



## 55B TARWIN STREET MORWELL VIC 3840

Prepared on 2nd April 2026



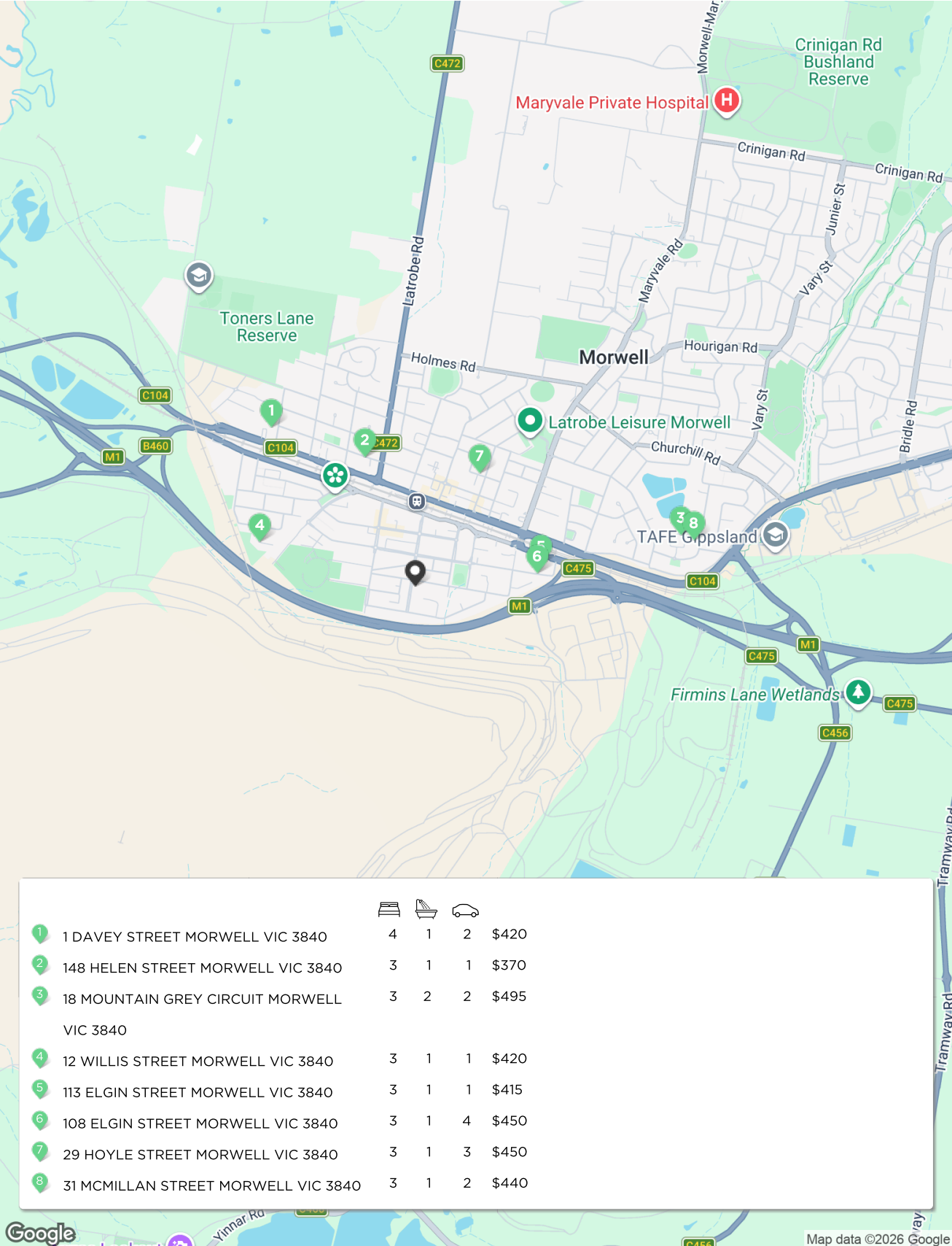
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# Comps Map: Rentals



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

# Comparable Rentals

**1** 1 DAVEY STREET MORWELL VIC 3840



4 1 2 952m<sup>2</sup> -  
 Year Built - DOM 43 days  
 Listing Date 18-Feb-26 Distance 1.31km  
 Listing Price \$420/WEEKLY

**2** 148 HELEN STREET MORWELL VIC 3840



3 1 1 1,014m<sup>2</sup> 133m<sup>2</sup>  
 Year Built 1960 DOM 7 days  
 Listing Date 26-Mar-26 Distance 0.84km  
 Listing Price \$370/WEEKLY

**3** 18 MOUNTAIN GREY CIRCUIT MORWELL VIC 3840



3 2 2 417m<sup>2</sup> 167m<sup>2</sup>  
 Year Built 2012 DOM 2 days  
 Listing Date 31-Mar-26 Distance 1.67km  
 Listing Price \$495/WEEKLY

**4** 12 WILLIS STREET MORWELL VIC 3840



3 1 1 801m<sup>2</sup> -  
 Year Built - DOM 50 days  
 Listing Date 31-Oct-25 Distance 0.99km  
 Listing Price \$420/WEEKLY

**5** 113 ELGIN STREET MORWELL VIC 3840



3 1 1 818m<sup>2</sup> 113m<sup>2</sup>  
 Year Built - DOM 50 days  
 Listing Date 04-Feb-26 Distance 0.79km  
 Listing Price \$415/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

### 6 108 ELGIN STREET MORWELL VIC 3840



🛏️ 3 🚿 1 🚗 4 📏 585m<sup>2</sup> 📏 115m<sup>2</sup>  
 Year Built 1960 DOM 30 days  
 Listing Date 06-Jan-26 Distance 0.76km  
 Listing Price \$450/WEEKLY

### 7 29 HOYLE STREET MORWELL VIC 3840



🛏️ 3 🚿 1 🚗 3 📏 601m<sup>2</sup> 📏 112m<sup>2</sup>  
 Year Built 1960 DOM 43 days  
 Listing Date 04-Feb-26 Distance 0.79km  
 Listing Price \$450/WEEKLY

### 8 31 MCMILLAN STREET MORWELL VIC 3840



🛏️ 3 🚿 1 🚗 2 📏 715m<sup>2</sup> 📏 97m<sup>2</sup>  
 Year Built 1960 DOM 27 days  
 Listing Date 06-Mar-26 Distance 1.74km  
 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

# Local Schools

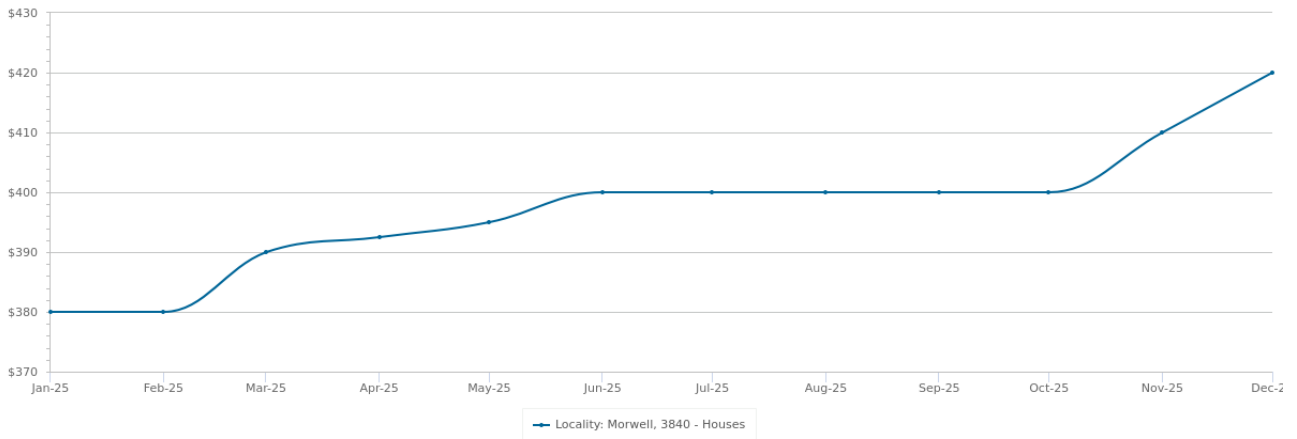


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Kurnai College - FLO Campus</b> 253 Princes Drive Morwell VIC 3840	0.68km	Secondary	Mixed	Non-Government	-
 <b>Berry Street School - Morwell Campus</b> 11A Driffield Road Morwell VIC 3840	1.28km	Special	Mixed	Non-Government	-
 <b>Morwell Central Primary School</b>	1.45km	Primary	Mixed	Government	0-6
 <b>Morwell Park Primary School</b> 76-82 Vary Street Morwell VIC 3840	2.89km	Primary	Mixed	Government	0-6
 <b>Morwell Primary School</b>	3.2km	Primary	Mixed	Government	1-6

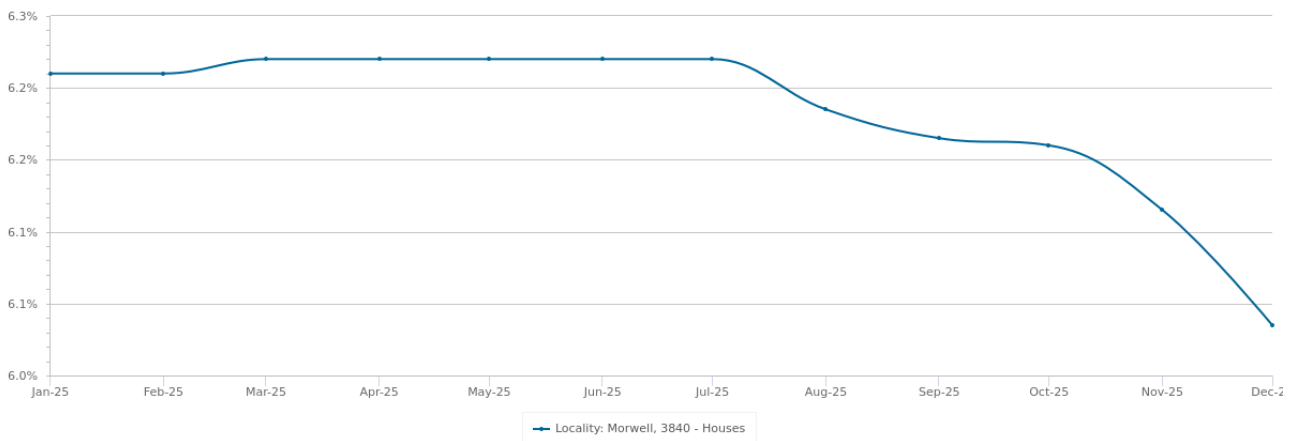
 Property is within school catchment area
  Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



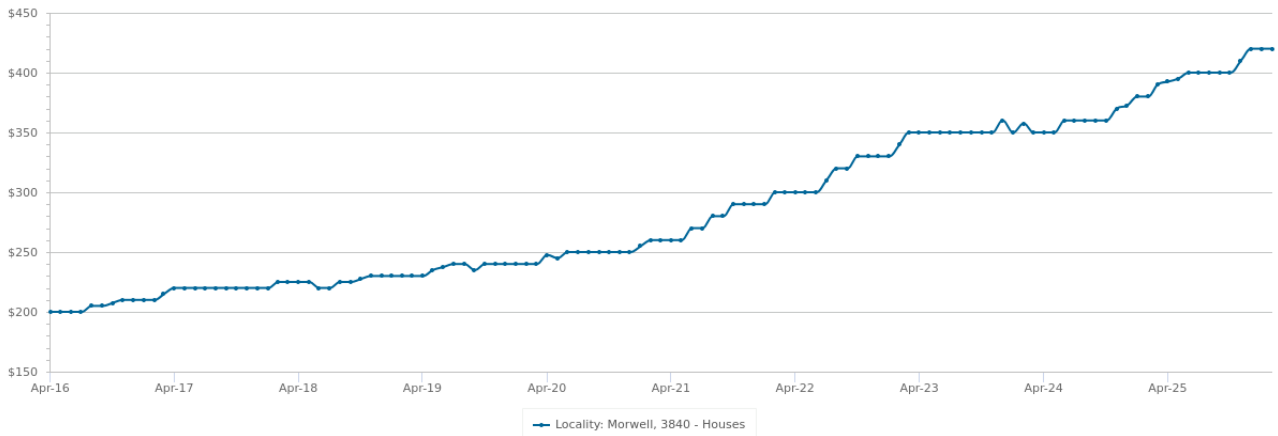
Gross Rental Yield - 12 months



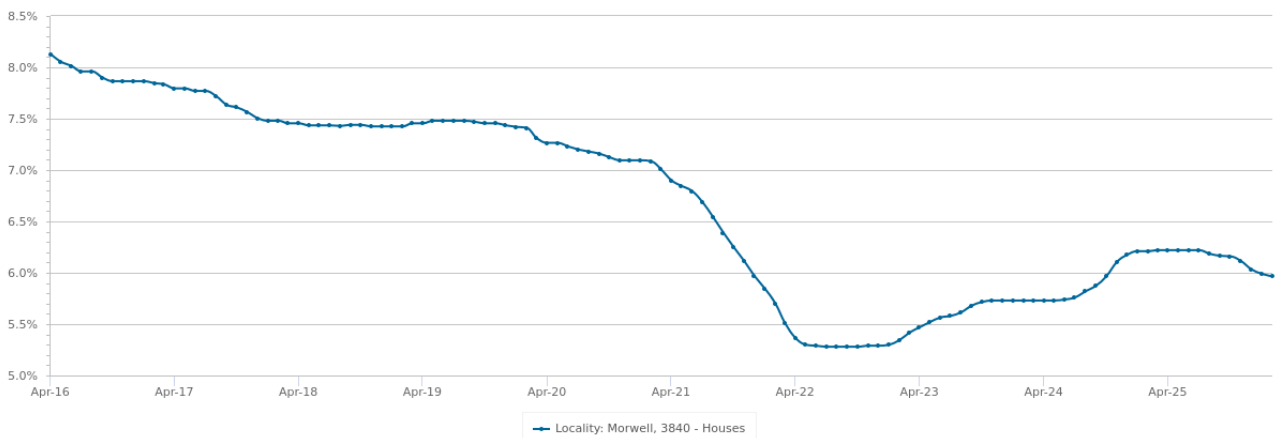
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$420	2.4% ▲	6%	332
Nov 2025	\$410	2.5% ▲	6.1%	329
Oct 2025	\$400	0.0%	6.2%	332
Sep 2025	\$400	0.0%	6.2%	319
Aug 2025	\$400	0.0%	6.2%	298
Jul 2025	\$400	0.0%	6.2%	297
Jun 2025	\$400	1.3% ▲	6.2%	294
May 2025	\$395	0.6% ▲	6.2%	295
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



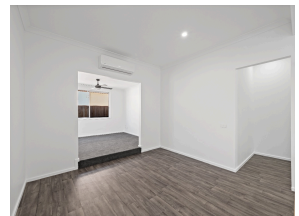
Gross Rental Yield - 10 years



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	-	7.8%	494

# Summary

**55B TARWIN STREET MORWELL VIC 3840**



## Appraisal price range

\$460 - \$480

## Notes from your agent

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