



87 CRINIGAN ROAD MORWELL VIC 3840

Prepared on 18th July 2025



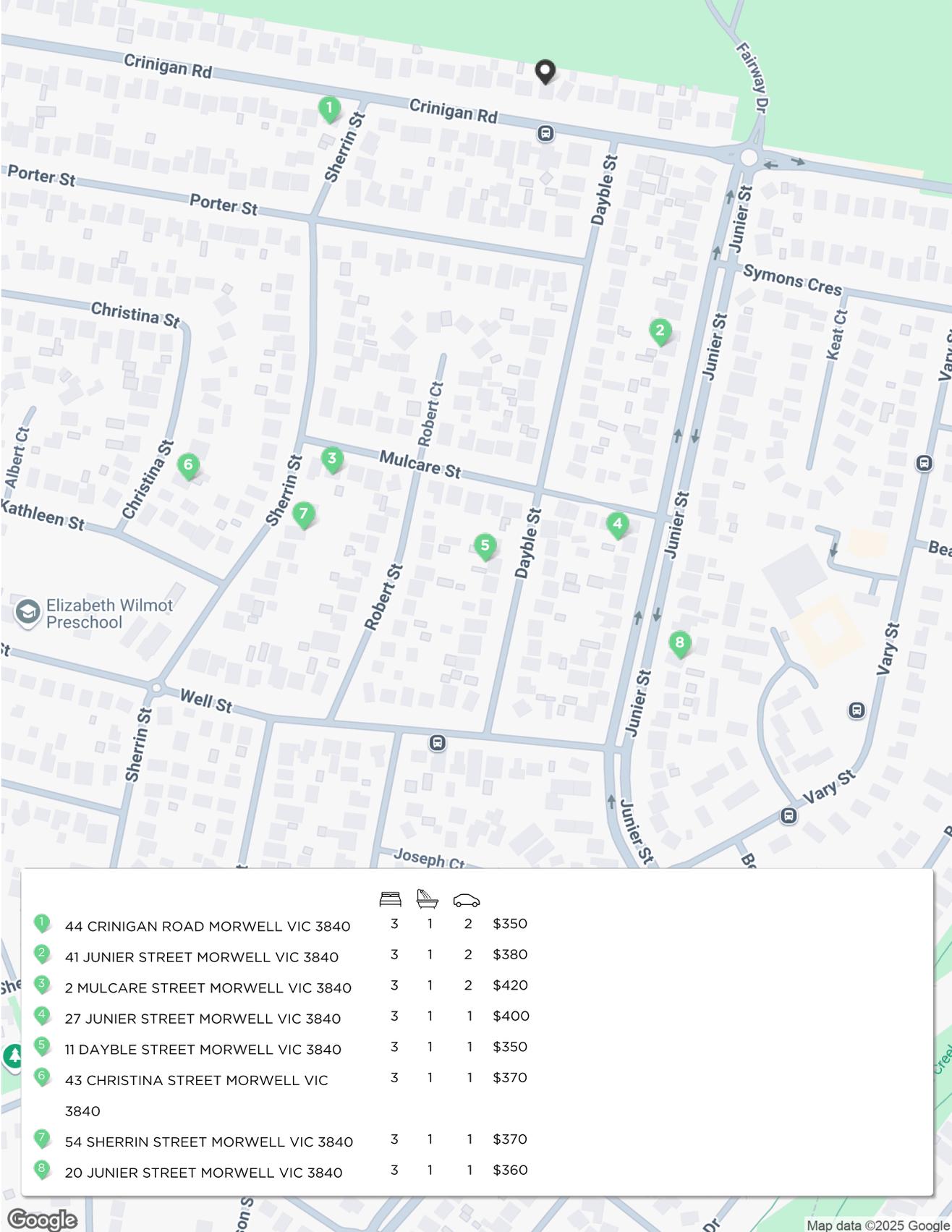
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Comps Map: Rentals



Google

Map data ©2025 Google

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

Comparable Rentals

1 44 CRINIGAN ROAD MORWELL VIC 3840



3 1 2 717m² 100m²
 Year Built - DOM 29 days
 Listing Date 16-Jan-25 Distance 0.17km
 Listing Price \$350 PW / AVAIL. NOW

2 41 JUNIER STREET MORWELL VIC 3840



3 1 2 610m² 91m²
 Year Built 1970 DOM 11 days
 Listing Date 07-Jul-25 Distance 0.22km
 Listing Price \$380 Per Week

3 2 MULCARE STREET MORWELL VIC 3840



3 1 2 628m² 91m²
 Year Built 1960 DOM 37 days
 Listing Date 18-Feb-25 Distance 0.35km
 Listing Price \$420 Per Week

4 27 JUNIER STREET MORWELL VIC 3840



3 1 1 639m² 88m²
 Year Built 1960 DOM 17 days
 Listing Date 01-Jul-25 Distance 0.36km
 Listing Price \$400 Per Week

5 11 DAYBLE STREET MORWELL VIC 3840



3 1 1 595m² 110m²
 Year Built 1960 DOM 16 days
 Listing Date 07-May-25 Distance 0.37km
 Listing Price \$350 Per Week

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

Comparable Rentals

6 43 CHRISTINA STREET MORWELL VIC 3840



3 1 1 674m² -
 Year Built 1940 DOM 58 days
 Listing Date 25-Nov-24 Distance 0.41km
 Listing Price \$370 PW / AVAIL. NOW

7 54 SHERRIN STREET MORWELL VIC 3840



3 1 1 703m² 91m²
 Year Built 1960 DOM 52 days
 Listing Date 01-Apr-25 Distance 0.39km
 Listing Price \$370 pw

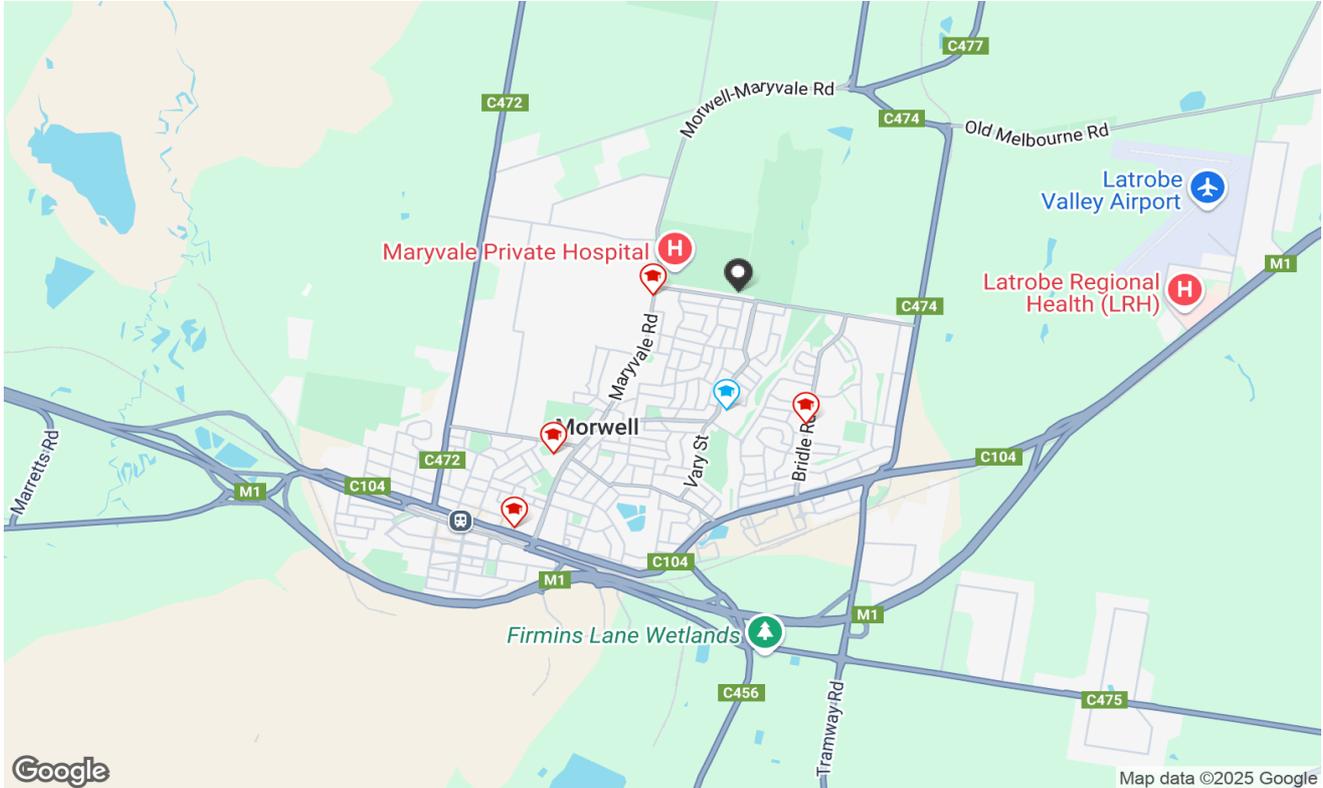
8 20 JUNIER STREET MORWELL VIC 3840



3 1 1 632m² 97m²
 Year Built 1970 DOM 47 days
 Listing Date 12-Jul-23 Distance 0.46km
 Listing Price \$360 pw

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

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Morwell Primary School	0.74km	Primary	Mixed	Government	1-6
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.13km	Primary	Mixed	Government	0-6
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	1.41km	Secondary	Mixed	Government	7-12
	Morwell Central Primary School	2.24km	Primary	Mixed	Government	0-6
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	3.0km	Secondary	Mixed	Non-Government	-



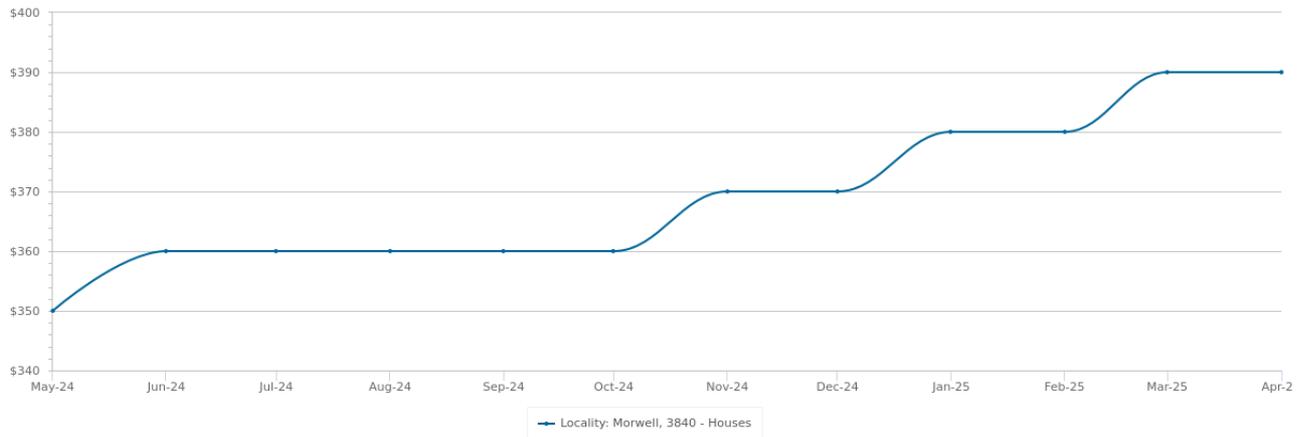
Property is within school catchment area



Property is outside school catchment area

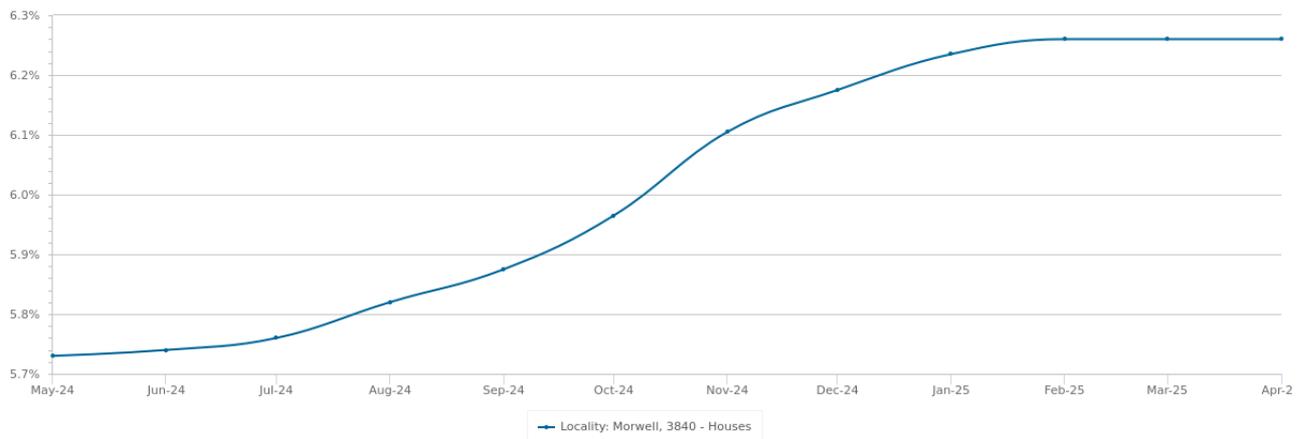
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

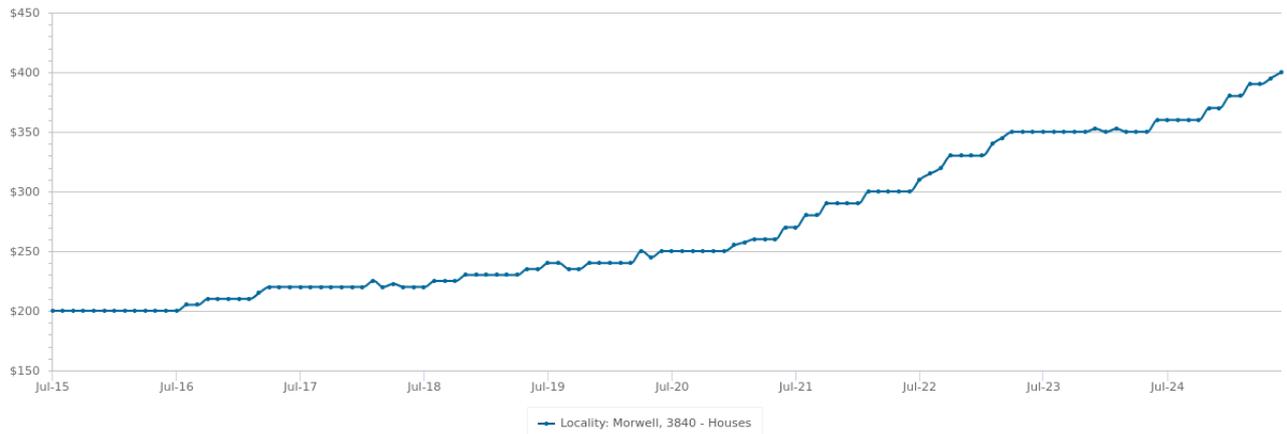


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Apr 2025	\$390	0.0%	6.3%	293
Mar 2025	\$390	2.6% ▲	6.3%	299
Feb 2025	\$380	0.0%	6.3%	310
Jan 2025	\$380	2.7% ▲	6.2%	311
Dec 2024	\$370	0.0%	6.2%	301
Nov 2024	\$370	2.8% ▲	6.1%	304
Oct 2024	\$360	0.0%	6%	313
Sep 2024	\$360	0.0%	5.9%	332
Aug 2024	\$360	0.0%	5.8%	341
Jul 2024	\$360	0.0%	5.8%	347
Jun 2024	\$360	2.9% ▲	5.7%	350
May 2024	\$350	0.0%	5.7%	352

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$400	11.1% ▲	6.3%	295
2024	\$360	2.9% ▲	5.7%	350
2023	\$350	16.7% ▲	5.6%	349
2022	\$300	11.1% ▲	5.3%	315
2021	\$270	8.0% ▲	6.8%	267
2020	\$250	6.4% ▲	7.2%	376
2019	\$235	6.8% ▲	7.5%	394
2018	\$220	0.0%	7.4%	489
2017	\$220	10.0% ▲	7.8%	497
2016	\$200	0.0%	8%	543

Summary

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Appraisal price range

\$350 - \$380 per week approximately

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