



COMPARATIVE MARKET ANALYSIS

2 JACARANDA PLACE, BELMONT, VIC 3216

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



2 Jacaranda Place
Belmont, VIC, 3216

To Whom It May Concern,

RE: 2 Jacaranda Place
Belmont, VIC, 3216

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

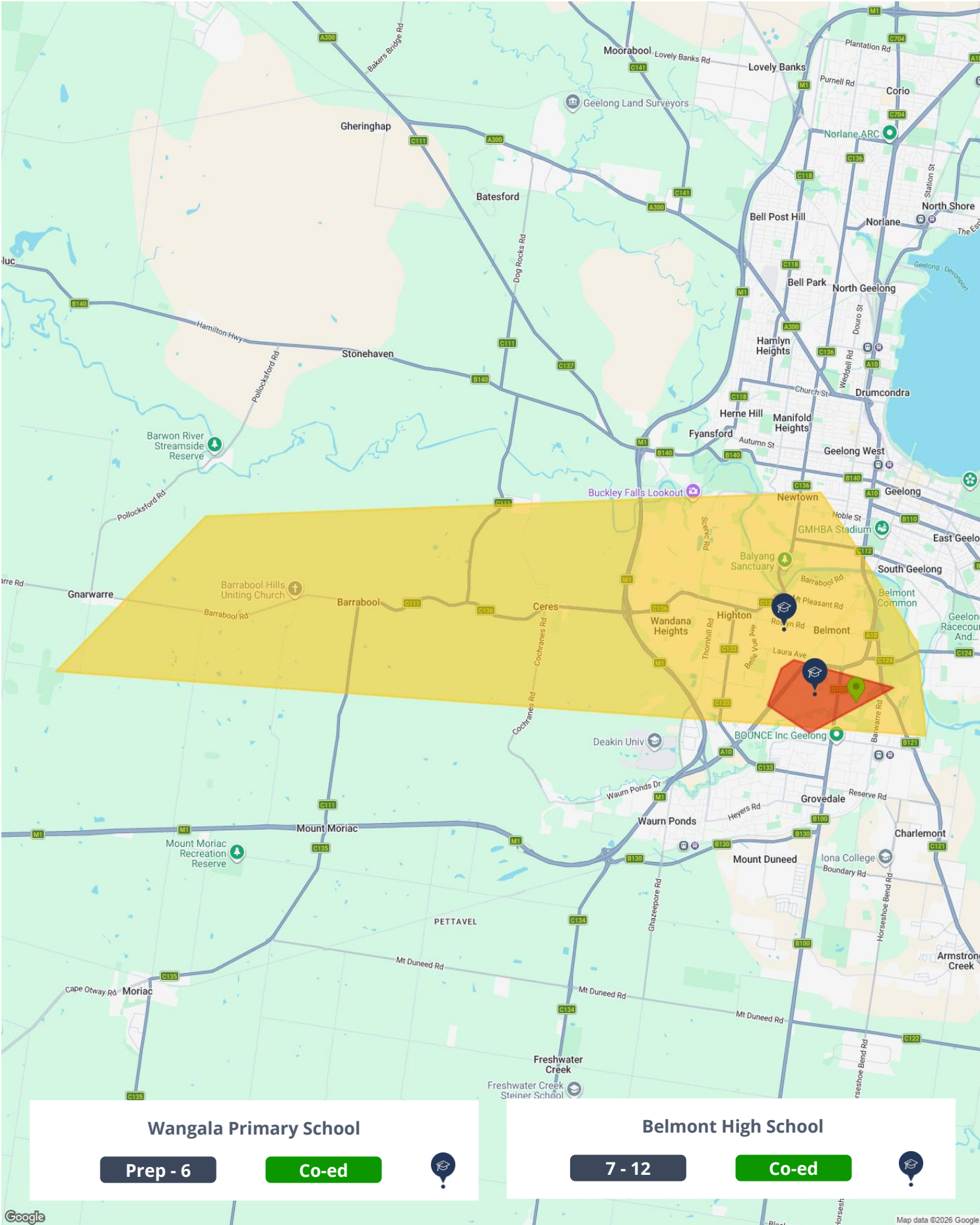
Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

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

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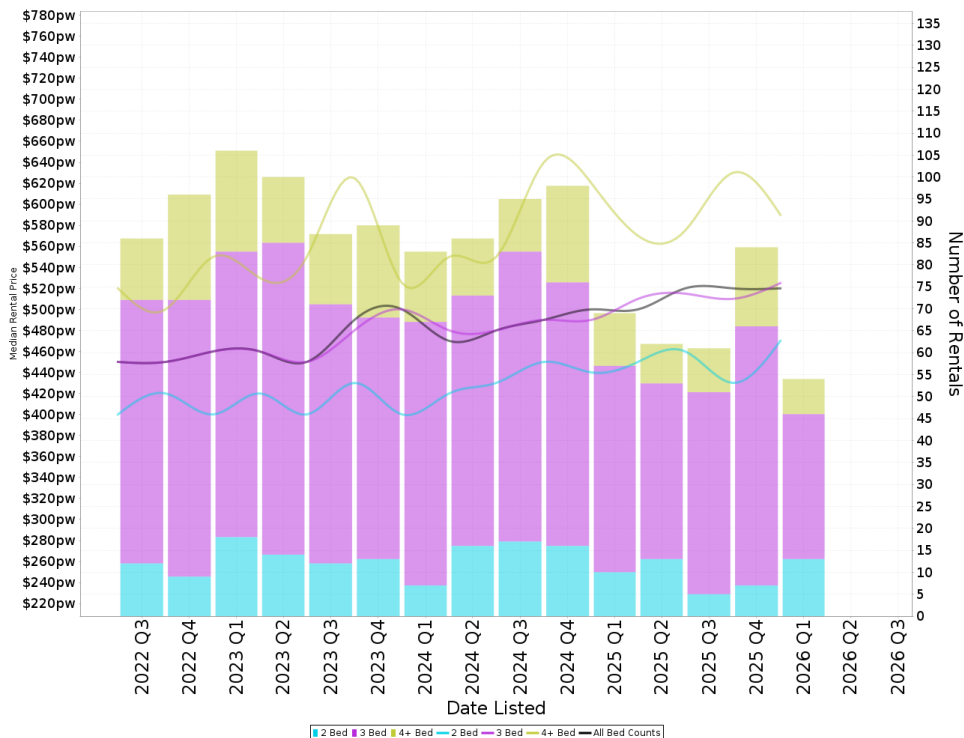
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.6%

Current Median Price: \$740,000

Previous Median Price: \$700,500

Based on 529 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

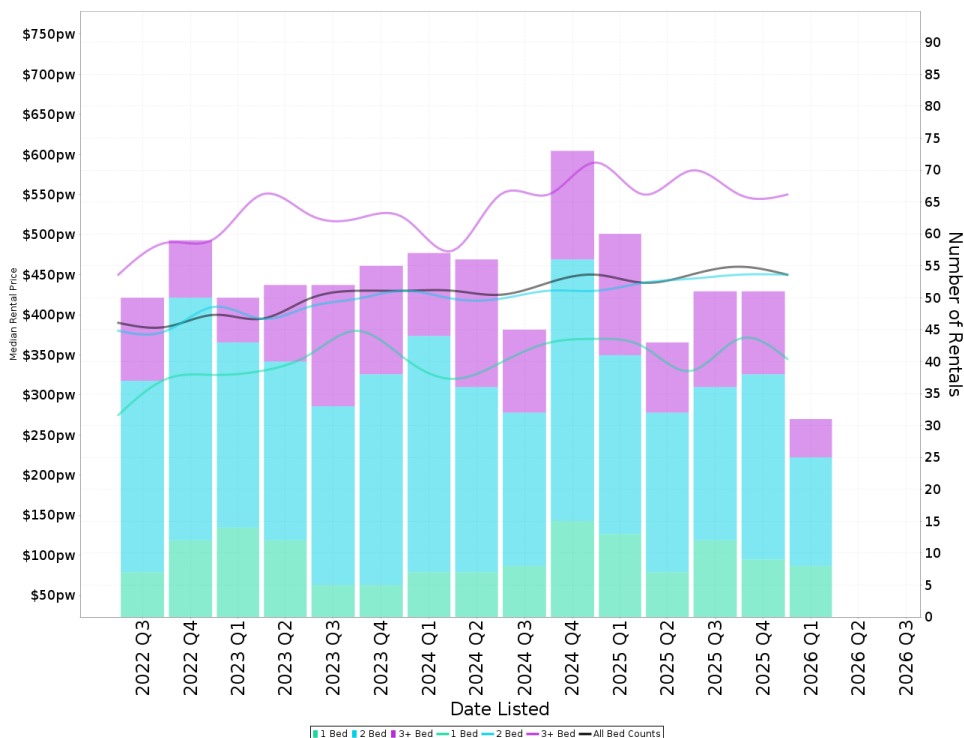
+3.7%

Current Median Price: \$740,000

Current Median Rent: \$520

Based on 199 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.4%

Current Median Price: \$548,000

Previous Median Price: \$567,500

Based on 225 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

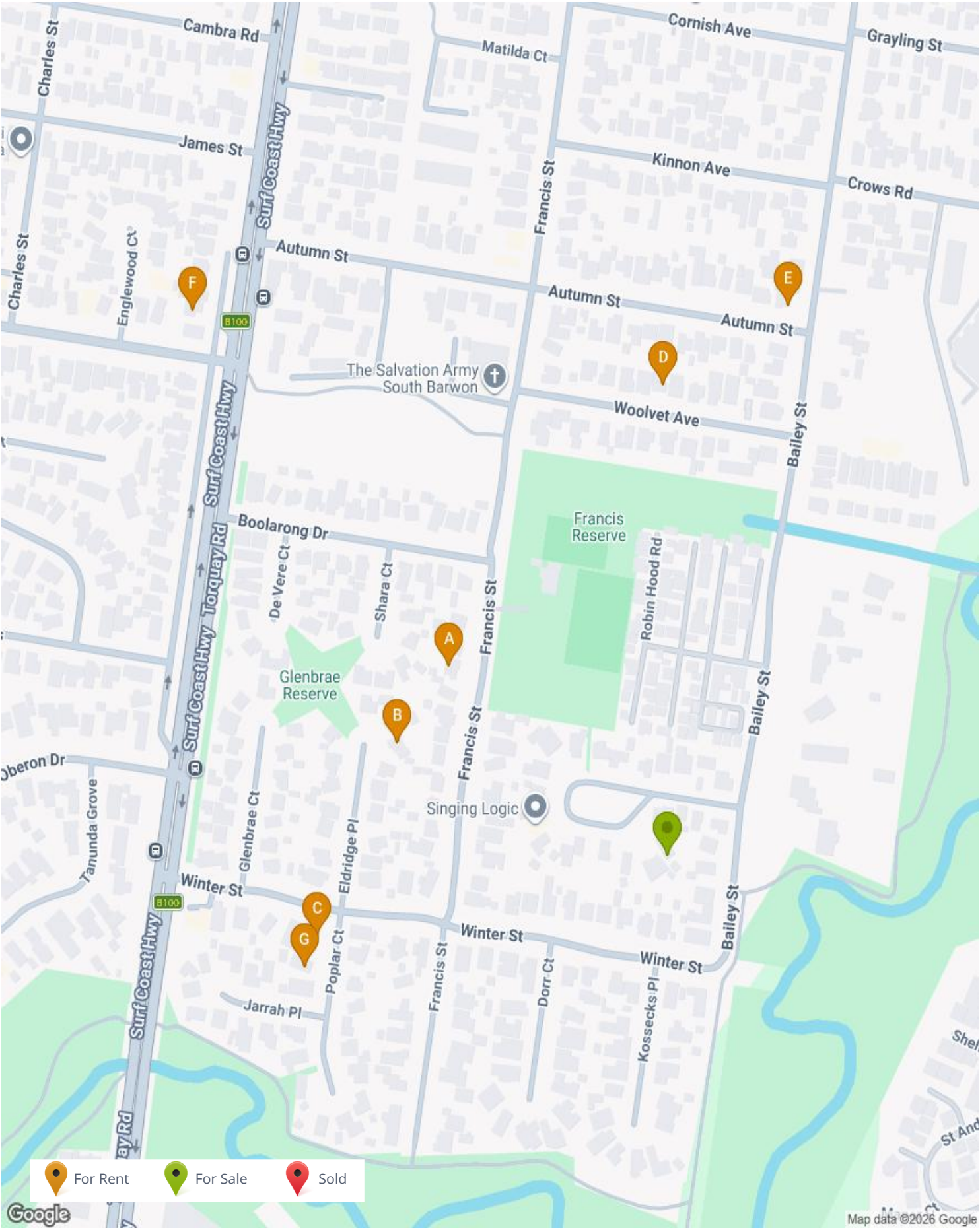
+4.3%

Current Median Price: \$548,000

Current Median Rent: \$450

Based on 133 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$470 and the highest for rent price is \$540 with a median rental price of \$520. Days listed ranges from 7 to 45 days with the average currently at 22 days for these selected properties.

194 FRANCIS ST, BELMONT 3216  Property Type: House Area: 661 m² RPD: 2//LP113934 Features: UBD Ref: Melbourne - 648 B5 3 1 3 Current Rent Price: \$540 per week First Rent Price: \$540 per week Month Listed: March 2026* (Rented) Days on Market: 7 Days A
11 ELDRIDGE PL, BELMONT 3216  Property Type: House Area: 673 m² RPD: 51//LP119316 Features: BUILT IN ROBES, IMPROVEMENTS: DISHWASHER UBD Ref: Melbourne - 648 B5 3 1 1 Current Rent Price: \$520 per week First Rent Price: \$520 per week Month Listed: April 2026* (Rented) Days on Market: 12 Days B
12 WINTER ST, BELMONT 3216  Property Type: House Area: 643 m² RPD: 34//LP130027 Features: UBD Ref: Melbourne - 648 B6 3 1 3 Current Rent Price: \$470 per week First Rent Price: \$470 per week Month Listed: May 2026* (Rented) Days on Market: C
10 WOOLVET AVE, BELMONT 3216  Property Type: House Area: 488 m² RPD: 1//TP581161 Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS UBD Ref: Melbourne - 648 C4 3 1 1 Current Rent Price: \$540 per week First Rent Price: \$550 per week Month Listed: May 2026 Days on Market: 42 Days D
52 BAILEY ST, BELMONT 3216  Property Type: House Area: 401 m² RPD: 2//PS445184 Features: DECK, AIR CONDITIONED, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, COURTYARD, CLOSE TO SHOPS, GARDEN, INTERNAL LAUNDRY, PETS UBD Ref: Melbourne - 648 D4 3 1 1 Current Rent Price: \$500 per week First Rent Price: \$500 per week Month Listed: January 2026* (Rented) Days on Market: 16 Days E

55 TORQUAY RD, BELMONT 3216

UBD Ref: Melbourne - 648 A4  3  1  1



Property Type: House
Area: 522 m²
RPD: 5//LP77766

Features: BUILT IN ROBES

Current Rent Price: **\$500 per week**
First Rent Price: **\$510 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **45 Days**



15 POPLAR CRT, BELMONT 3216

UBD Ref: Melbourne - 648 B6  3  1  2



Property Type: House
Area: 651 m²
RPD: 33//LP130027

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: COURTYARD, CLOSE TO SHOPS

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **12 Days**



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Appraisal Price

This market analysis has been prepared on 06/07/2026 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:

\$500pw to \$550pw

Contact your agent for further information:



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