



## 28 CHENHALL CRESCENT TRARALGON VIC 3844

Prepared on 24th November 2025



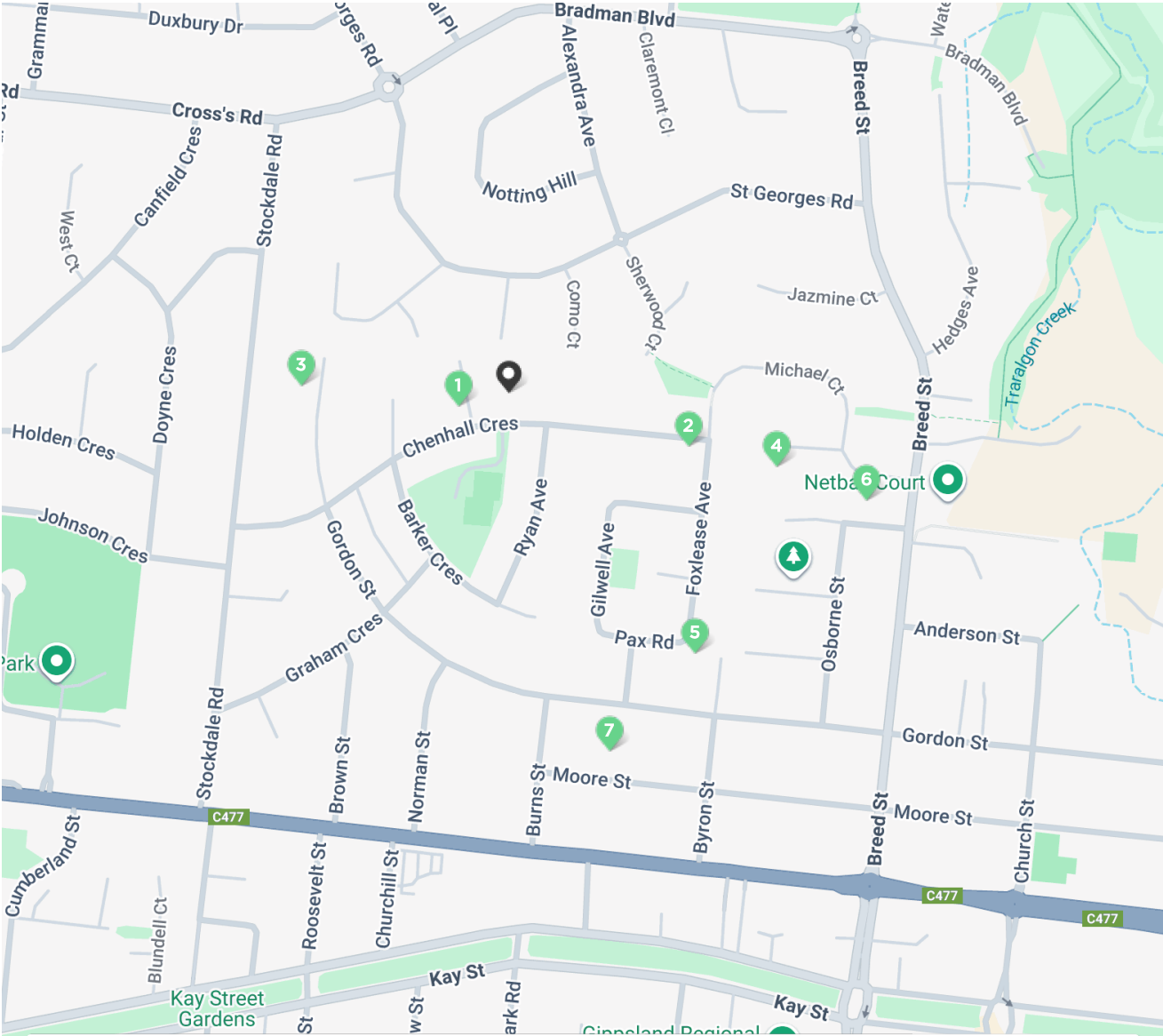
**Anthony Bloomfield**  
ONE AGENCY LATROBE VALLEY

14C Hotham Street  
Traralgon VIC 3844

m: 0455 303 750

[anthony@oneagencylv.com.au](mailto:anthony@oneagencylv.com.au)

# Comps Map: Rentals



1 32 CHENHALL CRESCENT TRARALGON VIC 3844	3	1	1	\$480
2 1 CHENHALL CRESCENT TRARALGON VIC 3844	3	1	3	\$460
3 131 GORDON STREET TRARALGON VIC 3844	3	1	2	\$430
4 6 GUNTZLER COURT TRARALGON VIC 3844	3	1	1	\$500
5 13 PAX ROAD TRARALGON VIC 3844	3	1	-	\$490
6 6 CLIFT COURT TRARALGON VIC 3844	3	1	1	\$490
7 62 MOORE STREET TRARALGON VIC 3844	3	1	3	\$500

Google Maps data ©2025 Google  
 \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comparable Rentals

1 32 CHENHALL CRESCENT TRARALGON VIC 3844



3 1 1 548m<sup>2</sup> 111m<sup>2</sup>  
 Year Built 1960 DOM 15 days  
 Listing Date 12-Sep-25 Distance 0.07km  
 Listing Price \$480/WEEKLY

2 1 CHENHALL CRESCENT TRARALGON VIC 3844



3 1 3 704m<sup>2</sup> 97m<sup>2</sup>  
 Year Built 1970 DOM 34 days  
 Listing Date 02-Mar-25 Distance 0.24km  
 Listing Price \$460/WEEKLY

3 131 GORDON STREET TRARALGON VIC 3844



3 1 2 658m<sup>2</sup> 90m<sup>2</sup>  
 Year Built 1950 DOM 19 days  
 Listing Date 24-Jun-24 Distance 0.26km  
 Listing Price \$430/WEEKLY

4 6 GUNTZLER COURT TRARALGON VIC 3844



3 1 1 712m<sup>2</sup> 109m<sup>2</sup>  
 Year Built 1950 DOM 10 days  
 Listing Date 11-Jul-25 Distance 0.35km  
 Listing Price \$500/WEEKLY

5 13 PAX ROAD TRARALGON VIC 3844



3 1 - 1,057m<sup>2</sup> 115m<sup>2</sup>  
 Year Built 1950 DOM 26 days  
 Listing Date 29-Sep-25 Distance 0.41km  
 Listing Price \$490/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 CLIFT COURT TRARALGON VIC 3844



3 1 1 615m<sup>2</sup>  
 Year Built -  
 Listing Date 15-Jul-24  
 Listing Price \$490/WEEKLY

114m<sup>2</sup>  
 DOM 11 days  
 Distance 0.47km

### 7 62 MOORE STREET TRARALGON VIC 3844

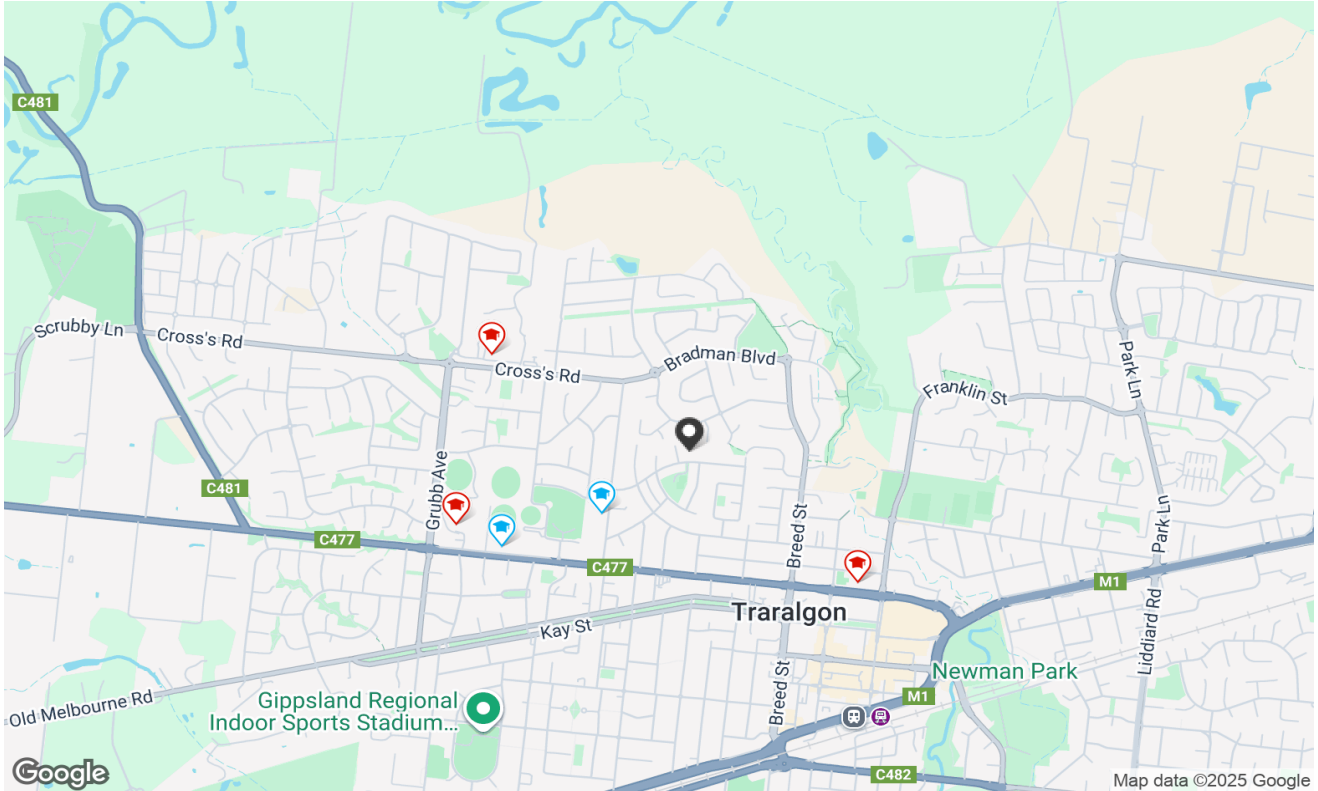







3 1 3 611m<sup>2</sup>  
 Year Built 1965  
 Listing Date 27-Jun-25  
 Listing Price \$500/WEEKLY

146m<sup>2</sup>  
 DOM 12 days  
 Distance 0.47km

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

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	0.48km	Primary	Mixed	Government	0-6
 <b>Traralgon College</b>	0.95km	Secondary	Mixed	Government	7-12
 <b>St Paul's Anglican Grammar School - Traralgon Campus</b> 46 Crosss Road Traralgon VIC 3844	1.0km	Combined	Mixed	Non-Government	-
 <b>Grey Street Primary School (Traralgon)</b> 30-44 Grey Street Traralgon VIC 3844	1.0km	Primary	Mixed	Government	0-6
 <b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	1.1km	Secondary	Mixed	Non-Government	-



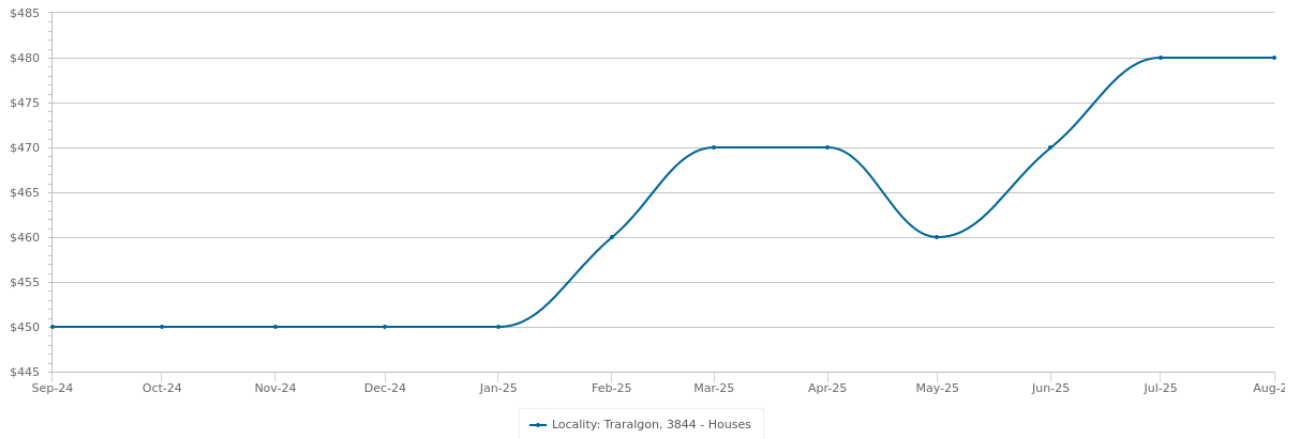
Property is within school catchment area



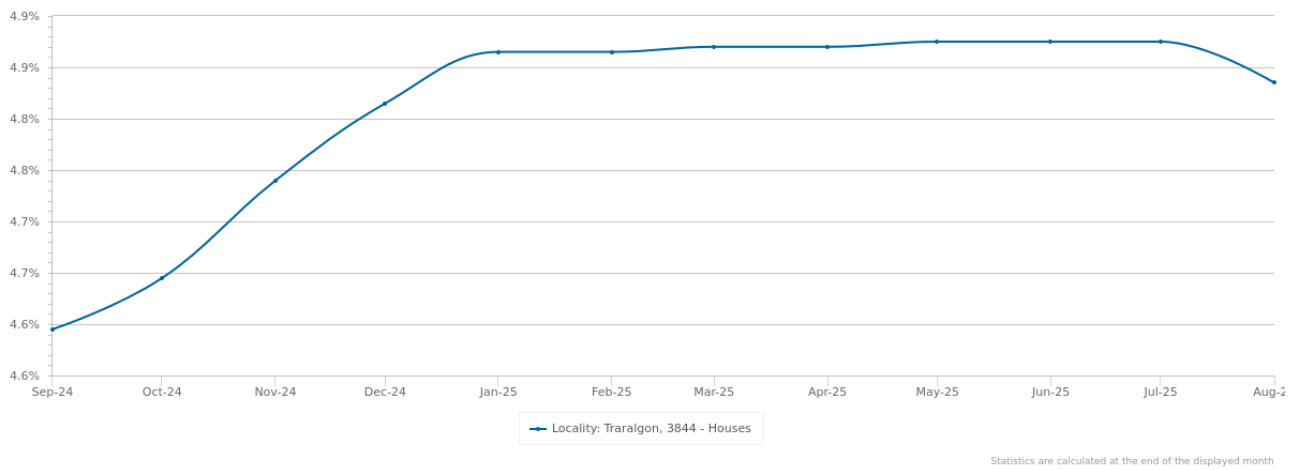
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



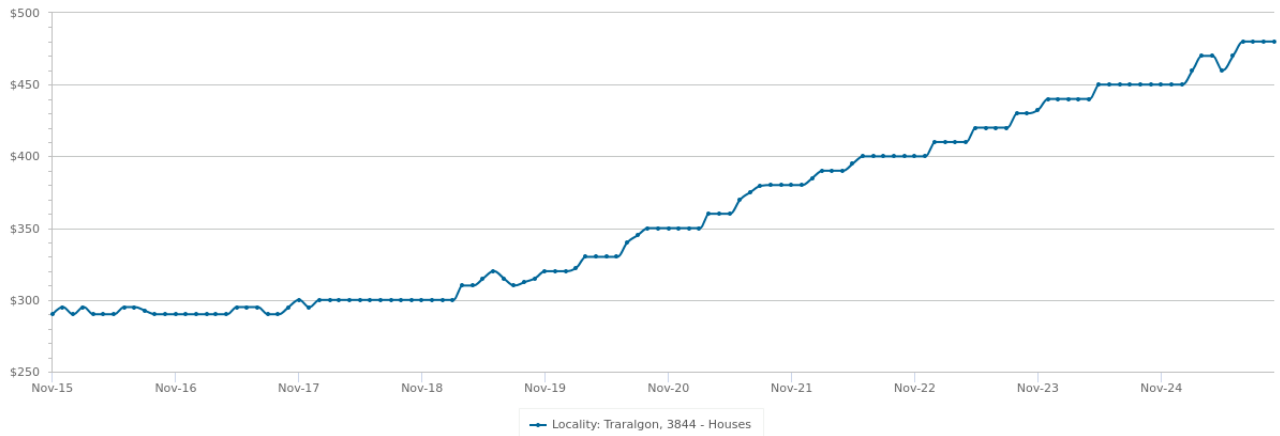
Gross Rental Yield - 12 months



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

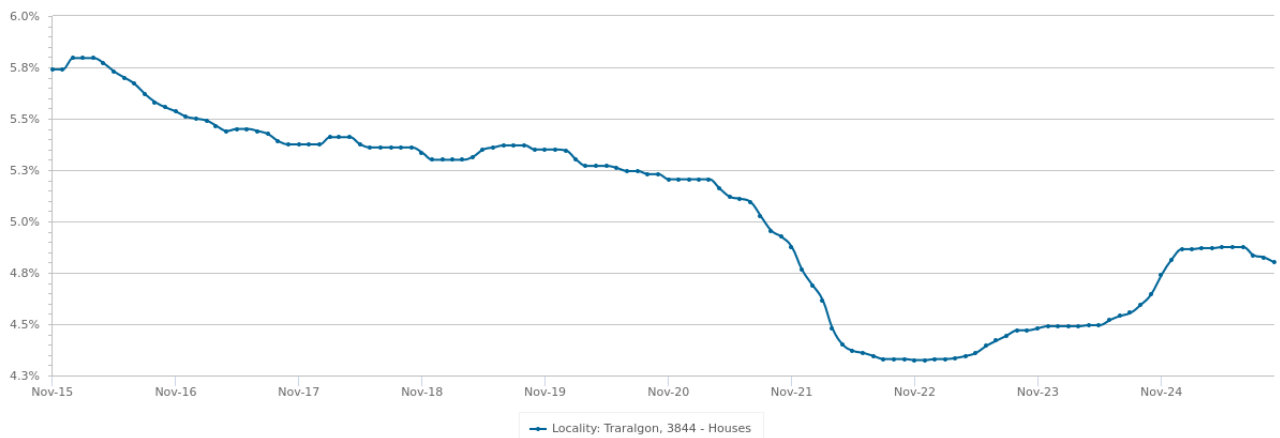
# Long Term Market Trends

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

**28 CHENHALL CRESCENT TRARALGON VIC 3844**



**Appraisal price range**  
\$480 - \$500

**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](http://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.