



## 10 MANOR RISE MORWELL VIC 3840

Prepared on 18th March 2026



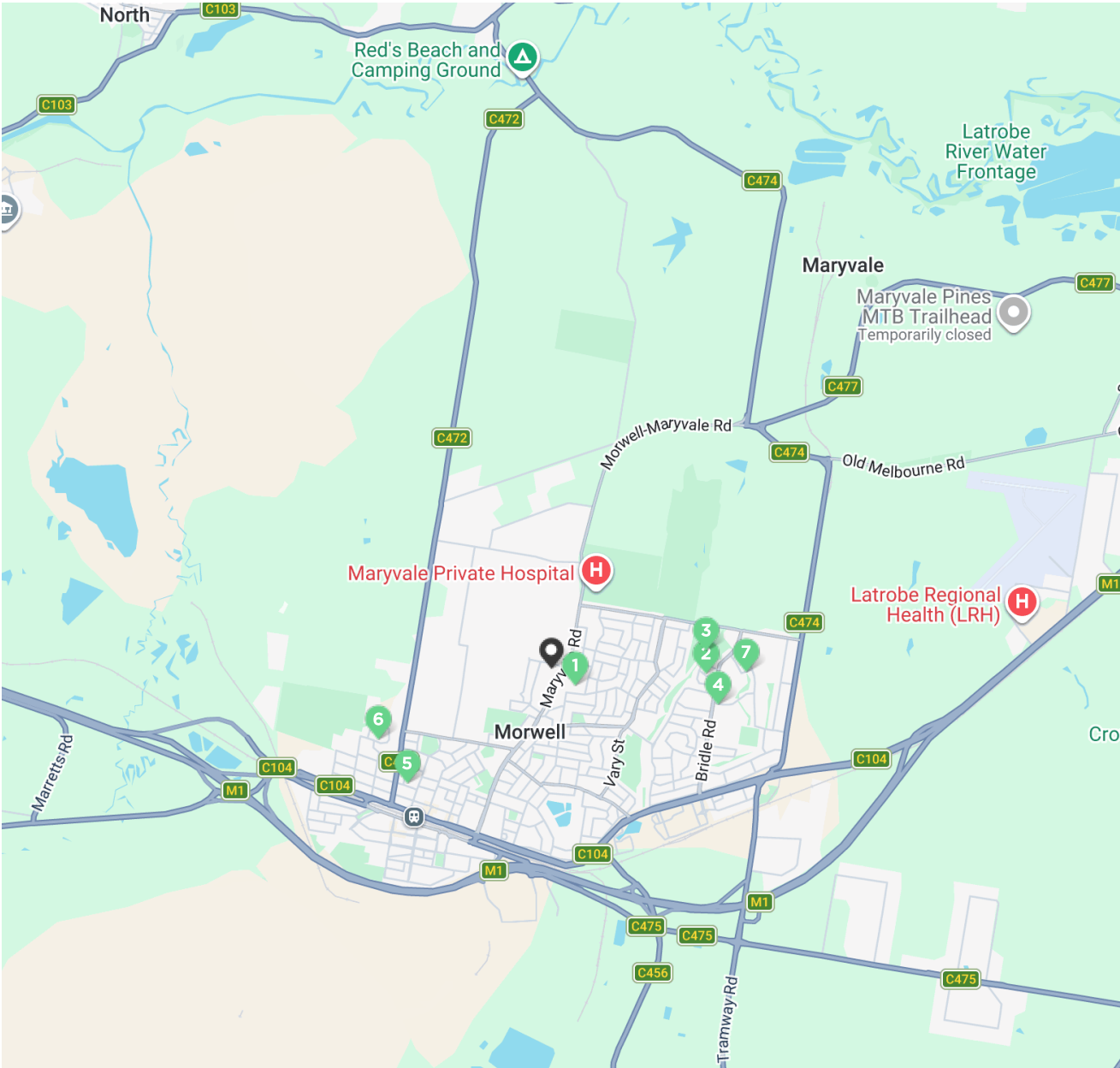
**Anthony Bloomfield**  
ONE AGENCY LATROBE VALLEY

14C Hotham Street  
Traralgon Victoria 3844

m: 0455 303 750

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

# Comps Map: Rentals



1 13 SAVIGE STREET MORWELL VIC 3840	3	2	2	\$480
2 7 DARGO CRESCENT MORWELL VIC 3840	3	2	-	\$450
3 3 LANG COURT MORWELL VIC 3840	3	2	1	\$550
4 3 PARKLANDS PLACE MORWELL VIC 3840	3	2	2	\$550
5 160 MARY STREET MORWELL VIC 3840	3	2	2	\$520
6 14 BELLARINE CIRCUIT MORWELL VIC 3840	3	2	-	\$480
7 2 ENSAY COURT MORWELL VIC 3840	3	2	3	\$540

Google 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 13 SAVIGE STREET MORWELL VIC 3840



3 2 2 433m<sup>2</sup> 146m<sup>2</sup>  
 Year Built 2014 DOM 19 days  
 Listing Date 27-Feb-26 Distance 0.32km  
 Listing Price \$480/WEEKLY

## 2 7 DARGO CRESCENT MORWELL VIC 3840



3 2 - 588m<sup>2</sup> -  
 Year Built - DOM 14 days  
 Listing Date 04-Mar-26 Distance 1.63km  
 Listing Price \$450/WEEKLY

## 3 3 LANG COURT MORWELL VIC 3840



3 2 1 649m<sup>2</sup> 128m<sup>2</sup>  
 Year Built 1980 DOM 9 days  
 Listing Date 09-Mar-26 Distance 1.64km  
 Listing Price \$550/WEEKLY

## 4 3 PARKLANDS PLACE MORWELL VIC 3840



3 2 2 879m<sup>2</sup> -  
 Year Built - DOM 13 days  
 Listing Date 05-Mar-26 Distance 1.8km  
 Listing Price \$550/WEEKLY

## 5 160 MARY STREET MORWELL VIC 3840



3 2 2 567m<sup>2</sup> 184m<sup>2</sup>  
 Year Built 2020 DOM 58 days  
 Listing Date 19-Jan-26 Distance 1.95km  
 Listing Price \$520/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 14 BELLARINE CIRCUIT MORWELL VIC 3840



3 2 - 608m<sup>2</sup> 114m<sup>2</sup>  
 Year Built - DOM 5 days  
 Listing Date 13-Mar-26 Distance 1.97km  
 Listing Price \$480/WEEKLY

### 7 2 ENSAY COURT MORWELL VIC 3840








3 2 3 800m<sup>2</sup> 171m<sup>2</sup>  
 Year Built 1988 DOM 22 days  
 Listing Date 24-Feb-26 Distance 2.05km  
 Listing Price \$540/WEEKLY

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

# Local Schools



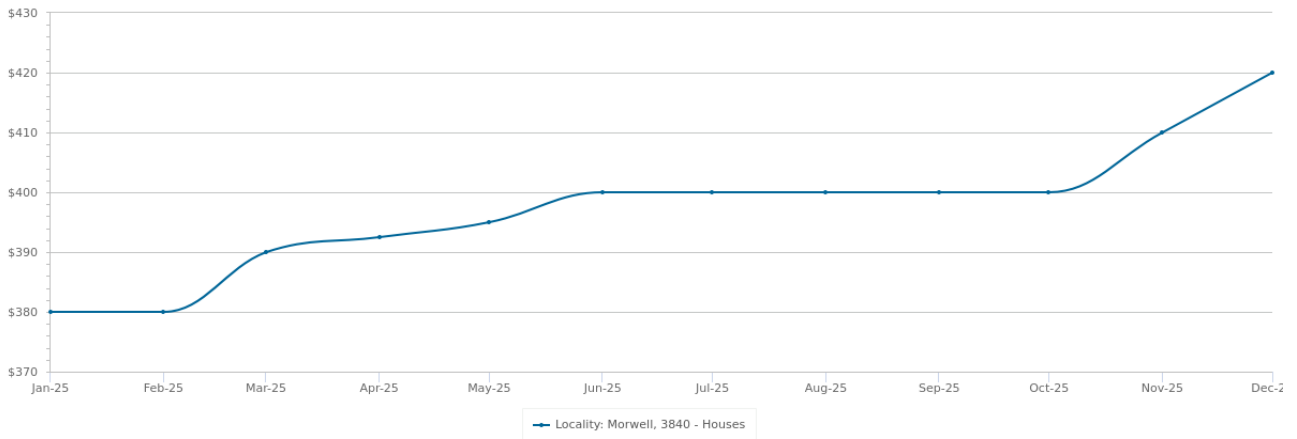
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Morwell Primary School</b>	0.67km	Primary	Mixed	Government	1-6
 <b>Morwell Central Primary School</b>	1.09km	Primary	Mixed	Government	0-6
 <b>Morwell Park Primary School</b> 76-82 Vary Street Morwell VIC 3840	1.1km	Primary	Mixed	Government	0-6
 <b>Kurnai College</b> 44-62 Bridle Road Morwell VIC 3840	1.8km	Secondary	Mixed	Government	7-12
 <b>Kurnai College - FLO Campus</b> 253 Princes Drive Morwell VIC 3840	1.89km	Secondary	Mixed	Non-Government	-

 Property is within school catchment area

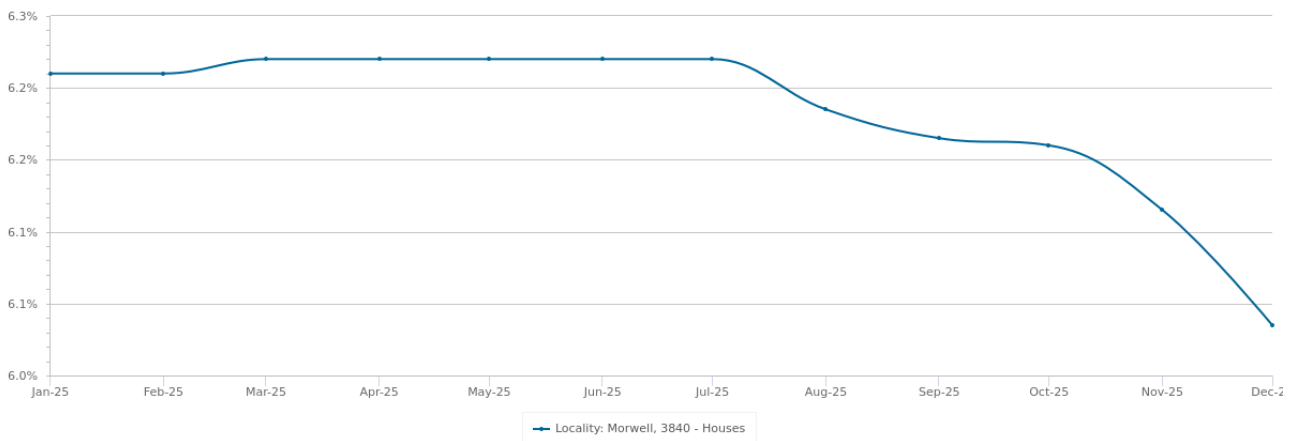
 Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



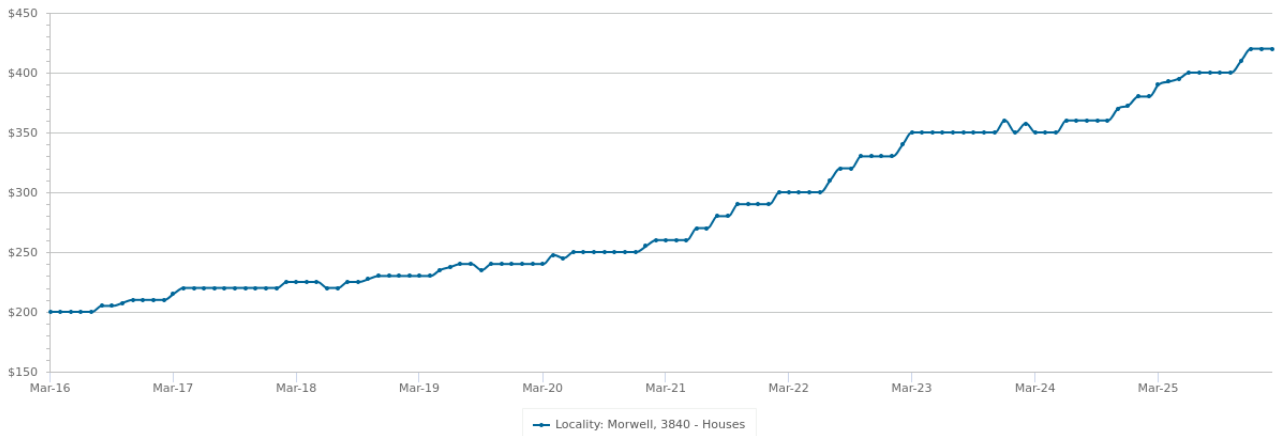
Gross Rental Yield - 12 months



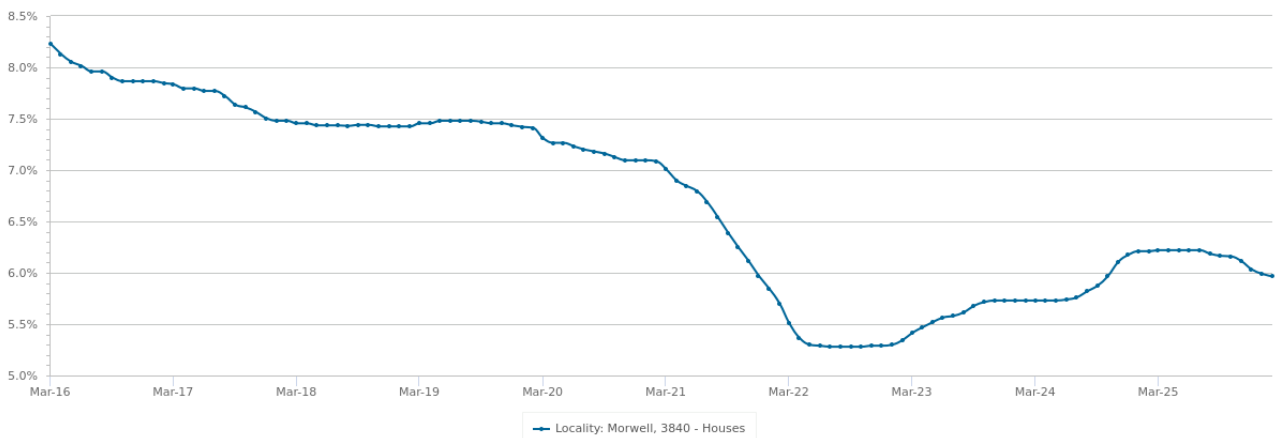
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$420	2.4% ▲	6%	332
Nov 2025	\$410	2.5% ▲	6.1%	329
Oct 2025	\$400	0.0%	6.2%	332
Sep 2025	\$400	0.0%	6.2%	319
Aug 2025	\$400	0.0%	6.2%	298
Jul 2025	\$400	0.0%	6.2%	297
Jun 2025	\$400	1.3% ▲	6.2%	294
May 2025	\$395	0.6% ▲	6.2%	295
Apr 2025	\$392	0.6% ▲	6.2%	290
Mar 2025	\$390	2.6% ▲	6.2%	296
Feb 2025	\$380	0.0%	6.2%	307
Jan 2025	\$380	2.0% ▲	6.2%	308

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$420	10.5% ▲	6%	334
2025	\$380	6.3% ▲	6.2%	307
2024	\$357	5.1% ▲	5.7%	350
2023	\$340	13.3% ▲	5.3%	342
2022	\$300	15.4% ▲	5.7%	305
2021	\$260	8.3% ▲	7.1%	276
2020	\$240	4.3% ▲	7.4%	374
2019	\$230	2.2% ▲	7.4%	412
2018	\$225	7.1% ▲	7.5%	479
2017	\$210	5.0% ▲	7.8%	494

# Summary

**10 MANOR RISE MORWELL VIC 3840**



**Appraisal price range**  
\$540 - \$560

**Notes from your agent**

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