



## 24 HIGH ROAD YALLOURN NORTH VIC 3825

Prepared on 7th August 2025



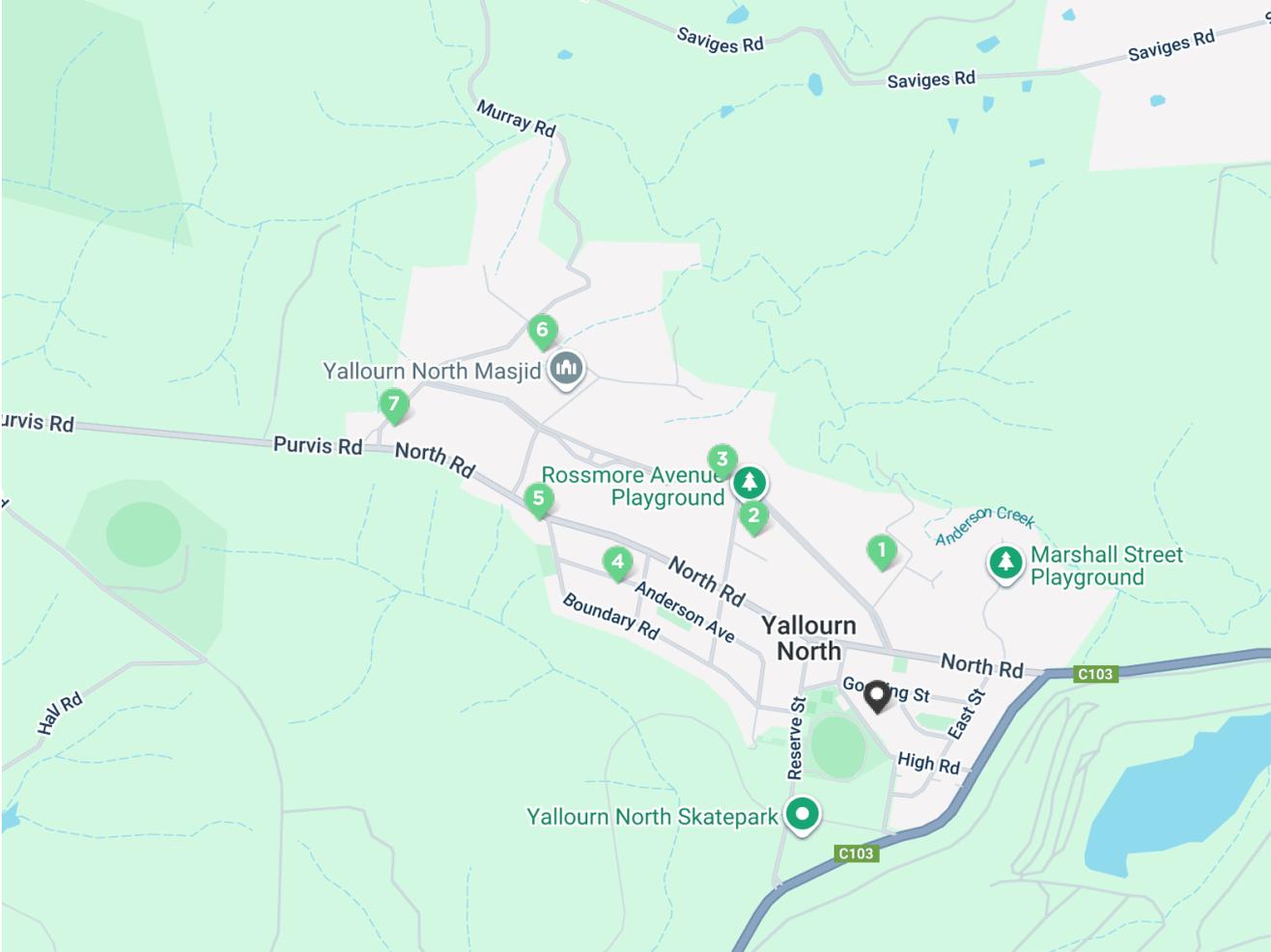
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# Comps Map: Rentals



1 5 ROXBURGH ROAD YALLOURN NORTH VIC 3825	3	1	2	\$380
2 1 JOHN STREET YALLOURN NORTH VIC 3825	4	1	1	\$390
3 41 KELSO ROAD YALLOURN NORTH VIC 3825	3	1	2	\$410
4 31 ANDERSON AVENUE YALLOURN NORTH VIC 3825	3	1	3	\$390
5 167 NORTH ROAD YALLOURN NORTH VIC 3825	3	1	-	\$395
6 9 SOMERSET ROAD YALLOURN NORTH VIC 3825	3	1	1	\$395
7 2 MURRAY ROAD YALLOURN NORTH VIC 3825	3	1	2	\$400

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

# Comparable Rentals

**1** 5 ROXBURGH ROAD YALLOURN NORTH VIC 3825



3 1 2 634m<sup>2</sup> 122m<sup>2</sup>  
 Year Built 1950 DOM 44 days  
 Listing Date 11-Dec-24 Distance 0.33km  
 Listing Price \$380 Per Week

**2** 1 JOHN STREET YALLOURN NORTH VIC 3825



4 1 1 602m<sup>2</sup> 116m<sup>2</sup>  
 Year Built 1960 DOM 28 days  
 Listing Date 04-Sep-24 Distance 0.5km  
 Listing Price \$390 pw

**3** 41 KELSO ROAD YALLOURN NORTH VIC 3825



3 1 2 719m<sup>2</sup> 94m<sup>2</sup>  
 Year Built 1960 DOM 8 days  
 Listing Date 13-Sep-24 Distance 0.65km  
 Listing Price \$410 WEEKLY

**4** 31 ANDERSON AVENUE YALLOURN NORTH VIC 3825



3 1 3 705m<sup>2</sup> 101m<sup>2</sup>  
 Year Built 1960 DOM 42 days  
 Listing Date 09-Dec-24 Distance 0.67km  
 Listing Price \$390 Per Week

**5** 167 NORTH ROAD YALLOURN NORTH VIC 3825



3 1 - 649m<sup>2</sup> 94m<sup>2</sup>  
 Year Built 1960 DOM 25 days  
 Listing Date 04-Mar-25 Distance 0.9km  
 Listing Price \$395 per week

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 9 SOMERSET ROAD YALLOURN NORTH VIC 3825



🛏️ 3 🚿 1 🚗 1 🏠 3,303m<sup>2</sup> 📏 113m<sup>2</sup>  
 Year Built - DOM 56 days  
 Listing Date 12-Jun-25 Distance 1.15km  
 Listing Price \$395 per week

Harcourts

7 2 MURRAY ROAD YALLOURN NORTH VIC 3825



🛏️ 3 🚿 1 🚗 2 🏠 677m<sup>2</sup> 📏 123m<sup>2</sup>  
 Year Built - DOM 16 days  
 Listing Date 12-Mar-25 Distance 1.3km  
 Listing Price \$400 per week

Harcourts

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

# Summary

**24 HIGH ROAD YALLOURN NORTH VIC 3825**



**Appraisal price range**  
\$380 - \$400 Per Week

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