Comparative Market Analysis

30 MORGAN DRIVE TRARALGON VIC 3844

Prepared on **28th July 2025**

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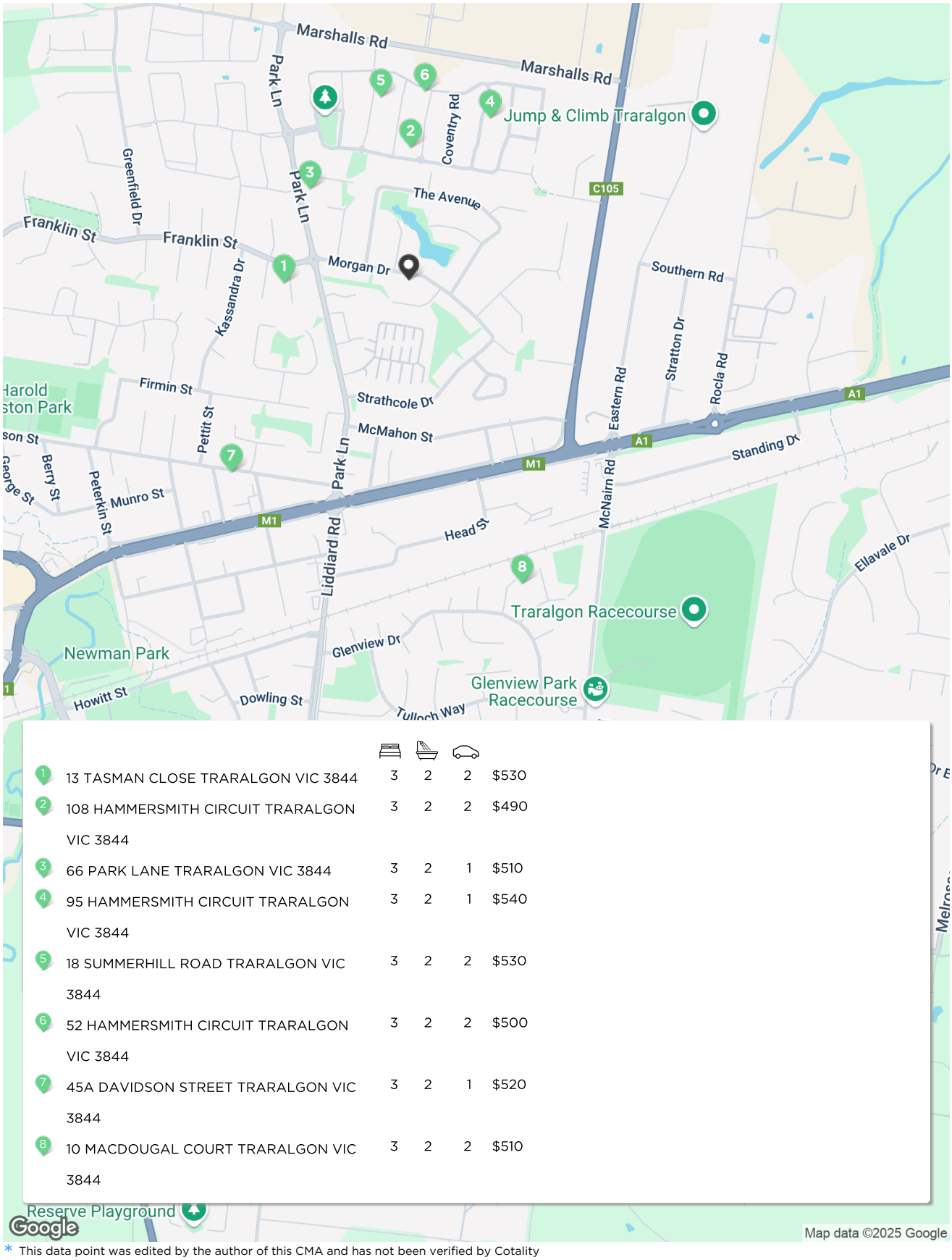
Comps Map: Rentals



1 13 TASMAN CLOSE TRARALGON VIC 3844	3	2	2	$530
2 108 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	3	2	2	$490
3 66 PARK LANE TRARALGON VIC 3844	3	2	1	$510
4 95 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	3	2	1	$540
5 18 SUMMERHILL ROAD TRARALGON VIC 3844	3	2	2	$530
6 52 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	3	2	2	$500
7 45A DAVIDSON STREET TRARALGON VIC 3844	3	2	1	$520
8 10 MACDOUGAL COURT TRARALGON VIC 3844	3	2	2	$510

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

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Comparable Rentals

1 13 TASMAN CLOSE TRARALGON VIC 3844

3 | 2 | 2 | 513m² | 143m²

Year Built	2005	DOM	42 days
Listing Date	16-Jun-25	Distance	0.39km
Listing Price	$530 Per Week		

2 108 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

3 | 2 | 2 | 561m² | 146m²

Year Built	2008	DOM	27 days
Listing Date	01-Jul-25	Distance	0.41km
Listing Price	$490 PW / AVAIL. 18.07.25		

3 66 PARK LANE TRARALGON VIC 3844

3 | 2 | 1 | 430m² | 154m²

Year Built	2006	DOM	20 days
Listing Date	22-Jun-25	Distance	0.42km
Listing Price	$510 pw		

4 95 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

3 | 2 | 1 | 605m² | 151m²

Year Built	2010	DOM	12 days
Listing Date	16-Jul-25	Distance	0.56km
Listing Price	$540 Per Week		

5 18 SUMMERHILL ROAD TRARALGON VIC 3844

3 | 2 | 2 | 552m² | 134m²

Year Built	2019	DOM	17 days
Listing Date	29-Apr-25	Distance	0.57km
Listing Price	$530 Per Week		

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

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Comparable Rentals

6 52 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

3 2 2 526m² 112m²

Year Built	2010	DOM	18 days
Listing Date	14-Oct-24	Distance	0.58km
Listing Price	$500 pw		

7 45A DAVIDSON STREET TRARALGON VIC 3844

3 2 1 411m² 130m²

Year Built	2007	DOM	30 days
Listing Date	26-Jun-25	Distance	0.82km
Listing Price	$520 PW / AVAIL. NOW		

8 10 MACDOUGAL COURT TRARALGON VIC 3844

3 2 2 866m² 156m²

Year Built	1970	DOM	12 days
Listing Date	28-Apr-25	Distance	1.01km
Listing Price	$510 PW / AVAIL. 12.05.2025		

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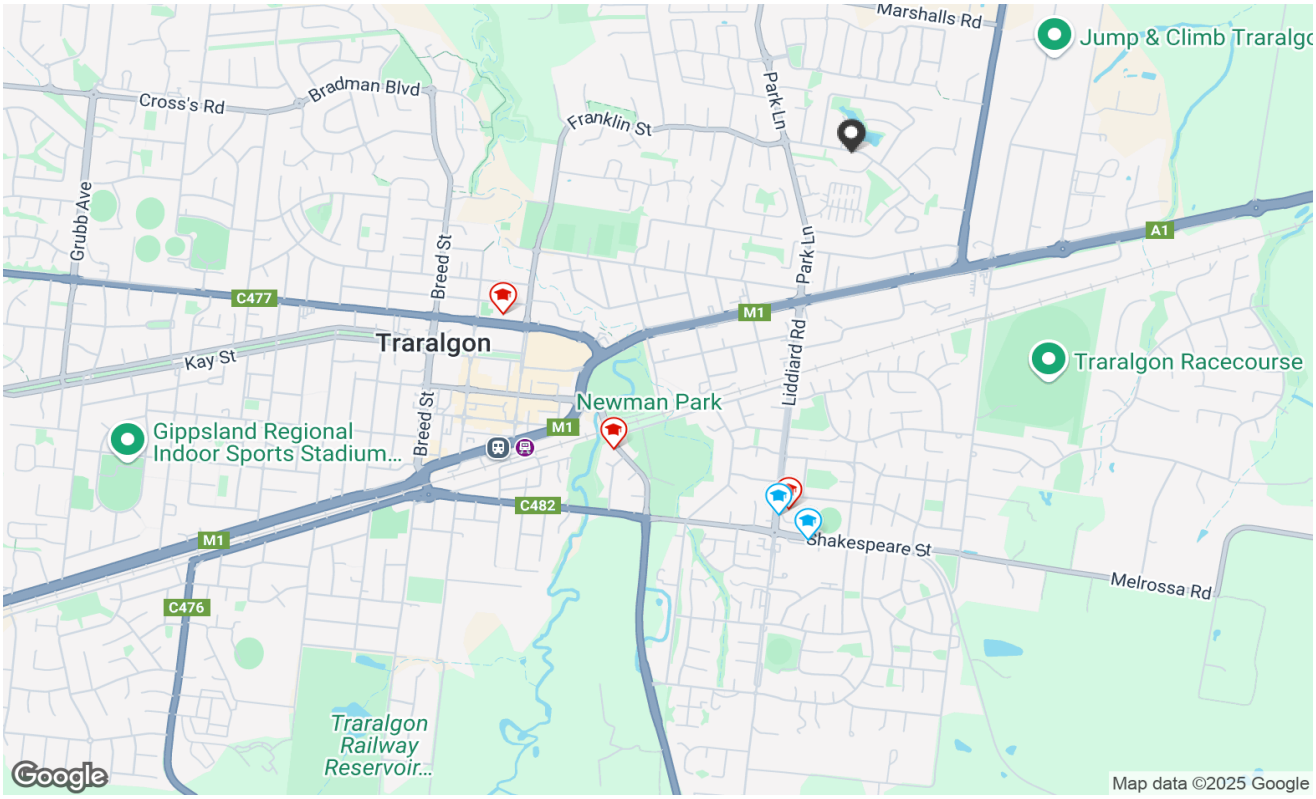
Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	1.72km	Primary	Mixed	Non-Government	-
	Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	1.74km	Primary	Mixed	Government	0-6
	Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	1.76km	Primary	Mixed	Government	0-6
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.76km	Secondary	Mixed	Non-Government	-
	Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	1.85km	Secondary	Mixed	Government	-

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

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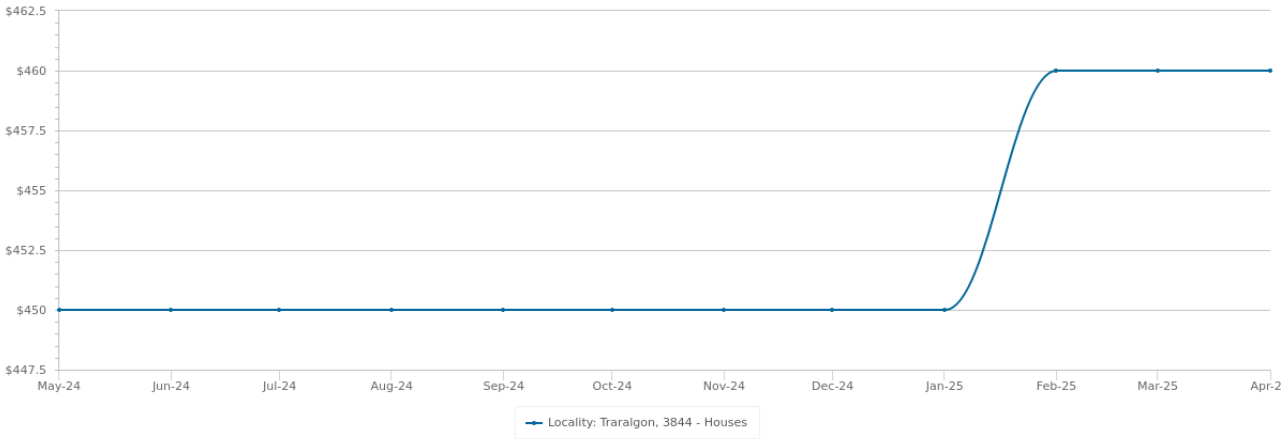
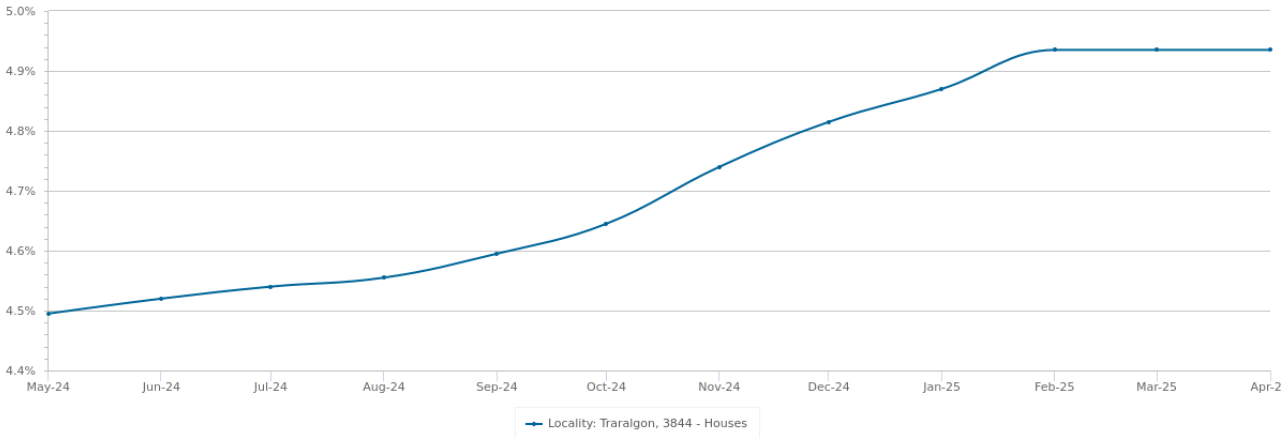
Recent Market Trends

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%	456
Mar 2025	$460	0.0%	4.9%	455
Feb 2025	$460	2.2% ▲	4.9%	456
Jan 2025	$450	0.0%	4.9%	469
Dec 2024	$450	0.0%	4.8%	469
Nov 2024	$450	0.0%	4.7%	472
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

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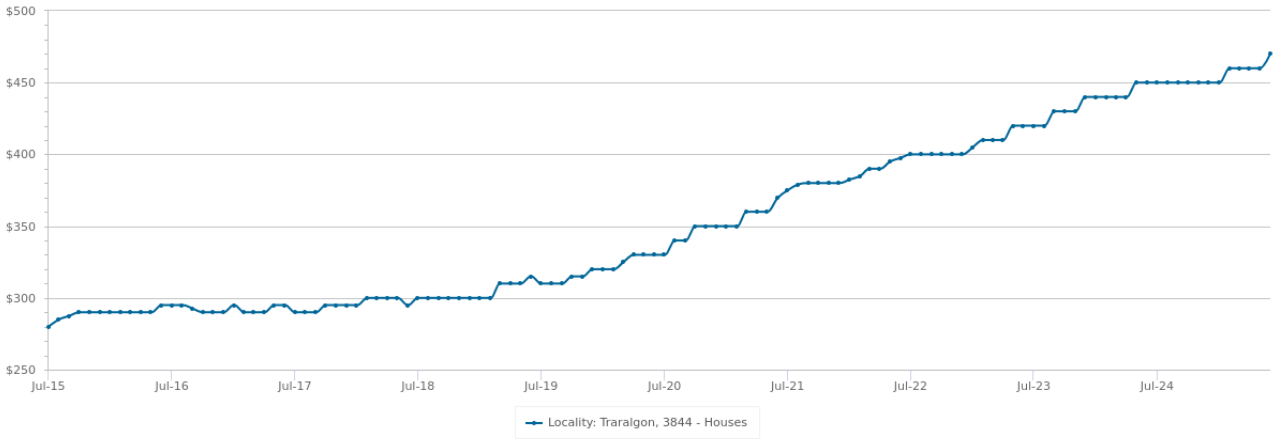
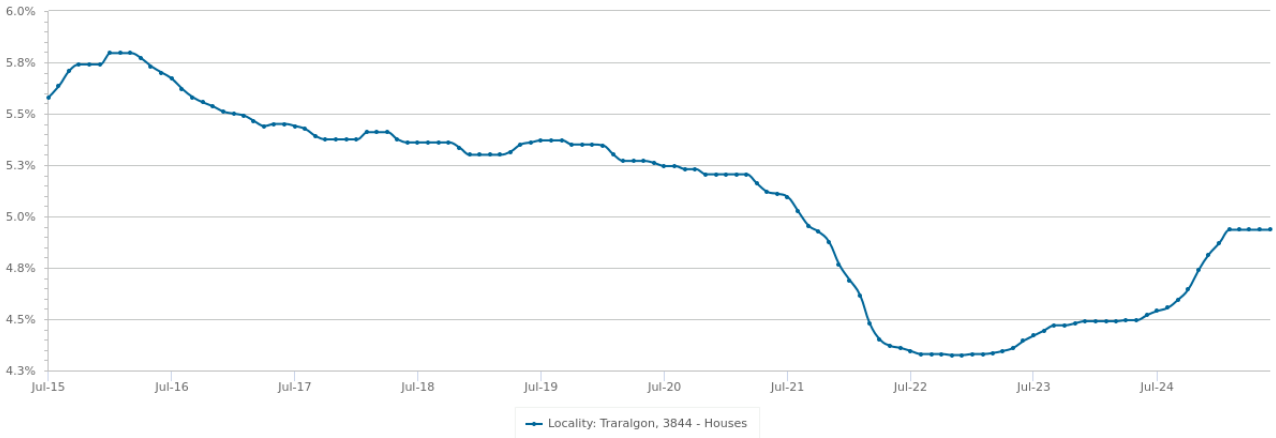
Long Term Market Trends

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	$470	4.4% ▲	4.9%	479
2024	$450	7.1% ▲	4.5%	482
2023	$420	5.7% ▲	4.4%	597
2022	$397	7.6% ▲	4.4%	580
2021	$369	12.0% ▲	5.1%	541
2020	$330	4.8% ▲	5.3%	519
2019	$315	6.8% ▲	5.4%	616
2018	$295	0.0%	5.4%	760
2017	$295	0.0%	5.5%	902
2016	$295	5.4% ▲	5.7%	924

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Summary

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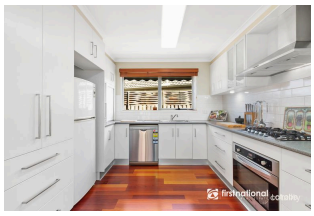

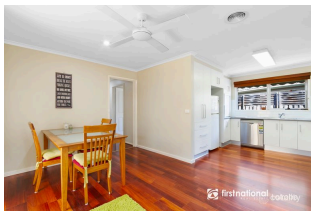

Appraisal price range
$510 - $540 Per Week

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