



4 CRAVEN MEWS TRARALGON VIC 3844

Prepared on 10th March 2026

Brett Chapman
ONE AGENCY LATROBE VALLEY

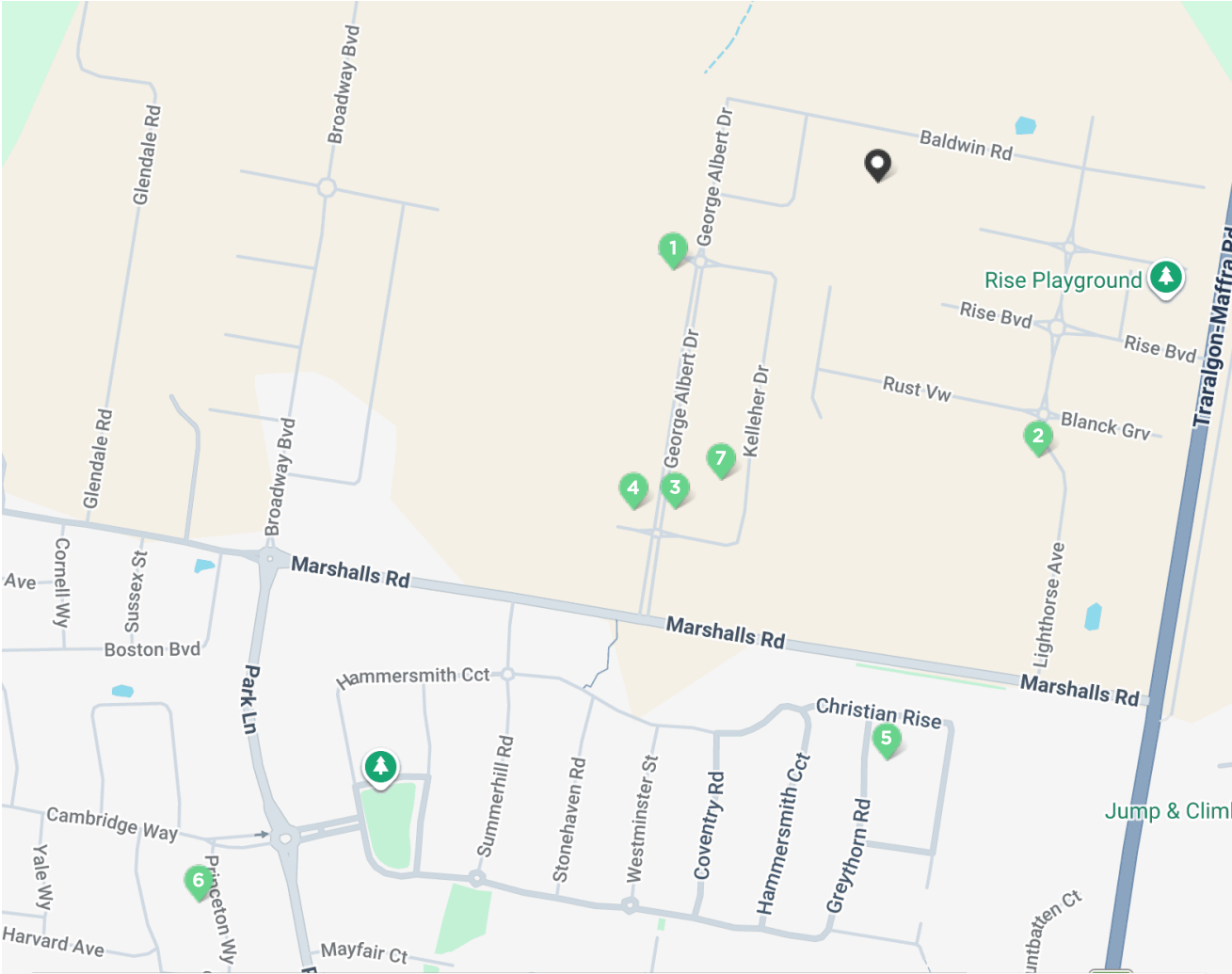
14C Hotham Street
Traralgon Victoria 3844

m: 0439313431

w: 51742740

brett@oneagencylv.com.au

Comps Map: Rentals



1 39 GEORGE ALBERT DRIVE TRARALGON VIC 3844	4	2	2	\$650
2 13A LIGHTHORSE AVENUE TRARALGON VIC 3844	4	2	2	\$570
3 15 KELLEHER DRIVE TRARALGON VIC 3844	4	2	-	\$560
4 9 GEORGE ALBERT DRIVE TRARALGON VIC 3844	4	2	2	\$800
5 28 GREYTHORN ROAD TRARALGON VIC 3844	4	2	2	\$550
6 9 PRINCETON WAY TRARALGON VIC 3844	4	2	2	\$580
7 27 KELLEHER DRIVE TRARALGON VIC 3844	4	2	2	\$650

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

Comparable Rentals

1 39 GEORGE ALBERT DRIVE TRARALGON VIC 3844



🏠 4 🚿 2 🚗 2 📏 610m² 📏 154m²
 Year Built 2025 DOM 16 days
 Listing Date 22-Feb-26 Distance 0.27km
 Listing Price \$650/WEEKLY

2 13A LIGHTHORSE AVENUE TRARALGON VIC 3844



🏠 4 🚿 2 🚗 2 📏 538m² 📏 144m²
 Year Built 2025 DOM 46 days
 Listing Date 23-Jan-26 Distance 0.38km
 Listing Price \$570/WEEKLY

3 15 KELLEHER DRIVE TRARALGON VIC 3844



🏠 4 🚿 2 🚗 - 📏 540m² 📏 153m²
 Year Built 2024 DOM 60 days
 Listing Date 09-Jan-26 Distance 0.46km
 Listing Price \$560/WEEKLY

4 9 GEORGE ALBERT DRIVE TRARALGON VIC 3844



🏠 4 🚿 2 🚗 2 📏 574m² 📏 292m²
 Year Built 2024 DOM 13 days
 Listing Date 25-Feb-26 Distance 0.49km
 Listing Price \$800/WEEKLY

5 28 GREYTHORN ROAD TRARALGON VIC 3844



🏠 4 🚿 2 🚗 2 📏 546m² 📏 145m²
 Year Built 2012 DOM 20 days
 Listing Date 18-Feb-26 Distance 0.69km
 Listing Price \$550/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 9 PRINCETON WAY TRARALGON VIC 3844



🛏️ 4 🚿 2 🚗 2 📏 544m² 📏 145m²
 Year Built 2017 DOM 5 days
 Listing Date 05-Mar-26 Distance 1.18km
 Listing Price \$580/WEEKLY

7 27 KELLEHER DRIVE TRARALGON VIC 3844

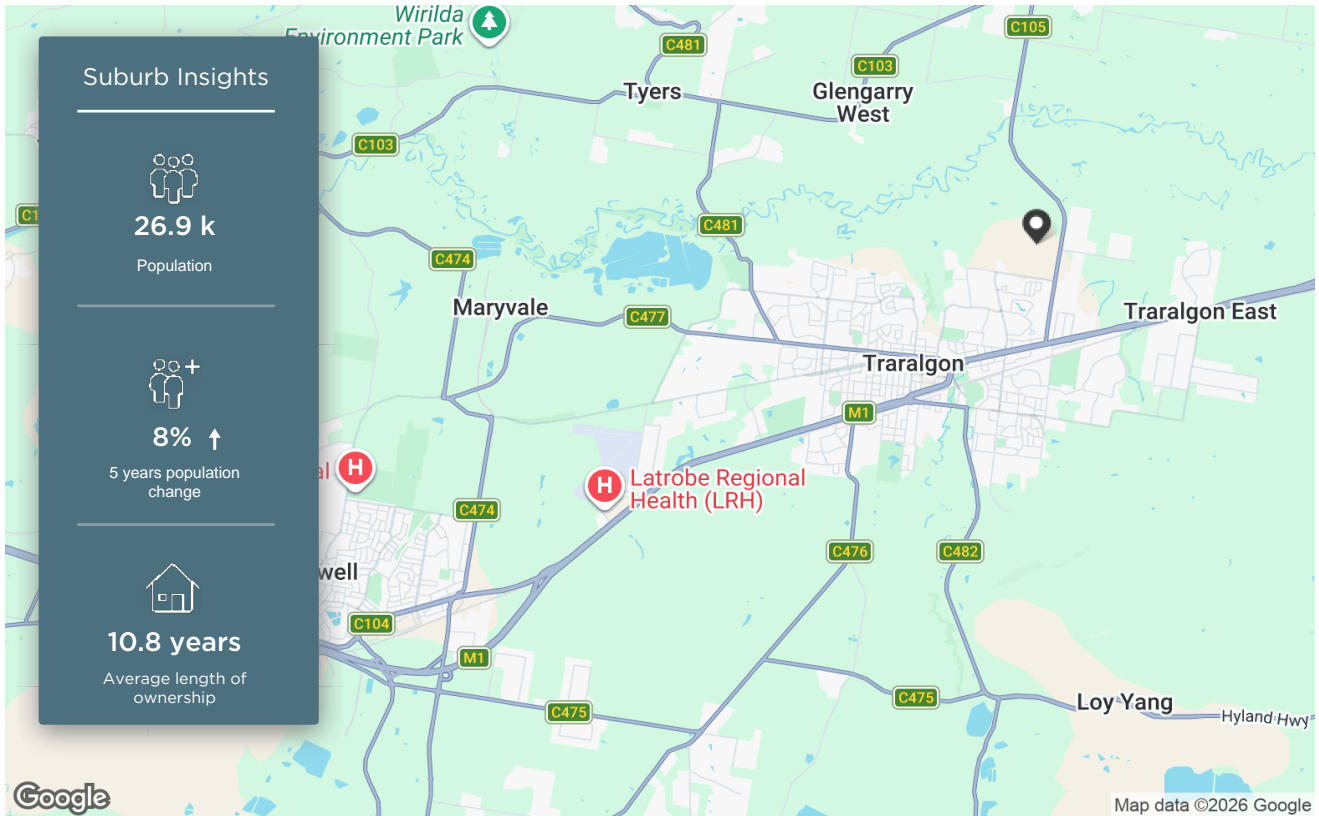


🛏️ 4 🚿 2 🚗 2 📏 721m² 📏 -
 Year Built - DOM 4 days
 Listing Date 06-Mar-26 Distance 0.4km
 Listing Price \$650/WEEKLY

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

Traralgon

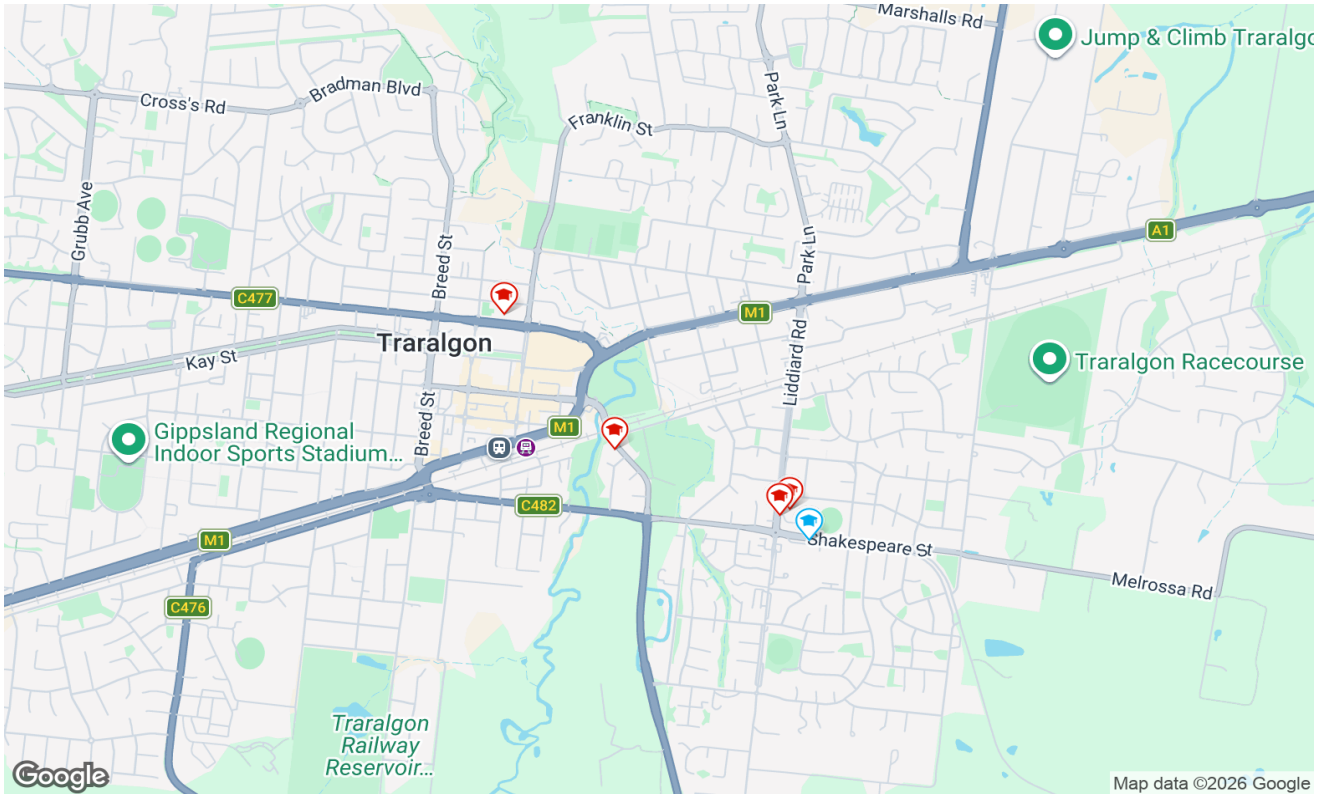
Demographic



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
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	2.76km	Primary	Mixed	Government	0-6
 SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	3.0km	Secondary	Mixed	Non-Government	-
 Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	3.01km	Primary	Mixed	Non-Government	-
 Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	3.04km	Primary	Mixed	Government	0-6
 Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	3.13km	Secondary	Mixed	Government	-



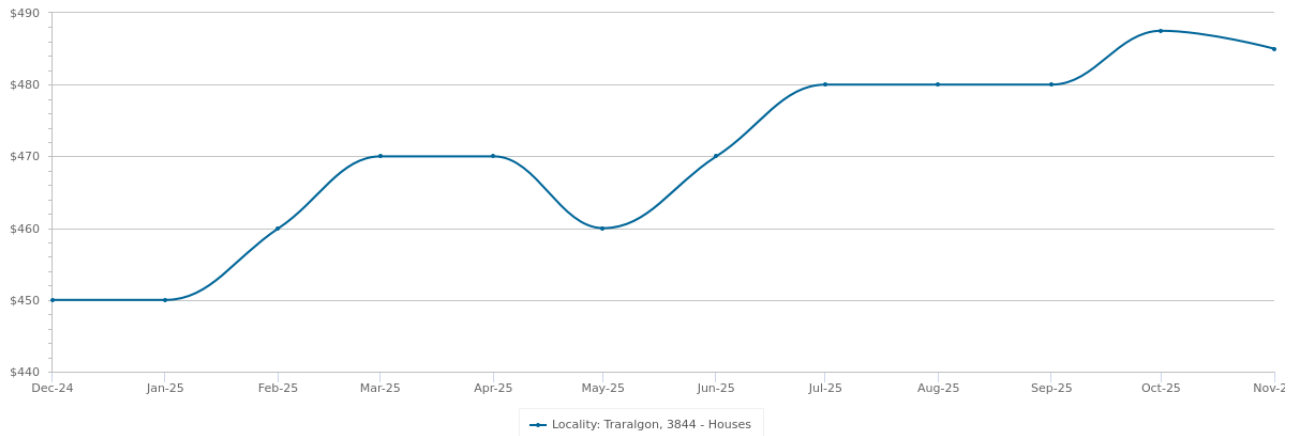
Property is within school catchment area



Property is outside school catchment area

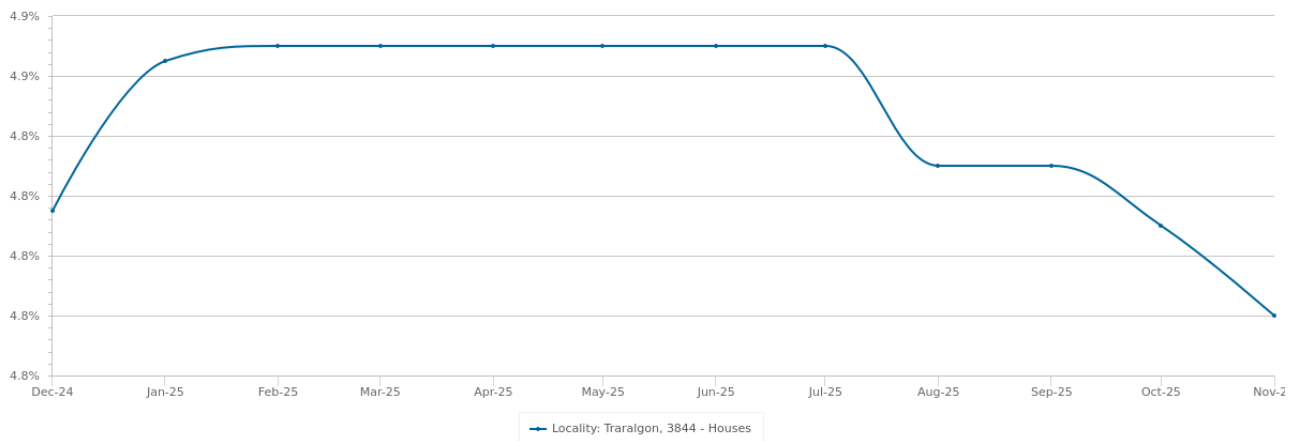
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

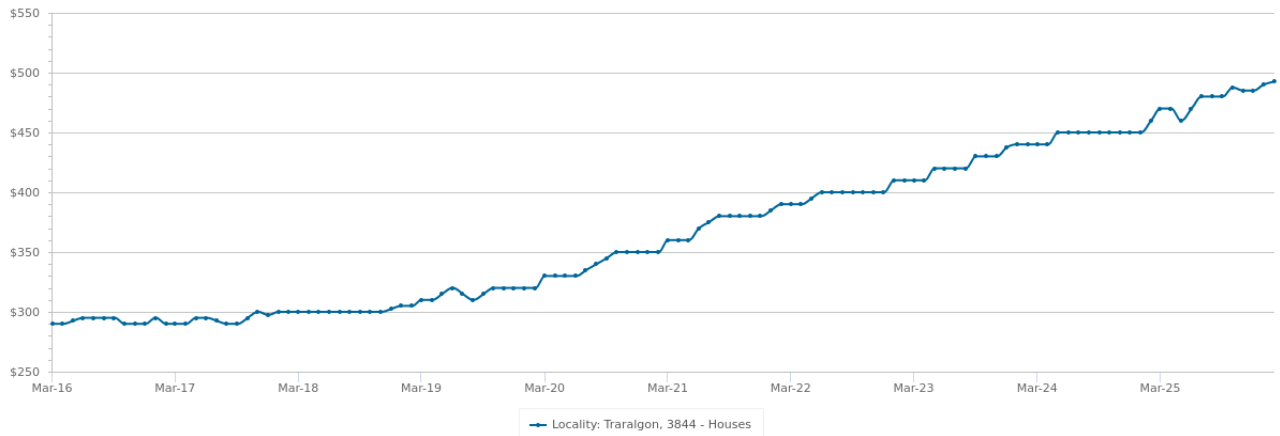


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$485	-0.5% ▼	4.8%	546
Oct 2025	\$487	1.6% ▲	4.8%	542
Sep 2025	\$480	0.0%	4.8%	511
Aug 2025	\$480	0.0%	4.8%	490
Jul 2025	\$480	2.1% ▲	4.9%	475
Jun 2025	\$470	2.2% ▲	4.9%	466
May 2025	\$460	-2.1% ▼	4.9%	458
Apr 2025	\$470	0.0%	4.9%	445
Mar 2025	\$470	2.2% ▲	4.9%	444
Feb 2025	\$460	2.2% ▲	4.9%	441
Jan 2025	\$450	0.0%	4.9%	454
Dec 2024	\$450	0.0%	4.8%	458

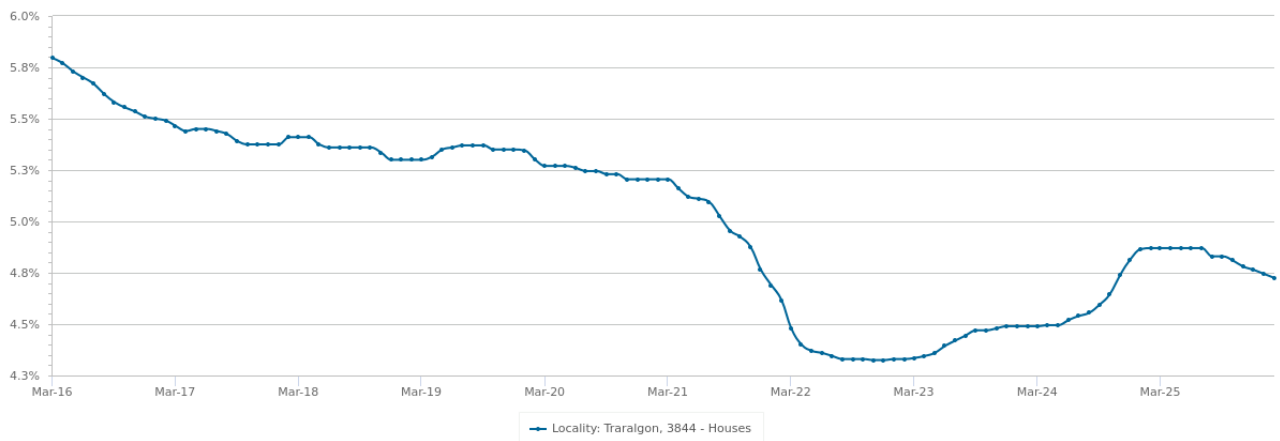
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

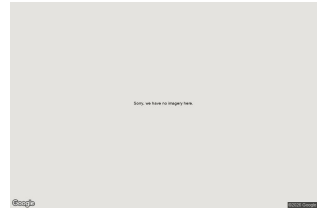


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$492	7.1% ▲	4.7%	584
2025	\$460	4.5% ▲	4.9%	441
2024	\$440	7.3% ▲	4.5%	535
2023	\$410	5.1% ▲	4.3%	608
2022	\$390	11.4% ▲	4.6%	579
2021	\$350	9.4% ▲	5.2%	512
2020	\$320	4.9% ▲	5.3%	509
2019	\$305	1.7% ▲	5.3%	646
2018	\$300	3.4% ▲	5.4%	758
2017	\$290	-1.7% ▼	5.5%	918

Summary

4 CRAVEN MEWS TRARALGON VIC 3844



Appraisal price range

\$620 - \$640

Notes from your agent

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.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

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.