

COMPARATIVE MARKET ANALYSIS

10 RANGER COURT, WHITTINGTON, VIC 3219

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



10 Ranger Court
Whittington, VIC, 3219

To Whom It May Concern,

RE: 10 Ranger Court
Whittington, VIC, 3219

The rental report, enclosed, provides a detailed, data-driven analysis. It is designed to offer valuable insights into the local property market, which can aid in making informed decisions.

What the report includes:

- A comparison of similar nearby rental properties
- An overview of median weekly rents for houses and units in the area
- Insights into recent sales price growth for houses and units within the suburb
- Information about school catchment zones, a key factor for many tenants

Should you have any further questions or require additional data, please do not hesitate to reach out. I would be happy to assist.

Kind Regards

Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

Disclaimer:

The information provided in this document represents an opinion of the rental market and should only be treated as an indicative estimate. While every effort has been made to ensure accuracy, Walter L Carr & Sons (Real Estate) P/L cannot guarantee the reliability of any third-party information used in its preparation. This document is strictly for the client's information, and no responsibility is accepted for any errors or omissions.

Jason Barnett
Barnett Real Estate
Phone: 0417 585 221
Office Phone: 03 5222 1488
Email: jason@barnettproperty.com.au
Web: www.barnettproperty.com.au

10 RANGER COURT, WHITTINGTON, VIC 3219



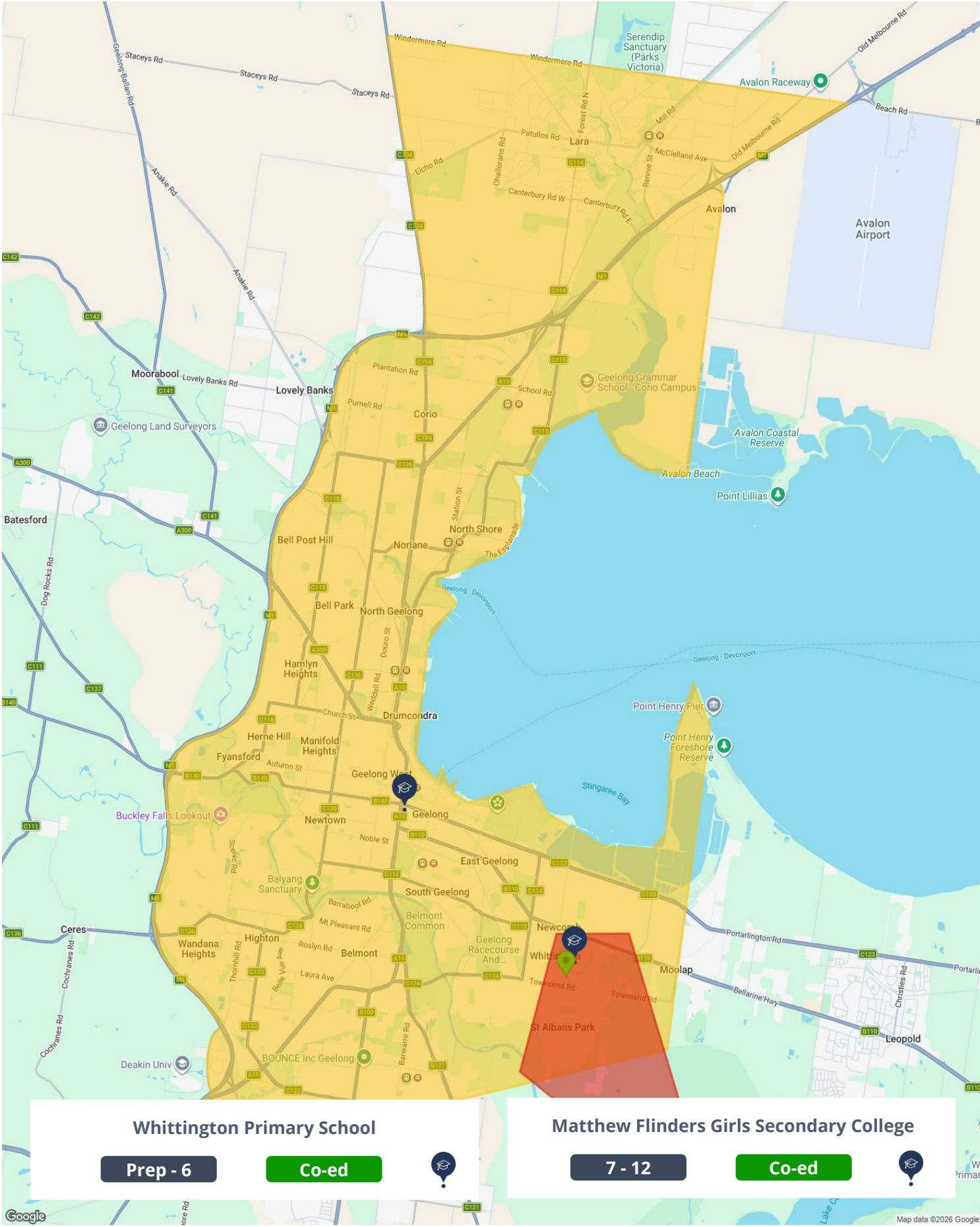
Owner Details

Owner Name(s):	THE PROPRIETORS	Owner Type:	Owner Occupied
Owner Address:	N/A		
Phone(s):			

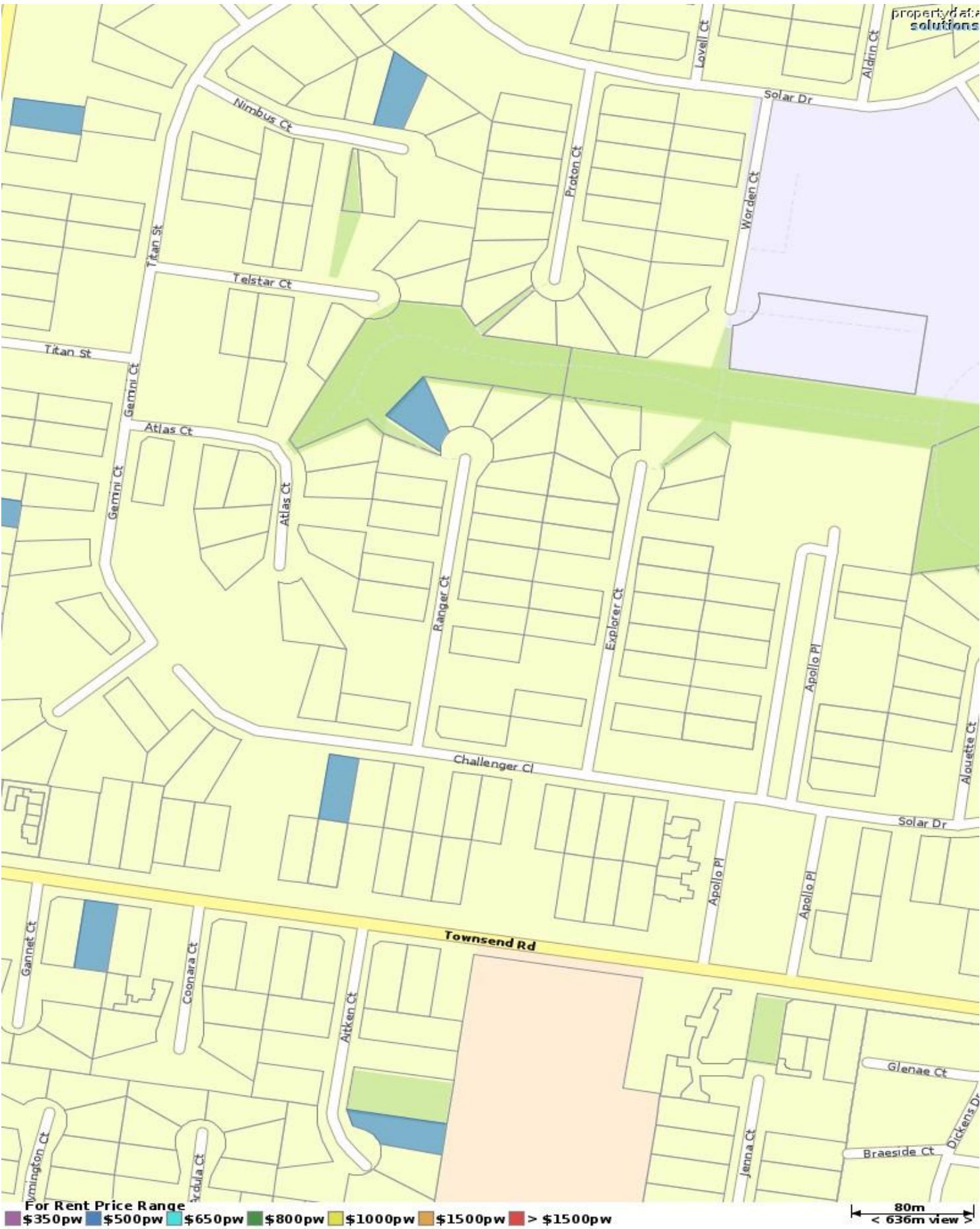
Property Details

Property Type:	House - N/A	3 1 1		
RPD:	60//LP111660	Area:	557 m ²	
		Area \$/m2:	\$39	
Land Use:	DEPARTMENT OF HOUSING TRANSFER	Water/Sewerage:		
Zoning		Property ID:	4444259 / VIC41038288	
Council:	GREATER GEELONG CITY	UBD Ref:	UBD Ref: 649 C1	
Features:				

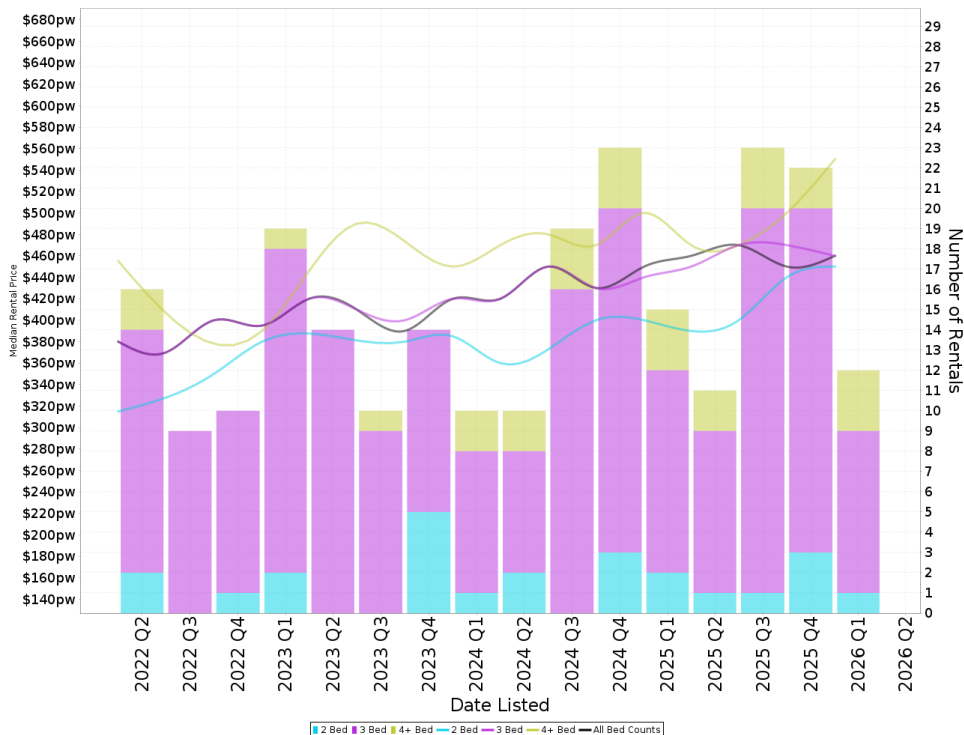
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.9%

Current Median Price: \$585,000
Previous Median Price: \$537,000

Based on 132 registered House sales compared over the last two rolling 12 month periods.

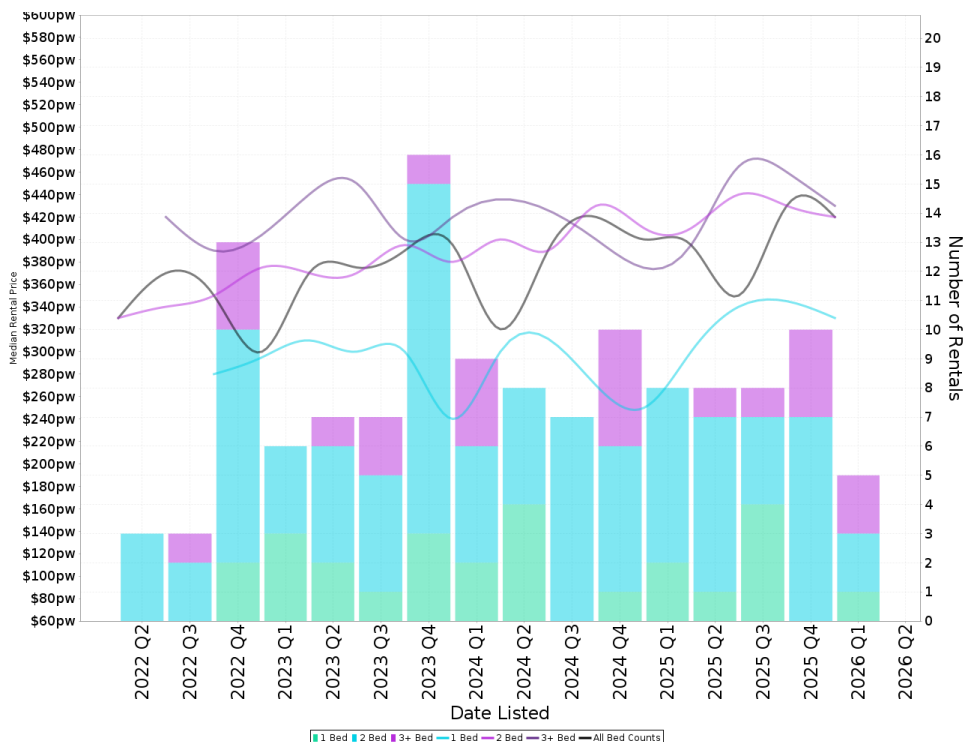
Suburb Rental Yield

+4.1%

Current Median Price: \$585,000
Current Median Rent: \$460

Based on 68 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.3%

Current Median Price: \$415,500
Previous Median Price: \$380,000

Based on 58 registered Unit sales compared over the last two rolling 12 month periods.

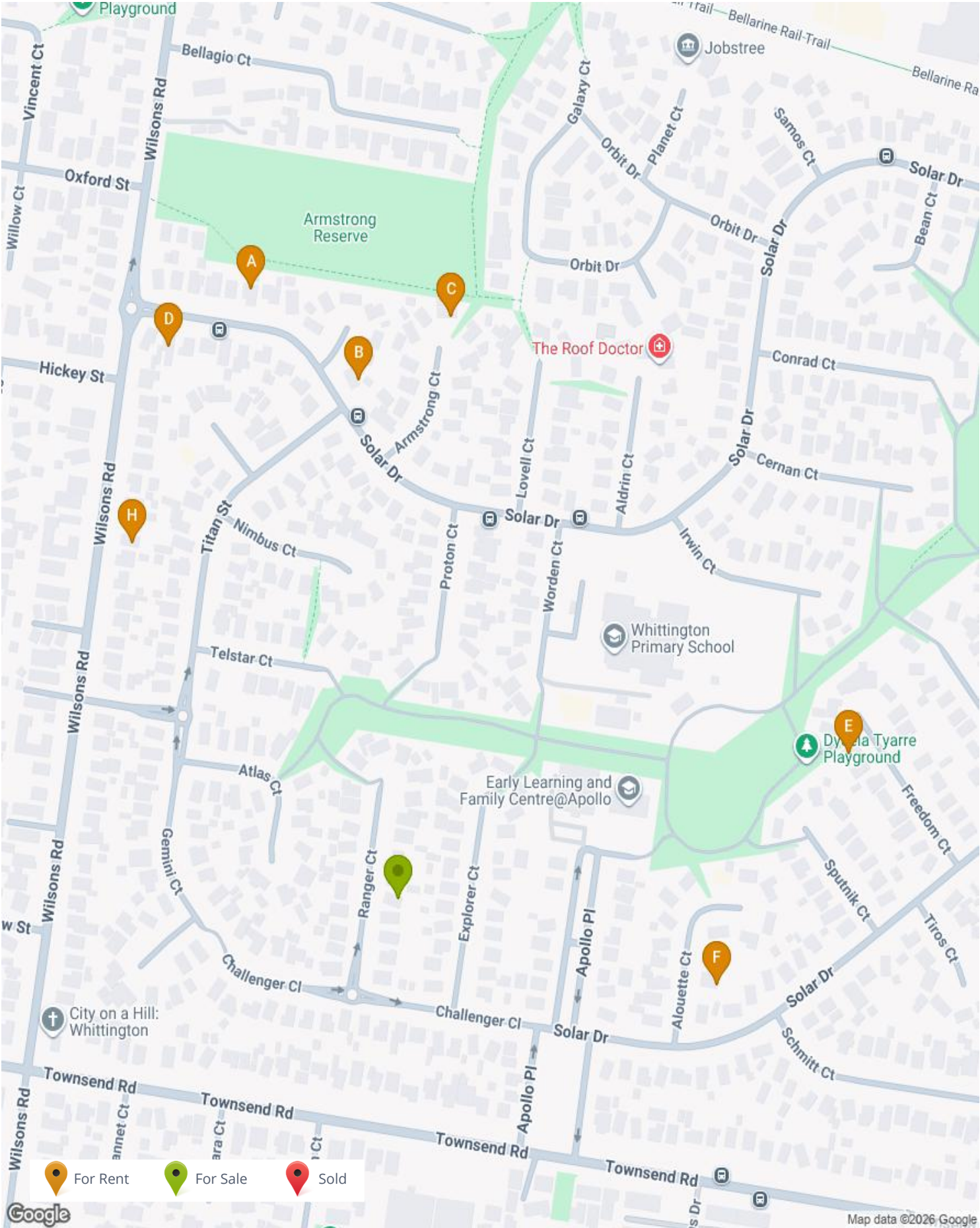
Suburb Rental Yield

+5.3%

Current Median Price: \$415,500
Current Median Rent: \$420

Based on 31 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 8 rental properties selected within the suburb of WHITTINGTON. The lowest for rent price is \$390 and the highest for rent price is \$465 with a median rental price of \$440. Days listed ranges from 1 to 27 days with the average currently at 13 days for these selected properties.

11 SOLAR DR, WHITTINGTON 3219  Property Type: House Area: 680 m² RPD: 212//LP115301 Current Rent Price: \$455 per week First Rent Price: \$455 per week Month Listed: April 2026 Days on Market: 4 Days Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: SECURE PARKING A	UBD Ref: Melbourne - 637 B19 3 1 1
19 SOLAR DR, WHITTINGTON 3219  Property Type: House Area: 654 m² RPD: 221//LP115301 Current Rent Price: \$420 per week First Rent Price: \$420 per week Month Listed: April 2026 Days on Market: 4 Days Features: B	UBD Ref: Melbourne - 637 C20 3 1 2
13 ARMSTRONG CRT, WHITTINGTON 3219  Property Type: House Area: 644 m² RPD: 228//LP115301 Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: April 2026 Days on Market: 7 Days Features: BUILD YR: 1974, STOREYS: 1, LOWSET, BRICK AND TILE, CONTEMPORARY, VERANDAH/DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, C	UBD Ref: Melbourne - 637 C19 3 1 2
4 SOLAR DR, WHITTINGTON 3219  Property Type: House Area: 567 m² RPD: 145//LP115301 Current Rent Price: \$465 per week First Rent Price: \$480 per week Month Listed: March 2026 Days on Market: 22 Days Features: DECK, IMPROVEMENTS: FLOORBOARDS D	UBD Ref: Melbourne - 637 B20 3 1 4
15 FREEDOM CRT, WHITTINGTON 3219  Property Type: House Area: 564 m² RPD: 532//LP126775 Current Rent Price: \$440 per week First Rent Price: \$440 per week Month Listed: March 2026 Days on Market: 23 Days Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, CLOSE TO SHOPS, PETS ALLOWED, SECURE PARKING E	UBD Ref: Melbourne - 649 D1 3 1 2

4 ALOUETTE CRT, WHITTINGTON 3219

UBD Ref: Melbourne - 649 D1  3  1  2



Property Type: House
Area: 724 m²
RPD: 673//LP123110

Current Rent Price: **\$450 per week**
First Rent Price: **\$480 per week**
Month Listed: **March 2026**
Days on Market: **27 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: GAS, DISHWASHER, FLOORBOARDS, SECURE PARKING



13 ARMSTRONG CRT, WHITTINGTON 3219

UBD Ref: Melbourne - 637 C19  3  1  1



Property Type: House
Area: 644 m²
RPD: 228//LP115301

Current Rent Price: **\$405 per week**
First Rent Price: **\$405 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **1 Day**

Features: BUILD YR: 1974, STOREYS: 1, LOWSET, BRICK AND TILE, CONTEMPORARY, VERANDAH/DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



199 WILSONS RD, WHITTINGTON 3219

UBD Ref: Melbourne - 637 B20  3  1  1



Property Type: House
Area: 557 m²
RPD: 135//LP115301

Current Rent Price: **\$390 per week**
First Rent Price: **\$410 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **23 Days**

Features:



10 RANGER COURT, WHITTINGTON, VIC 3219



Appraisal Price

This market analysis has been prepared on 14/04/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$400pw to \$440pw

Contact your agent for further information:



Agent Name: Jason Barnett
Mobile: 0417 585 221
Office: Barnett Real Estate
Office Phone: 03 5222 1488
Email: jason@barnettproperty.com.au
Website: www.barnettproperty.com.au