



## 19 POLLOCK AVENUE TRARALGON VIC 3844

Prepared on 19th November 2025

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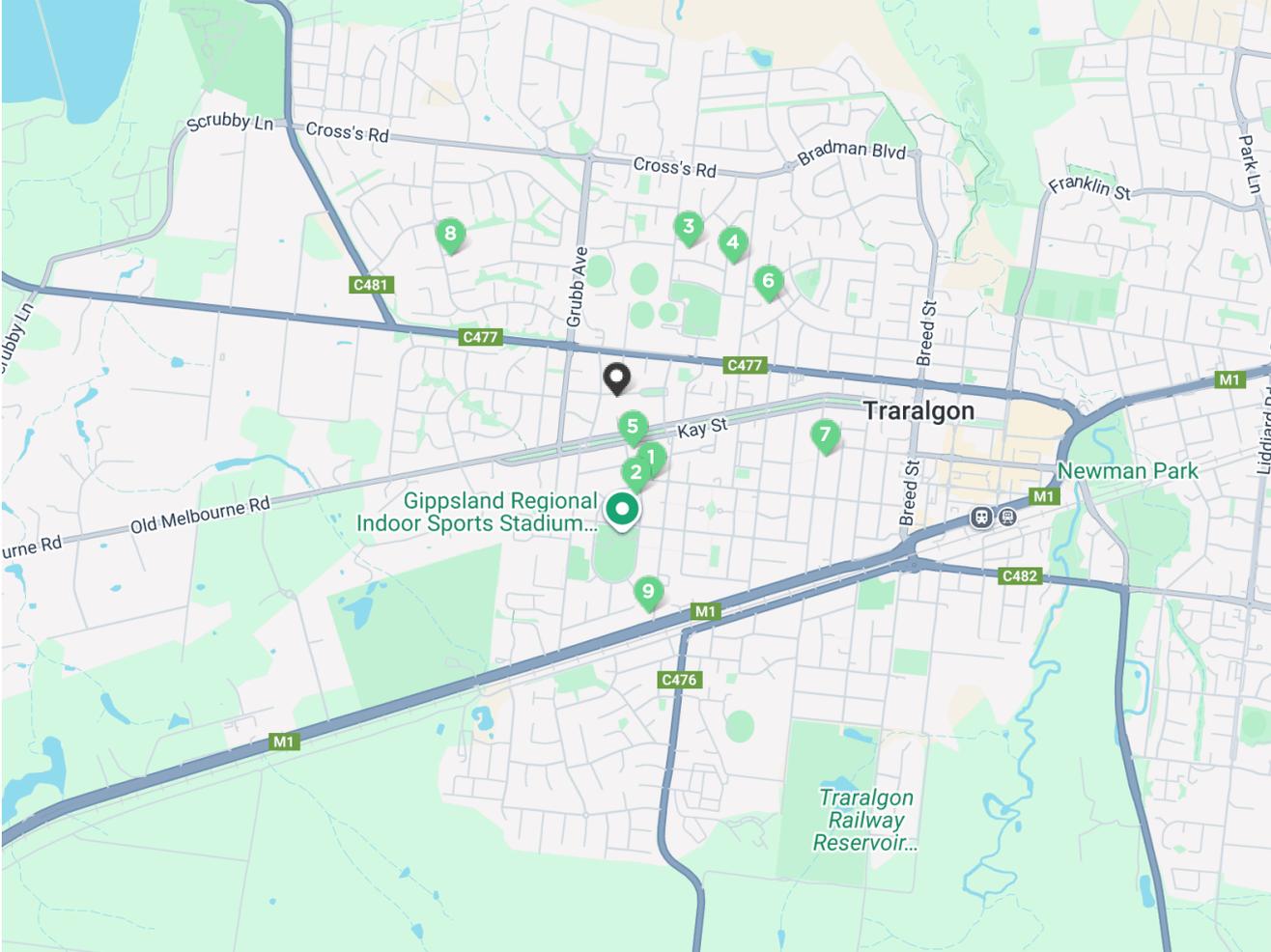
14C Hotham Street  
Traralgon VIC 3844

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# Comps Map: Rentals



1 95 HENRY STREET TRARALGON VIC 3844	3	2	2	\$500
2 11 WEBB STREET TRARALGON VIC 3844	3	2	1	\$425
3 14 HOLDEN CRESCENT TRARALGON VIC 3844	3	2	1	\$525
4 10 DOYNE CRESCENT TRARALGON VIC 3844	3	2	1	\$470
5 2 LUCAS STREET TRARALGON VIC 3844	3	2	2	\$500
6 3B ALAMEIN COURT TRARALGON VIC 3844	3	2	2	\$490
7 42 LOCH PARK ROAD TRARALGON VIC 3844	3	2	1	\$530
8 54A WIRILDA CRESCENT TRARALGON VIC 3844	3	2	2	\$525
9 162 PRINCES STREET TRARALGON VIC 3844	3	2	2	\$500



C475

Map data ©2025 Google

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

# Comparable Rentals

1 95 HENRY STREET TRARALGON VIC 3844



3 2 2 677m<sup>2</sup> 105m<sup>2</sup>  
 Year Built 1960 DOM 17 days  
 Listing Date 16-Apr-25 Distance 0.43km  
 Listing Price \$500/WEEKLY

2 11 WEBB STREET TRARALGON VIC 3844



3 2 1 385m<sup>2</sup> 131m<sup>2</sup>  
 Year Built 2017 DOM 39 days  
 Listing Date 08-Jan-24 Distance 0.48km  
 Listing Price \$425/WEEKLY

3 14 HOLDEN CRESCENT TRARALGON VIC 3844



3 2 1 702m<sup>2</sup> 111m<sup>2</sup>  
 Year Built 1980 DOM 5 days  
 Listing Date 14-Nov-25 Distance 0.76km  
 Listing Price \$525/WEEKLY

4 10 DOYNE CRESCENT TRARALGON VIC 3844



3 2 1 728m<sup>2</sup> 115m<sup>2</sup>  
 Year Built 1950 DOM 11 days  
 Listing Date 09-May-25 Distance 0.81km  
 Listing Price \$470/WEEKLY

5 2 LUCAS STREET TRARALGON VIC 3844



3 2 2 352m<sup>2</sup> 113m<sup>2</sup>  
 Year Built 2016 DOM 20 days  
 Listing Date 20-Dec-24 Distance 0.26km  
 Listing Price \$500/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 3B ALAMEIN COURT TRARALGON VIC 3844



3 2 2 418m<sup>2</sup> 125m<sup>2</sup>  
 Year Built - DOM 36 days  
 Listing Date 30-Apr-25 Distance 0.82km  
 Listing Price \$490/WEEKLY

### 7 42 LOCH PARK ROAD TRARALGON VIC 3844



3 2 1 762m<sup>2</sup> 151m<sup>2</sup>  
 Year Built 1970 DOM 15 days  
 Listing Date 25-Apr-25 Distance 1km  
 Listing Price \$530/WEEKLY

### 8 54A WIRILDA CRESCENT TRARALGON VIC 3844



3 2 2 473m<sup>2</sup> 158m<sup>2</sup>  
 Year Built 1994 DOM 3 days  
 Listing Date 08-Apr-25 Distance 1.01km  
 Listing Price \$525/WEEKLY

### 9 162 PRINCES STREET TRARALGON VIC 3844

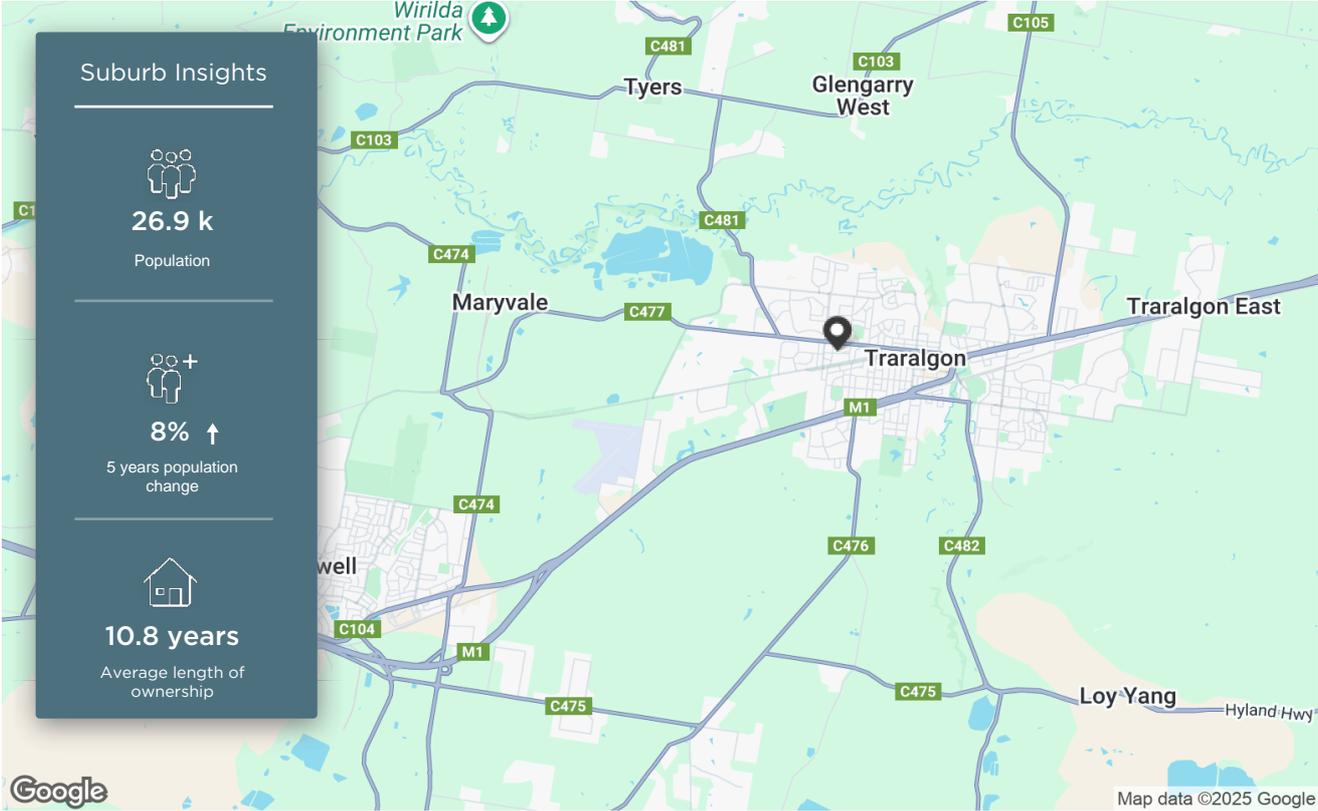


3 2 2 737m<sup>2</sup> 75m<sup>2</sup>  
 Year Built 1950 DOM 6 days  
 Listing Date 13-Nov-25 Distance 1.03km  
 Listing Price \$500/WEEKLY

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

# Traralgon

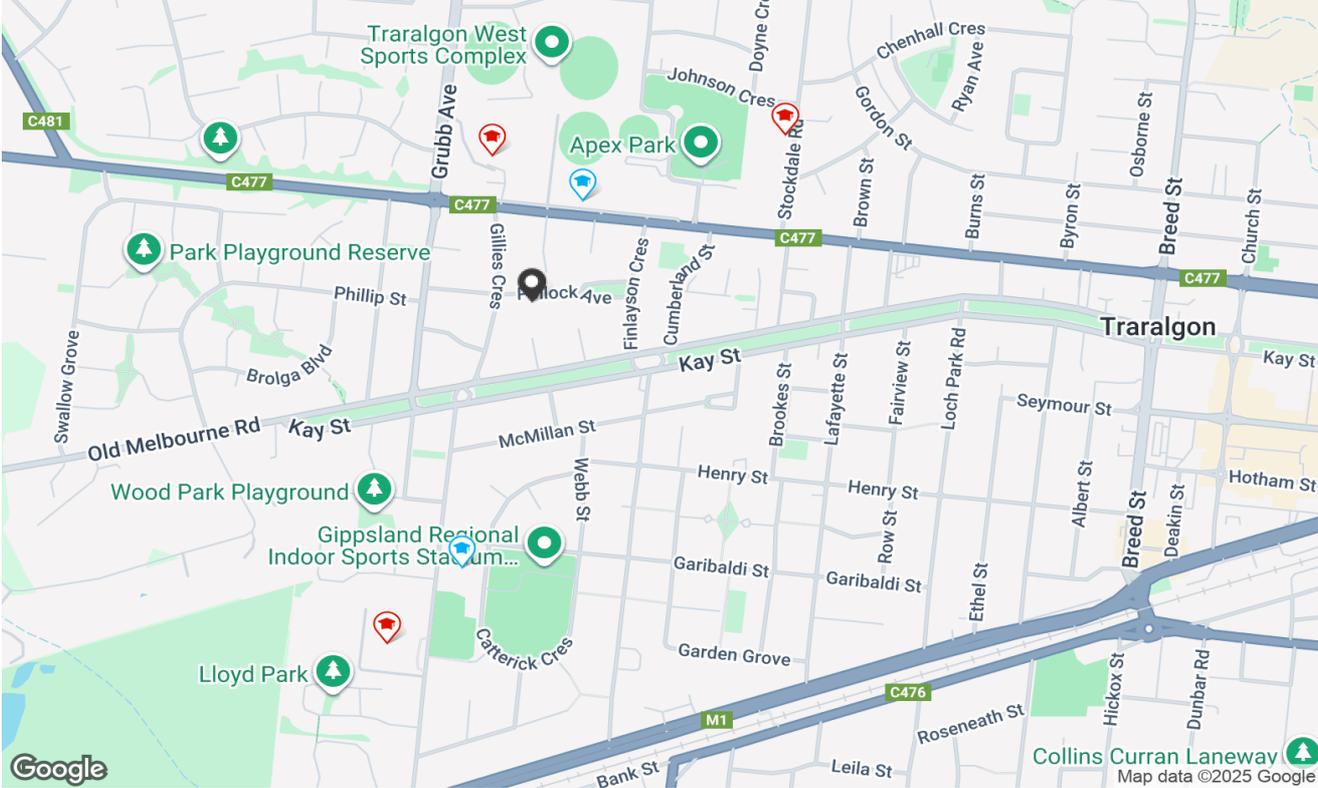
## Demographic



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

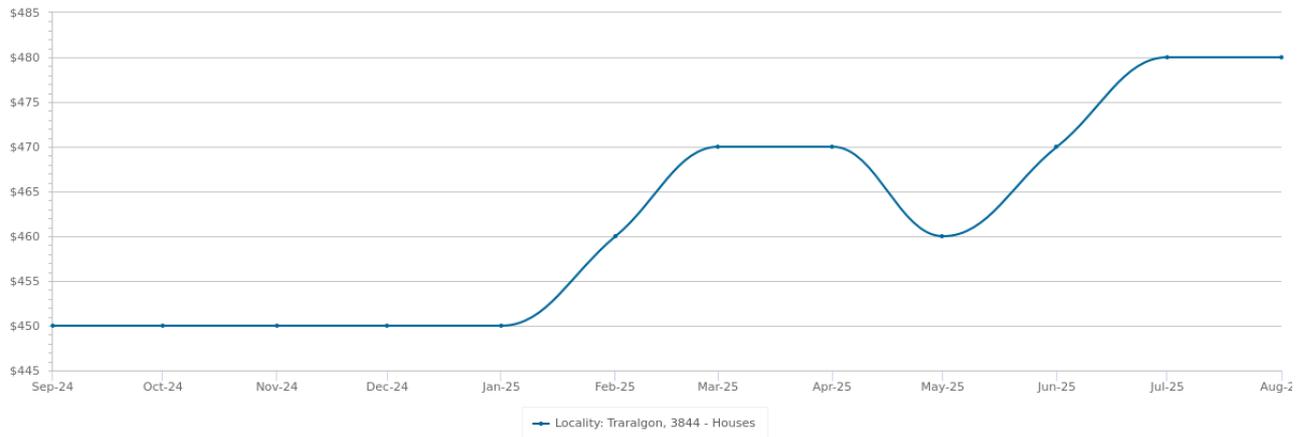


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Traralgon College</b>	0.27km	Secondary	Mixed	Government	7-12
 <b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	0.36km	Secondary	Mixed	Non-Government	-
 <b>Traralgon (Kosciuszko Street) Primary School</b> Garibaldi Street Traralgon VIC 3844	0.65km	Primary	Mixed	Government	0-6
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	0.7km	Primary	Mixed	Government	0-6
 <b>Lavalla Catholic College</b>	0.88km	Secondary	Mixed	Non-Government	7-12

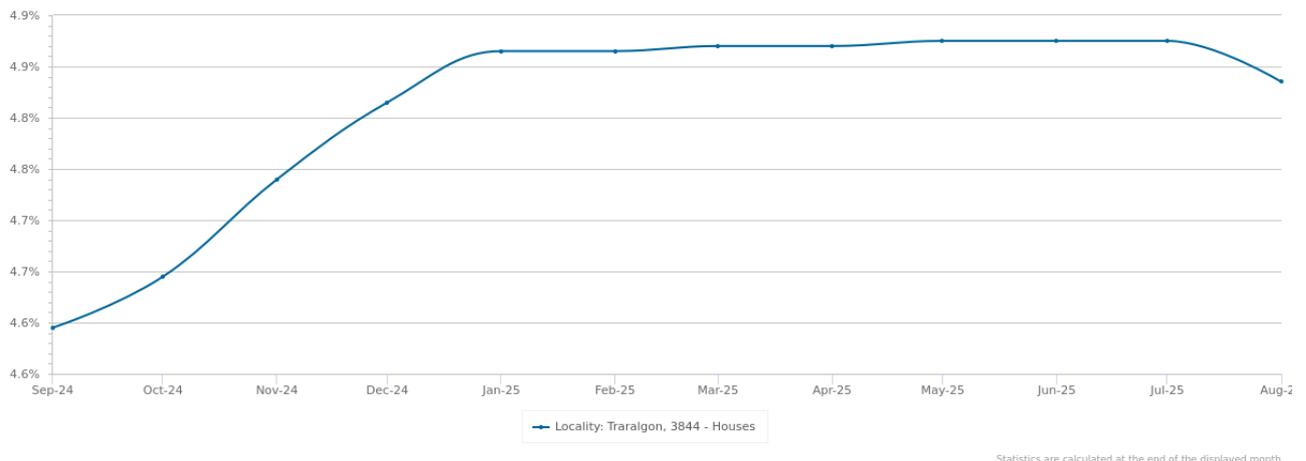
 Property is within school catchment area      Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



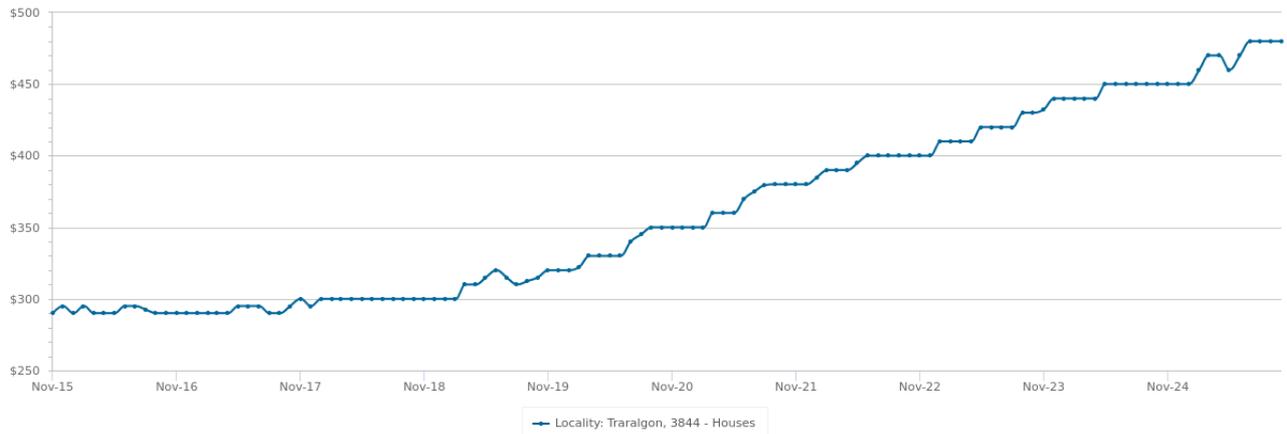
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$480	0.0%	4.8%	486
Jul 2025	\$480	2.1% ▲	4.9%	471
Jun 2025	\$470	2.2% ▲	4.9%	463
May 2025	\$460	-2.1% ▼	4.9%	456
Apr 2025	\$470	0.0%	4.9%	443
Mar 2025	\$470	2.2% ▲	4.9%	442
Feb 2025	\$460	2.2% ▲	4.9%	442
Jan 2025	\$450	0.0%	4.9%	455
Dec 2024	\$450	0.0%	4.8%	458
Nov 2024	\$450	0.0%	4.7%	460
Oct 2024	\$450	0.0%	4.6%	446
Sep 2024	\$450	0.0%	4.6%	464

# 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% ▲	4.8%	531
2024	\$450	4.7% ▲	4.6%	446
2023	\$430	7.5% ▲	4.5%	558
2022	\$400	5.3% ▲	4.3%	591
2021	\$380	8.6% ▲	4.9%	571
2020	\$350	11.1% ▲	5.2%	495
2019	\$315	5.0% ▲	5.3%	536
2018	\$300	1.7% ▲	5.4%	683
2017	\$295	1.7% ▲	5.4%	853
2016	\$290	0.0%	5.6%	900

# Summary

**19 POLLOCK AVENUE TRARALGON VIC 3844**



**Appraisal price range**  
\$500 - \$520

**Notes from your agent**

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