



3 HENDERSONS ROAD TOONGABBIE VIC 3856

Prepared on 16th September 2025



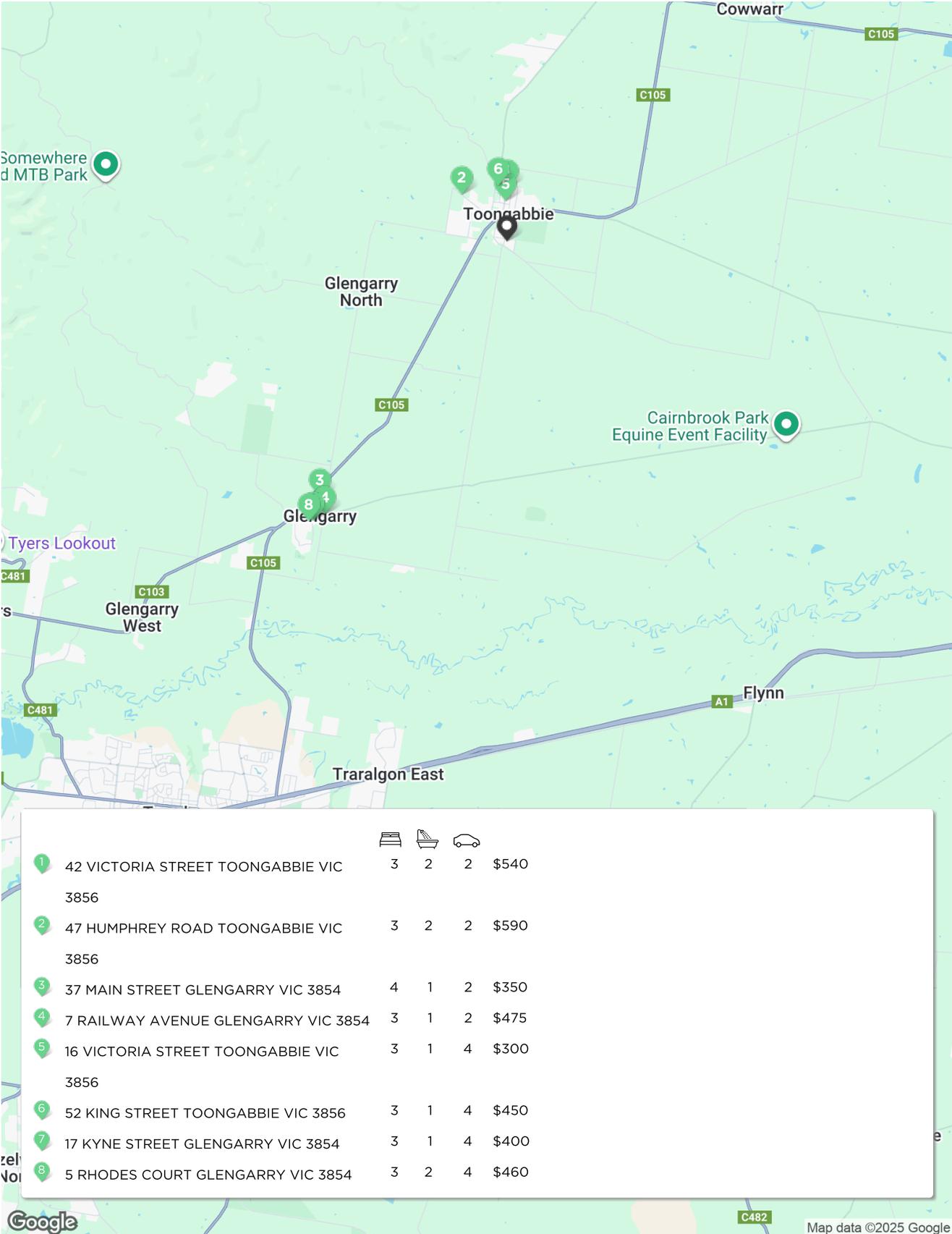
Anthony Bloomfield
ONE AGENCY LATROBE VALLEY

14C Hotham Street
Traralgon VIC 3844

m: 0455 303 750

anthony@oneagencylv.com.au

Comps Map: Rentals



C482

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 42 VICTORIA STREET TOONGABBIE VIC 3856



3 2 2 1,023m² 168m²
 Year Built - DOM 21 days
 Listing Date 23-Aug-24 Distance 1.27km
 Listing Price \$540/WEEKLY

2 47 HUMPHREY ROAD TOONGABBIE VIC 3856



3 2 2 1.88ha 152m²
 Year Built 1978 DOM 41 days
 Listing Date 05-Jan-24 Distance 1.57km
 Listing Price \$590/WEEKLY

3 37 MAIN STREET GLENGARRY VIC 3854



4 1 2 2,894m² -
 Year Built - DOM 71 days
 Listing Date 22-Aug-23 Distance 7.92km
 Listing Price \$350/WEEKLY

4 7 RAILWAY AVENUE GLENGARRY VIC 3854



3 1 2 846m² 137m²
 Year Built 1970 DOM 28 days
 Listing Date 25-Oct-23 Distance 8.21km
 Listing Price \$475/WEEKLY

5 16 VICTORIA STREET TOONGABBIE VIC 3856



3 1 4 1,169m² -
 Year Built - DOM 14 days
 Listing Date 08-Jan-25 Distance 0.95km
 Listing Price \$300/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 52 KING STREET TOONGABBIE VIC 3856



🏠 3 🚰 1 🚗 4 📏 2,044m² 📐 121m²
 Year Built 1920 DOM 19 days
 Listing Date 06-Sep-24 Distance 1.34km
 Listing Price \$450/WEEKLY

7 17 KYNE STREET GLENGARRY VIC 3854



🏠 3 🚰 1 🚗 4 📏 802m² 📐 110m²
 Year Built - DOM 7 days
 Listing Date 05-Sep-25 Distance 8.48km
 Listing Price \$400/WEEKLY

8 5 RHODES COURT GLENGARRY VIC 3854



🏠 3 🚰 2 🚗 4 📏 773m² 📐 -
 Year Built - DOM 28 days
 Listing Date 26-Sep-24 Distance 8.58km
 Listing Price \$460/WEEKLY

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

Summary

3 HENDERSONS ROAD TOONGABBIE VIC 3856



Appraisal price range
\$550 - \$570

Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.