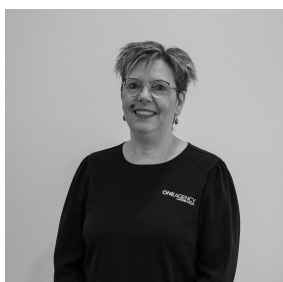




## 12 WINIFRED STREET MORWELL VIC 3840

Prepared on 10th June 2026

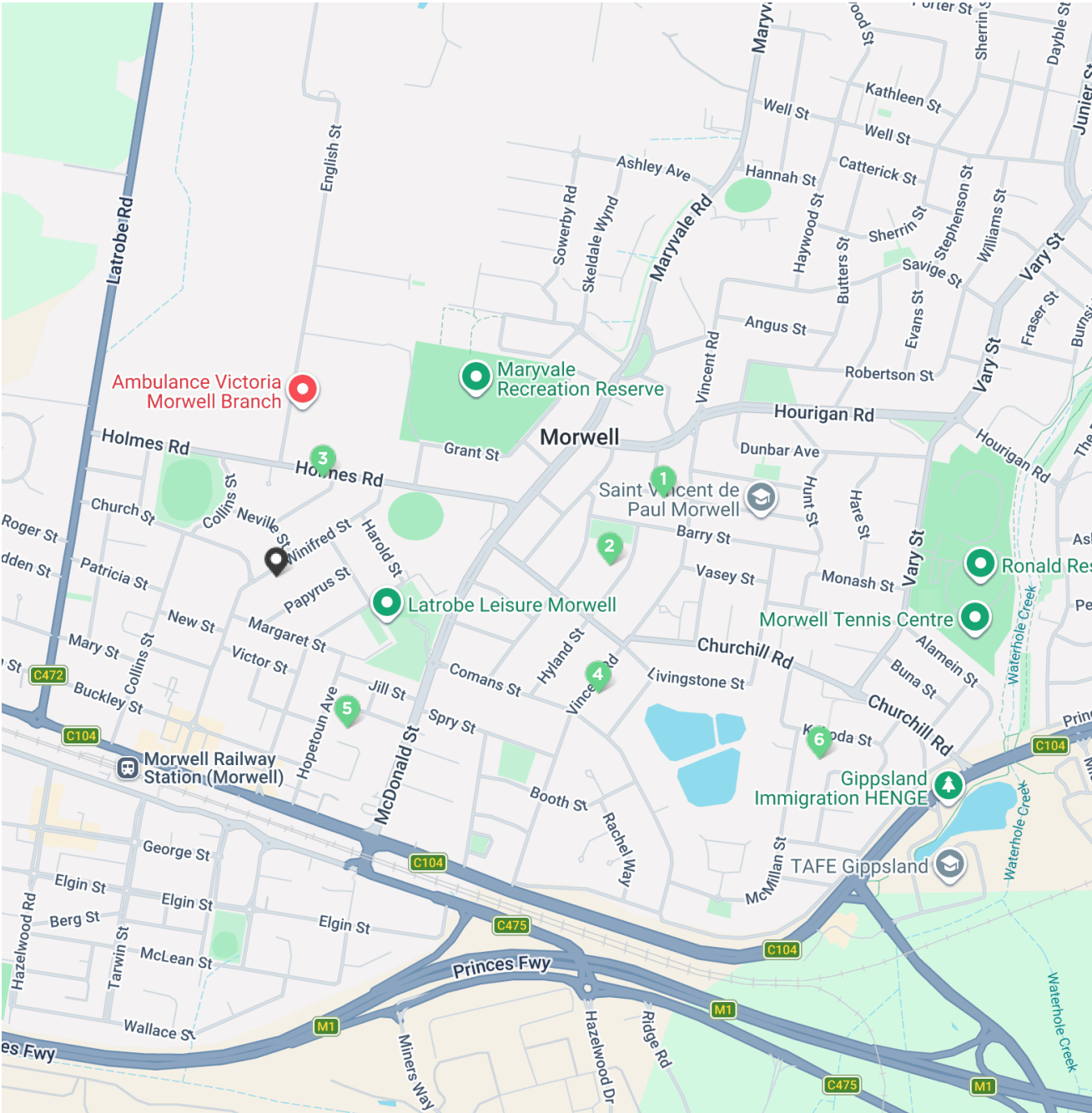


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# Comps Map: Rentals



| 1 | 20 DENISE STREET MORWELL VIC 3840   | 3 | 1 | 1 | \$450 |
|---|-------------------------------------|---|---|---|-------|
| 2 | 29 HYLAND STREET MORWELL VIC 3840   | 3 | 1 | 2 | \$450 |
| 3 | 21 PHYLLIS STREET MORWELL VIC 3840  | 3 | 1 | 1 | \$400 |
| 4 | 46 VINCENT ROAD MORWELL VIC 3840    | 3 | 1 | 1 | \$430 |
| 5 | 170 BUCKLEY STREET MORWELL VIC 3840 | 3 | 1 | - | \$420 |
| 6 | 21 GREEN STREET MORWELL VIC 3840    | 3 | 1 | 2 | \$440 |

# Comparable Rentals

## 1 20 DENISE STREET MORWELL VIC 3840



3 1 1 553m<sup>2</sup> 116m<sup>2</sup>  
 Year Built 1960 DOM 6 days  
 Listing Date 04-Jun-26 Distance 1.06km  
 Listing Price \$450/WEEKLY

## 2 29 HYLAND STREET MORWELL VIC 3840



3 1 2 1,036m<sup>2</sup> -  
 Year Built - DOM 26 days  
 Listing Date 15-May-26 Distance 0.9km  
 Listing Price \$450/WEEKLY

## 3 21 PHYLLIS STREET MORWELL VIC 3840



3 1 1 570m<sup>2</sup> 138m<sup>2</sup>  
 Year Built 1960 DOM 36 days  
 Listing Date 05-May-26 Distance 0.29km  
 Listing Price \$400/WEEKLY

## 4 46 VINCENT ROAD MORWELL VIC 3840



3 1 1 718m<sup>2</sup> 117m<sup>2</sup>  
 Year Built 1970 DOM 16 days  
 Listing Date 25-May-26 Distance 0.92km  
 Listing Price \$430/WEEKLY

## 5 170 BUCKLEY STREET MORWELL VIC 3840



3 1 - 666m<sup>2</sup> 122m<sup>2</sup>  
 Year Built 1960 DOM 5 days  
 Listing Date 05-Jun-26 Distance 0.45km  
 Listing Price \$420/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 21 GREEN STREET MORWELL VIC 3840



3 1 2 950m<sup>2</sup> 98m<sup>2</sup>  
Year Built 1955 DOM 13 days  
Listing Date 28-May-26 Distance 1.54km  
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

# Summary

**12 WINIFRED STREET MORWELL VIC 3840**



**Appraisal price range**  
\$420 to \$450

## Disclaimer

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