



1 ALBERT STREET TRARALGON VIC 3844

Prepared on 19th February 2026

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ONE AGENCY LATROBE VALLEY

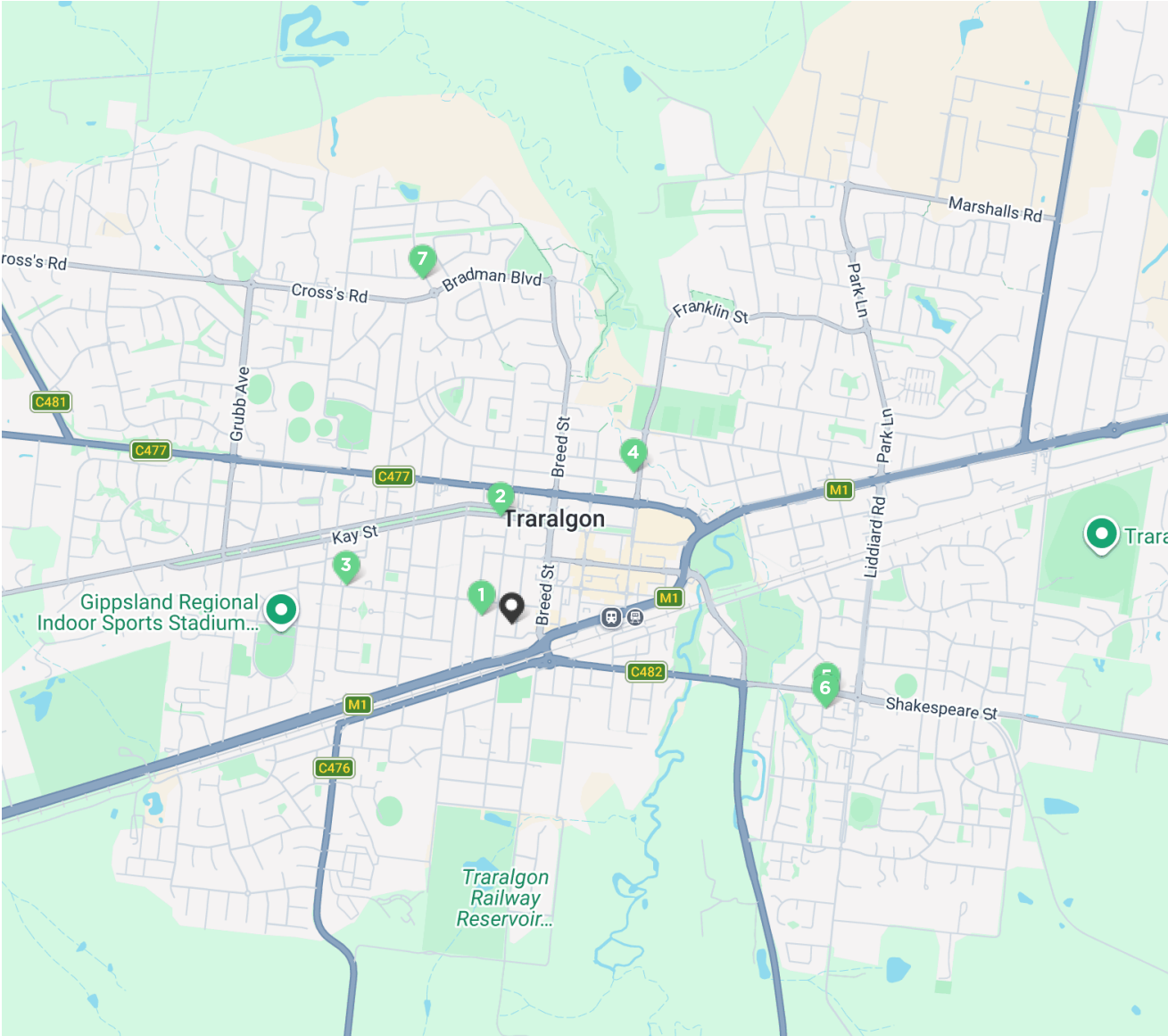
14C Hotham Street
Traralgon VIC 3844




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Comps Map: Rentals



				
1 20 ETHEL STREET TRARALGON VIC 3844	3	2	2	\$560
2 67 KAY STREET TRARALGON VIC 3844	3	2	2	\$460
3 89 HENRY STREET TRARALGON VIC 3844	3	2	2	\$600
4 203 FRANKLIN STREET TRARALGON VIC 3844	3	2	2	\$820
5 4 COLLEGE AVENUE TRARALGON VIC 3844	3	2	2	\$480
6 12 COLLEGE AVENUE TRARALGON VIC 3844	3	2	2	\$540
7 69 ST GEORGES ROAD TRARALGON VIC 3844	3	2	2	\$570



Map data ©2026 Google

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

Comparable Rentals

1 20 ETHEL STREET TRARALGON VIC 3844



3 2 2 688m² 133m²
 Year Built 1950 DOM 9 days
 Listing Date 19-May-25 Distance 0.16km
 Listing Price \$560/WEEKLY

2 67 KAY STREET TRARALGON VIC 3844



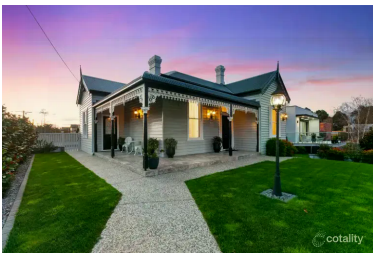
3 2 2 659m² -
 Year Built - DOM 12 days
 Listing Date 02-Jul-25 Distance 0.54km
 Listing Price \$460/WEEKLY

3 89 HENRY STREET TRARALGON VIC 3844



3 2 2 376m² 114m²
 Year Built - DOM 30 days
 Listing Date 02-Jul-25 Distance 0.86km
 Listing Price \$600/WEEKLY

4 203 FRANKLIN STREET TRARALGON VIC 3844



3 2 2 699m² 149m²
 Year Built 1960 DOM 64 days
 Listing Date 17-Dec-25 Distance 0.97km
 Listing Price \$820/WEEKLY

5 4 COLLEGE AVENUE TRARALGON VIC 3844



3 2 2 301m² 123m²
 Year Built 2009 DOM 7 days
 Listing Date 05-Aug-25 Distance 1.63km
 Listing Price \$480/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 12 COLLEGE AVENUE TRARALGON VIC 3844



🛏️ 3 🚿 2 🚗 2 📏 390m² 📐 126m²
 Year Built 2008 DOM 36 days
 Listing Date 17-Dec-25 Distance 1.64km
 Listing Price \$540/WEEKLY

7 69 ST GEORGES ROAD TRARALGON VIC 3844

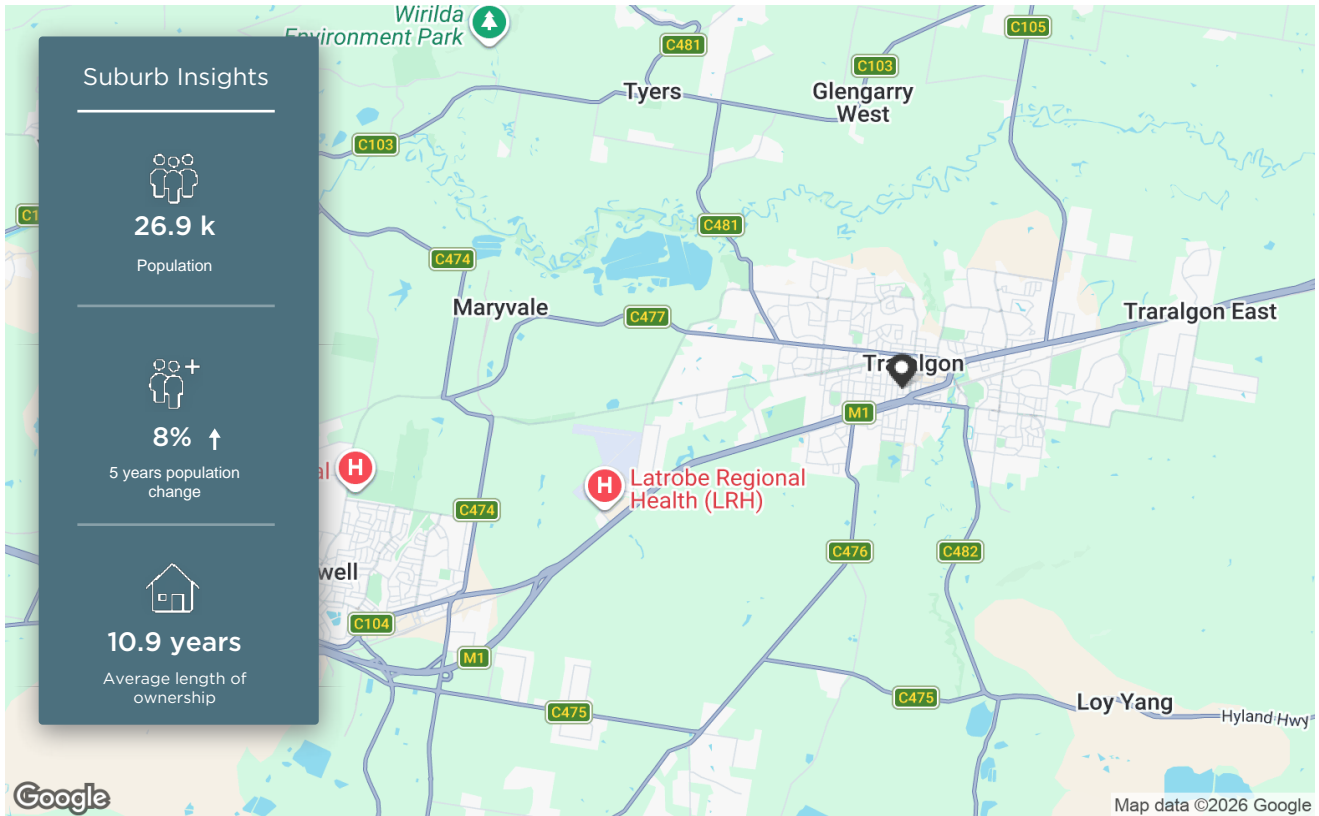


🛏️ 3 🚿 2 🚗 2 📏 550m² 📐 144m²
 Year Built 2014 DOM 8 days
 Listing Date 02-Sep-25 Distance 1.79km
 Listing Price \$570/WEEKLY

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

Traralgon

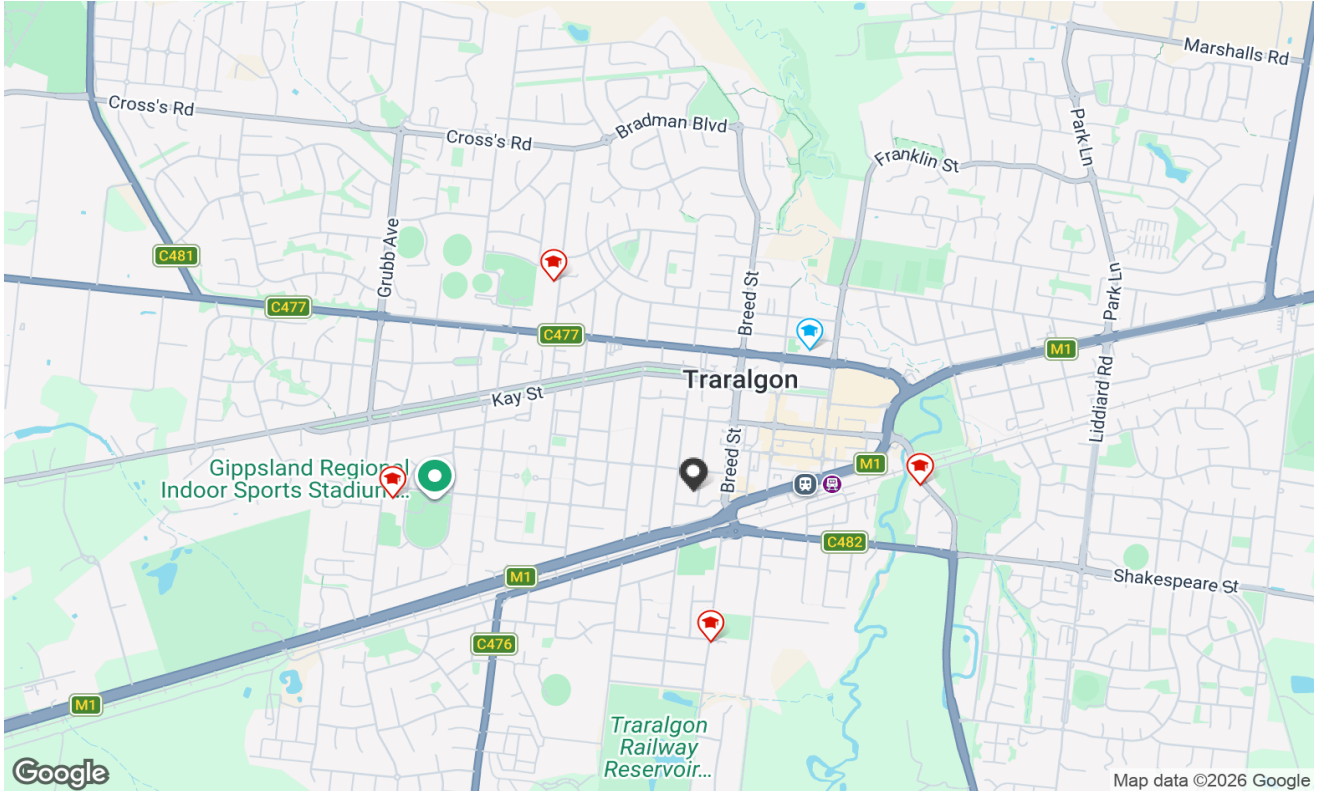
Demographic








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

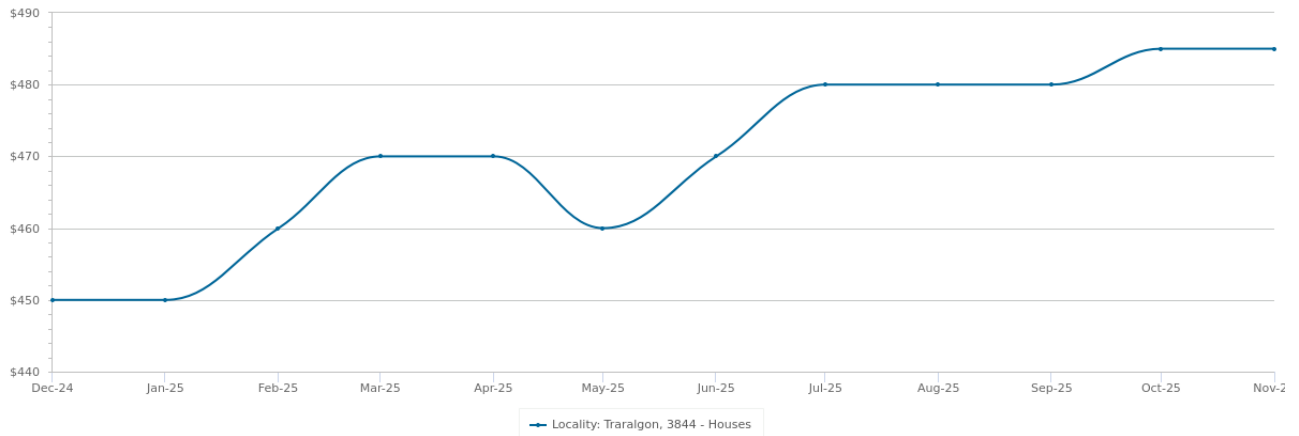


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Latrobe Special Developmental School 48-62 Hickox Street Traralgon VIC 3844	0.73km	Special	Mixed	Government	-
 Grey Street Primary School (Traralgon) 30-44 Grey Street Traralgon VIC 3844	0.86km	Primary	Mixed	Government	0-6
 SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.04km	Secondary	Mixed	Non-Government	-
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	1.18km	Primary	Mixed	Government	0-6
 Traralgon (Kosciuszko Street) Primary School Garibaldi Street Traralgon VIC 3844	1.35km	Primary	Mixed	Government	0-6

 Property is within school catchment area
  Property is outside school catchment area

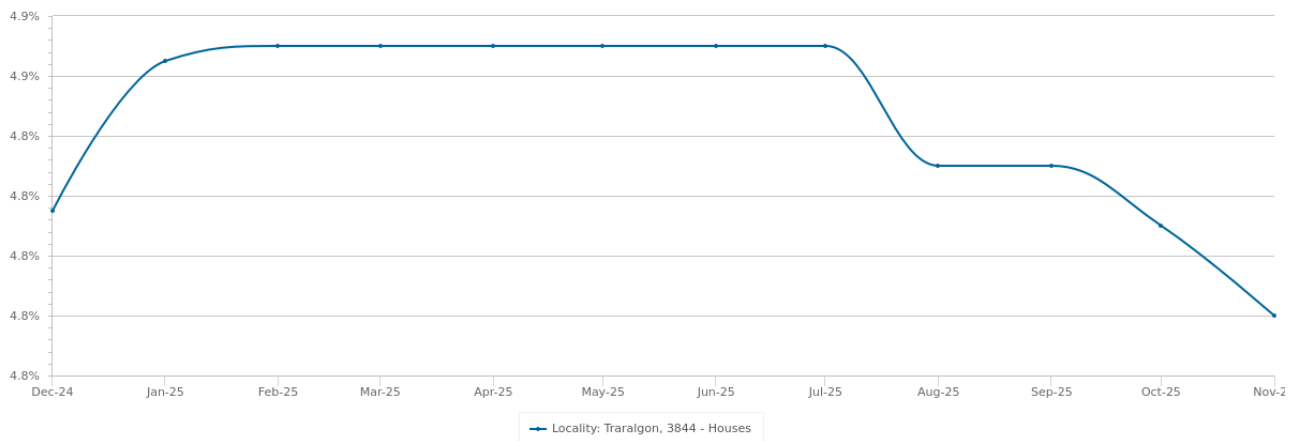
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

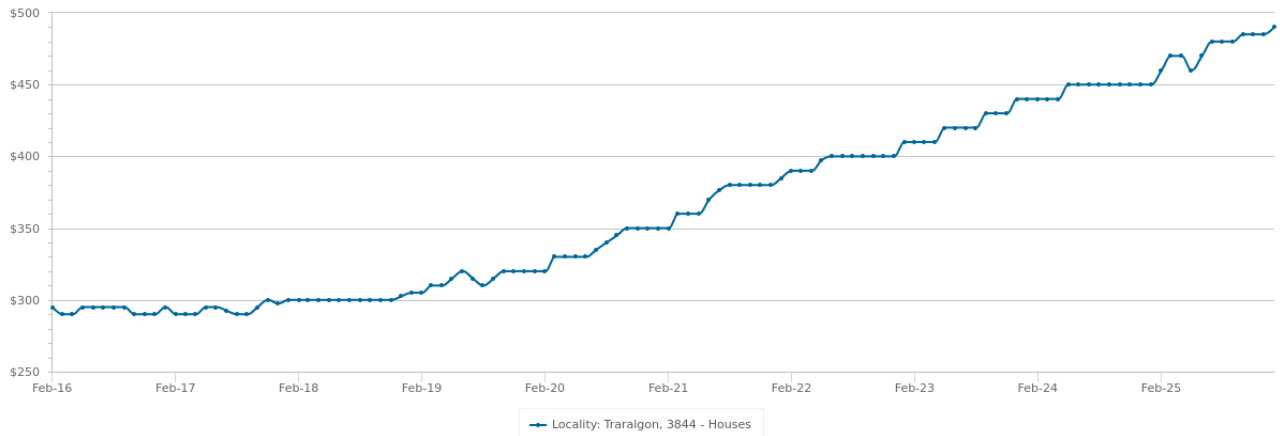


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$485	0.0%	4.8%	545
Oct 2025	\$485	1.0% ▲	4.8%	541
Sep 2025	\$480	0.0%	4.8%	510
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%	457

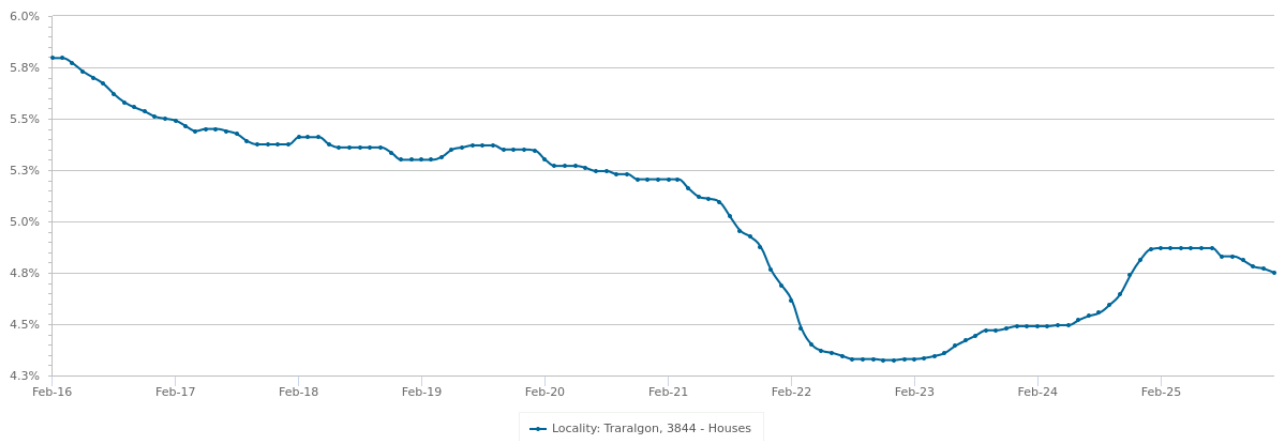
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

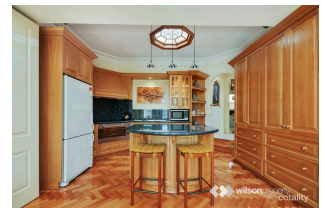
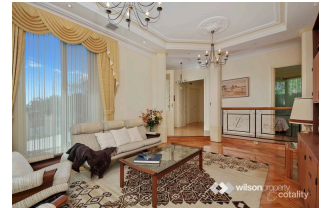


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$490	8.9% ▲	4.8%	567
2025	\$450	2.3% ▲	4.9%	454
2024	\$440	7.3% ▲	4.5%	546
2023	\$410	6.5% ▲	4.3%	614
2022	\$385	10.0% ▲	4.7%	580
2021	\$350	9.4% ▲	5.2%	522
2020	\$320	4.9% ▲	5.3%	517
2019	\$305	1.7% ▲	5.3%	658
2018	\$300	1.7% ▲	5.4%	778
2017	\$295	1.7% ▲	5.5%	931

Summary

1 ALBERT STREET TRARALGON VIC 3844



Appraisal price range
\$560 - \$580

Notes from your agent

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