Date 10-Dec-25 Distance 1.03km
 Listing Price \$570/WEEKLY

5 34 GABO WAY MORWELL VIC 3840



4 2 3 721m² -
 Year Built 1980 DOM 36 days
 Listing Date 22-Sep-25 Distance 0.38km
 Listing Price \$560/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

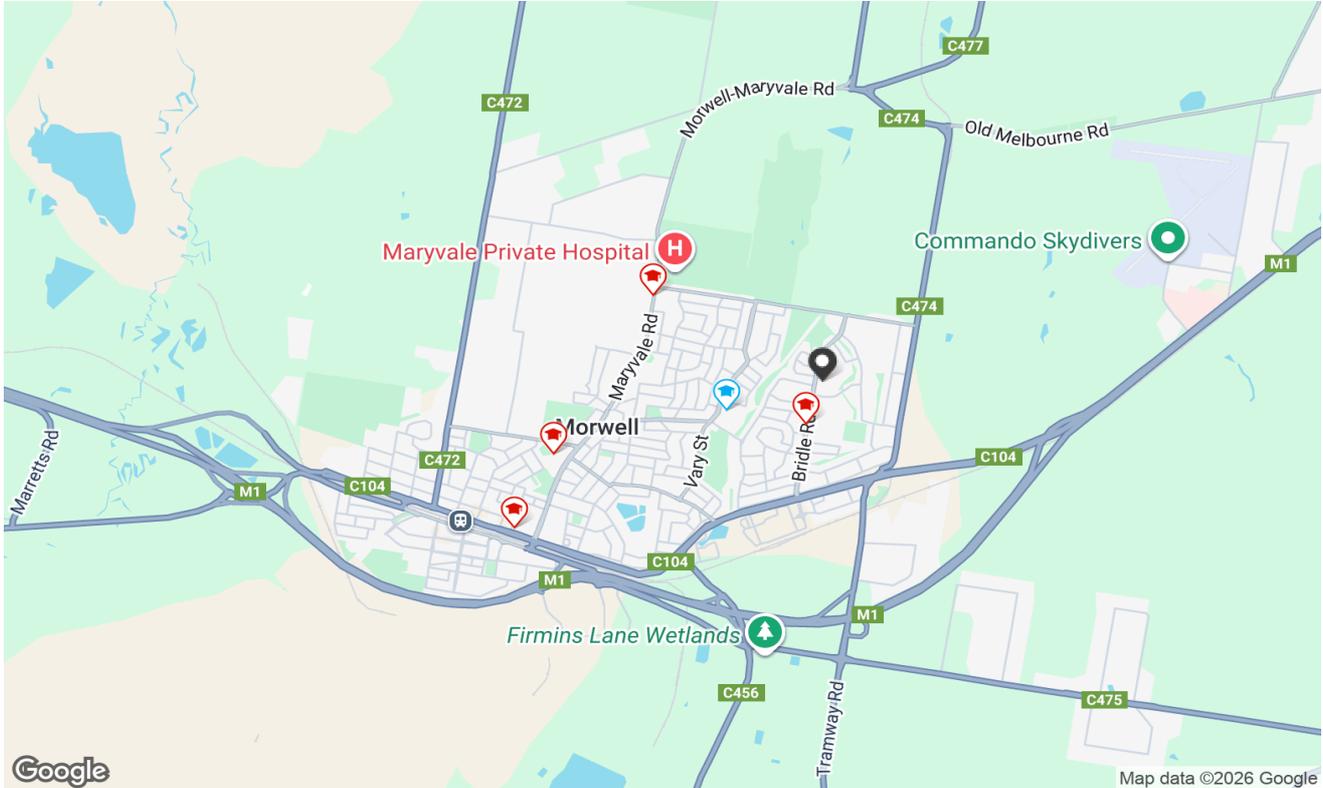
6 4 DOOLAN STREET MORWELL VIC 3840



4 2 4 844m² 85m²
Year Built 1960 DOM 22 days
Listing Date 13-Nov-25 Distance 1.29km
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

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Kurnai College 44-62 Bridle Road Morwell VIC 3840	0.42km	Secondary	Mixed	Government	7-12
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	0.88km	Primary	Mixed	Government	0-6
 Morwell Primary School	1.71km	Primary	Mixed	Government	1-6
 Morwell Central Primary School	2.49km	Primary	Mixed	Government	0-6
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	3.08km	Secondary	Mixed	Non-Government	-



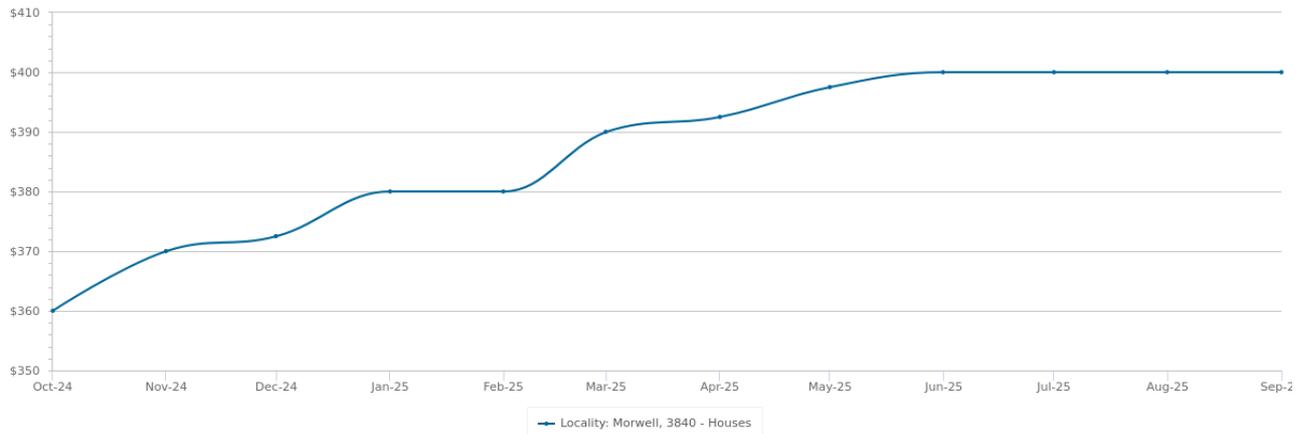
Property is within school catchment area



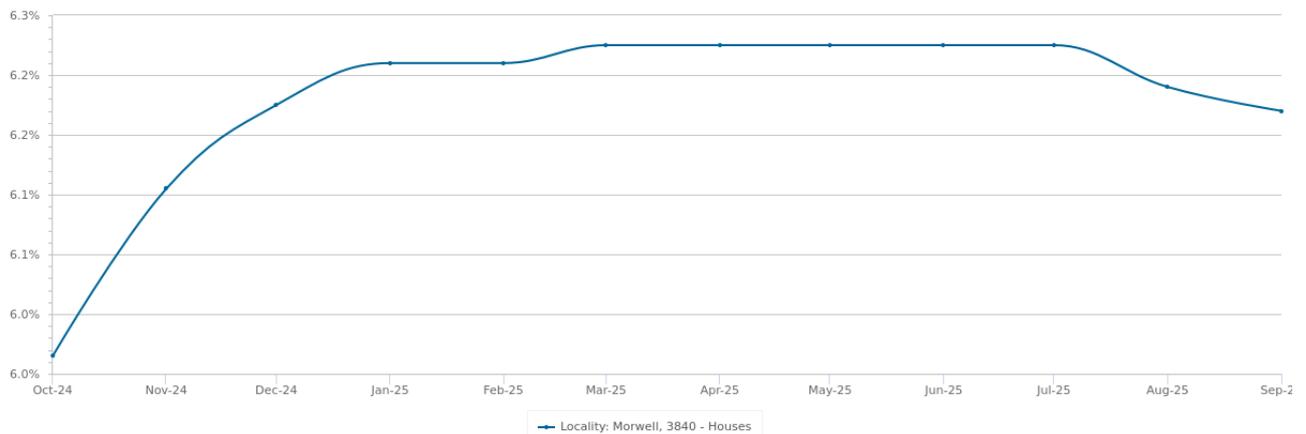
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



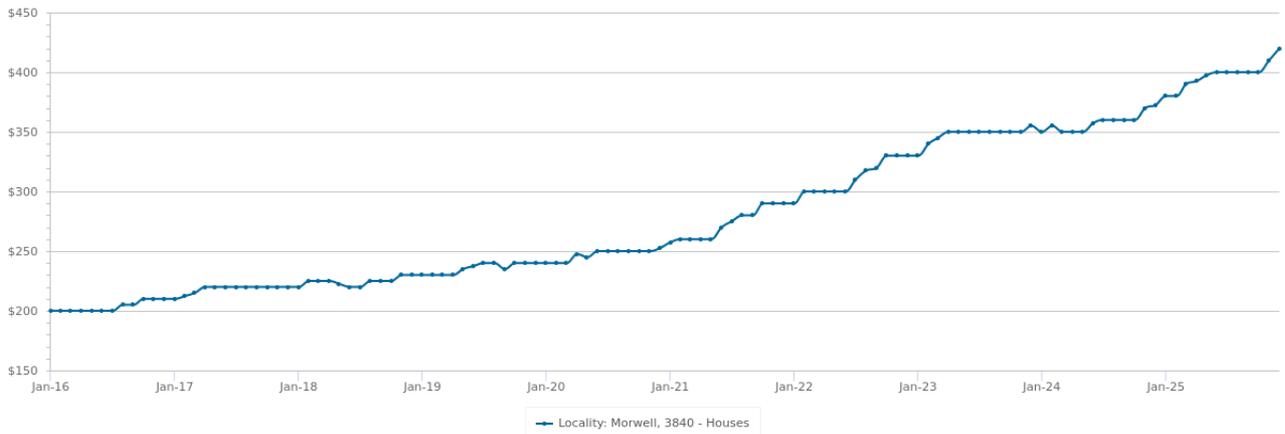
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
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
Oct 2024	\$360	0.0%	6%	310

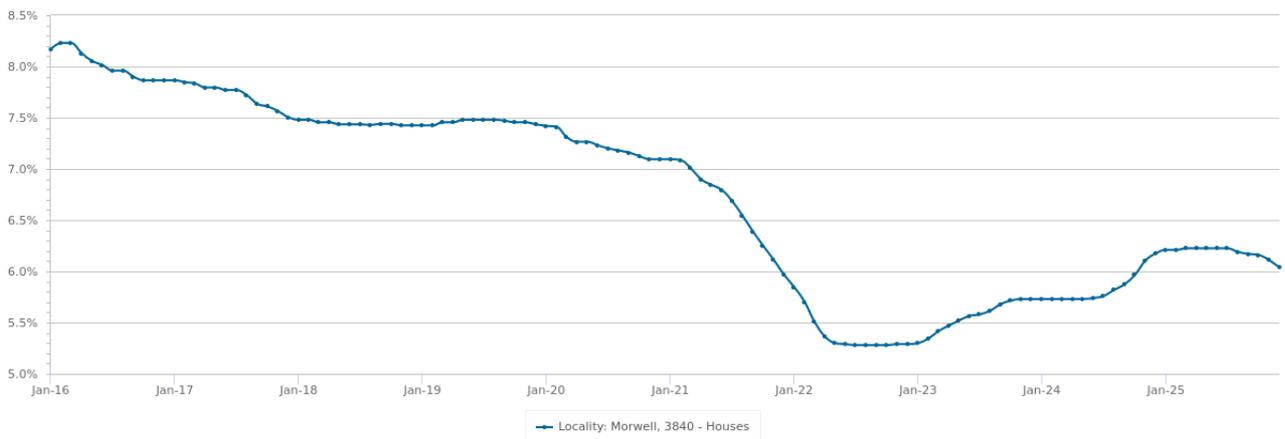
Long Term Market Trends

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	\$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

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Appraisal price range
\$570 - \$590

Notes from your agent

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