



95 MADDEN STREET MORWELL VIC 3840

Prepared on 23rd December 2025



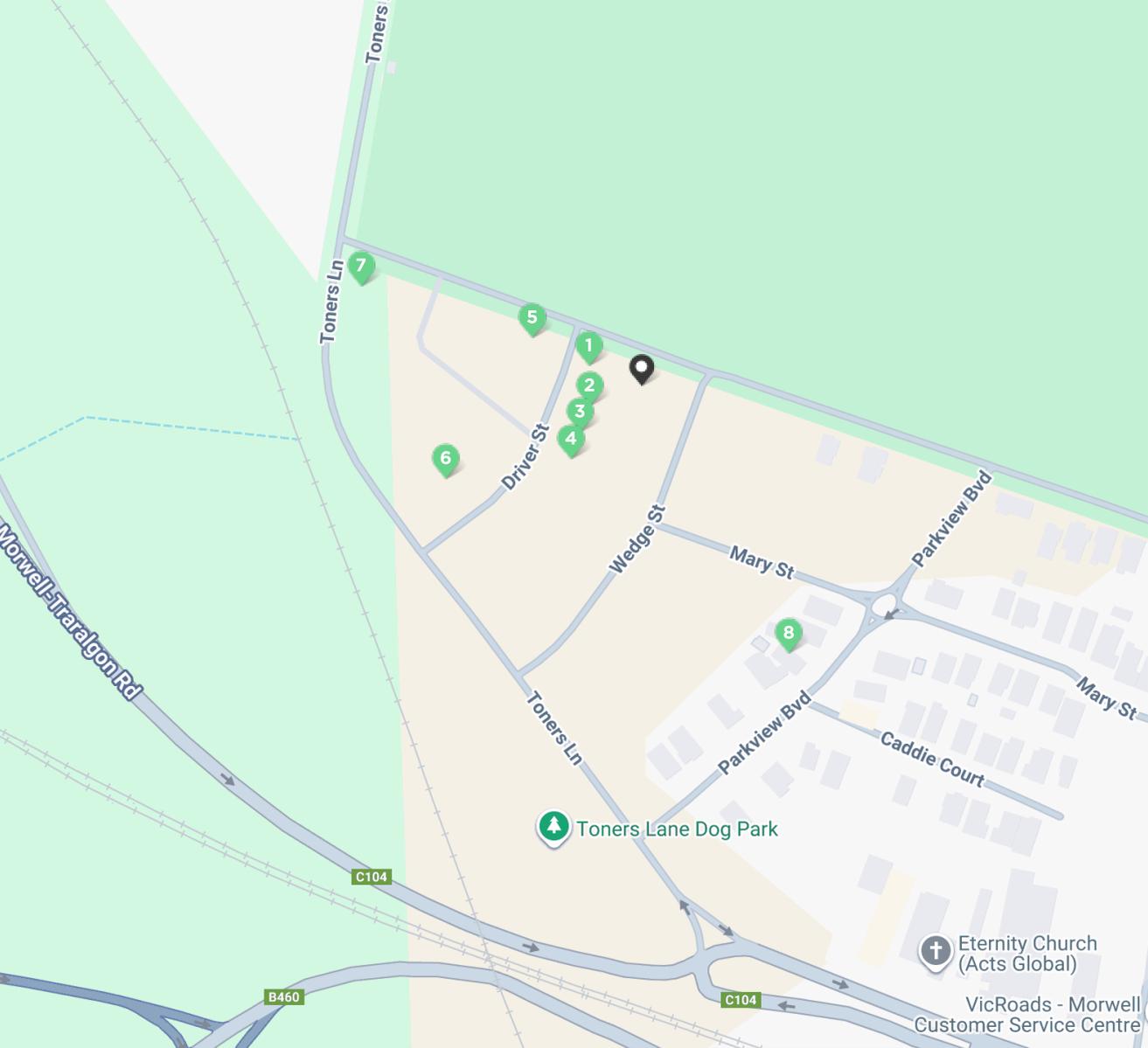
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Comps Map: Rentals



1 99 MADDEN STREET MORWELL VIC 3840	4	2	2	\$550
2 14 DRIVER STREET MORWELL VIC 3840	4	2	2	\$550
3 12 DRIVER STREET MORWELL VIC 3840	4	2	2	\$550
4 10 DRIVER STREET MORWELL VIC 3840	4	2	2	\$560
5 11 DRIVER STREET MORWELL VIC 3840	4	2	2	\$540
6 1 DRIVER STREET MORWELL VIC 3840	4	2	-	\$550
7 113 MADDEN STREET MORWELL VIC 3840	4	2	2	\$560
8 13 PARKVIEW BOULEVARD MORWELL VIC 3840	4	2	2	\$570

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

Comparable Rentals

1 99 MADDEN STREET MORWELL VIC 3840



4 2 2 546m² 150m²
 Year Built 2025 DOM 16 days
 Listing Date 20-Feb-25 Distance 0.04km
 Listing Price \$550/WEEKLY

2 14 DRIVER STREET MORWELL VIC 3840



4 2 2 645m² -
 Year Built - DOM 72 days
 Listing Date 22-Jan-25 Distance 0.04km
 Listing Price \$550/WEEKLY

3 12 DRIVER STREET MORWELL VIC 3840



4 2 2 650m² -
 Year Built - DOM 36 days
 Listing Date 21-Jan-25 Distance 0.05km
 Listing Price \$550/WEEKLY

4 10 DRIVER STREET MORWELL VIC 3840



4 2 2 682m² -
 Year Built - DOM 47 days
 Listing Date 20-Jan-25 Distance 0.07km
 Listing Price \$560/WEEKLY

5 11 DRIVER STREET MORWELL VIC 3840



4 2 2 616m² 152m²
 Year Built 2024 DOM 41 days
 Listing Date 19-Jun-25 Distance 0.08km
 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

Comparable Rentals

6 1 DRIVER STREET MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 - 📏 618m² 📏 176m²
 Year Built 2024 DOM 17 days
 Listing Date 17-Apr-25 Distance 0.14km
 Listing Price \$550/WEEKLY

7 113 MADDEN STREET MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 2 📏 531m² 📏 156m²
 Year Built 2024 DOM 16 days
 Listing Date 11-Aug-25 Distance 0.19km
 Listing Price \$560/WEEKLY

8 13 PARKVIEW BOULEVARD MORWELL VIC 3840



🛏️ 4 🚿 2 🚗 2 📏 586m² 📏 159m²
 Year Built 2022 DOM 28 days
 Listing Date 21-Nov-25 Distance 0.2km
 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

Local Schools

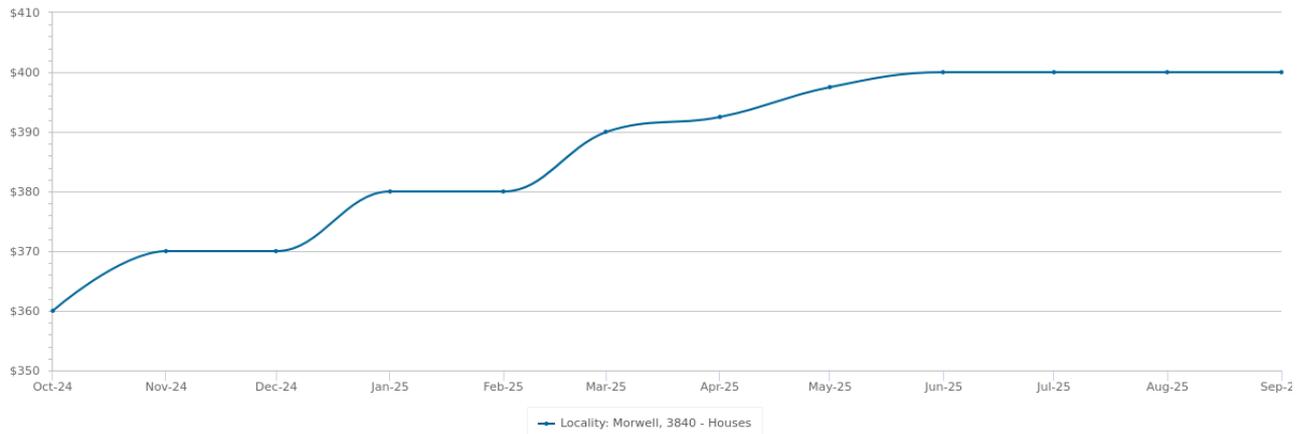


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Berry Street School - Morwell Campus 11A Driffield Road Morwell VIC 3840	0.7km	Special	Mixed	Non-Government	-
 Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	2.02km	Secondary	Mixed	Non-Government	-
 Morwell Central Primary School	2.16km	Primary	Mixed	Government	0-6
 Morwell Primary School	3.31km	Primary	Mixed	Government	1-6
 Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	3.71km	Primary	Mixed	Government	0-6

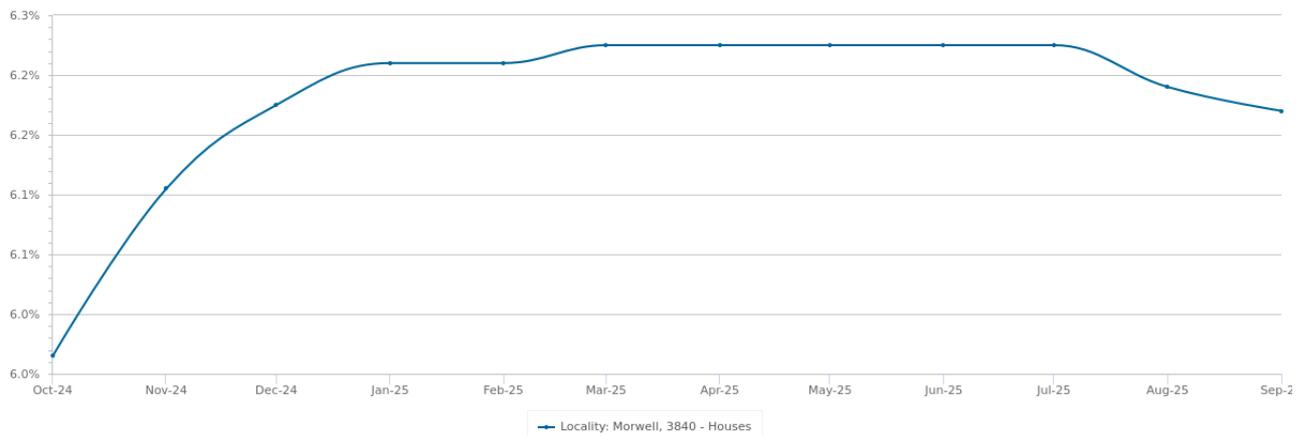
 Property is within school catchment area  Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



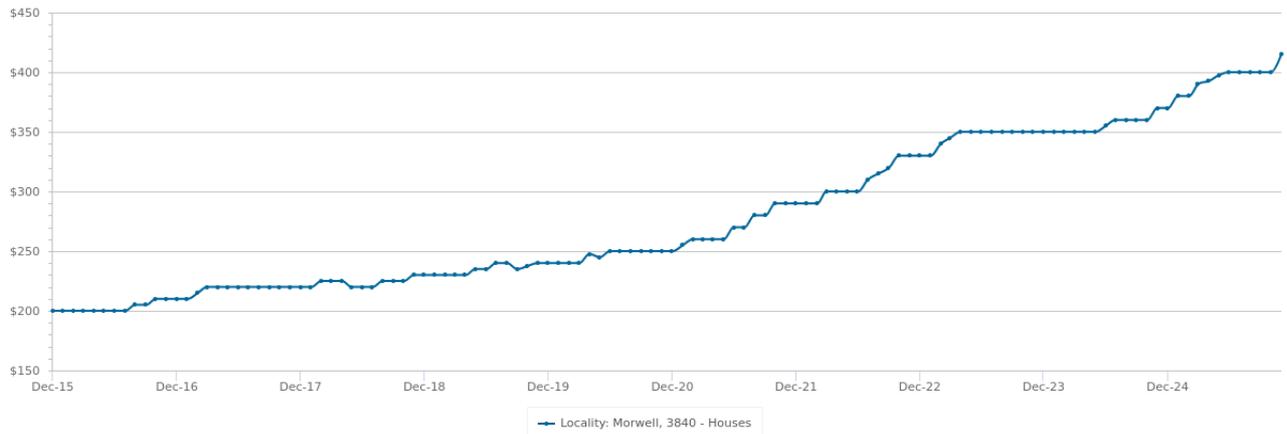
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Sep 2025	\$400	0.0%	6.2%	317
Aug 2025	\$400	0.0%	6.2%	296
Jul 2025	\$400	0.0%	6.2%	296
Jun 2025	\$400	0.6% ▲	6.2%	294
May 2025	\$397	1.3% ▲	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	2.7% ▲	6.2%	308
Dec 2024	\$370	0.0%	6.2%	300
Nov 2024	\$370	2.8% ▲	6.1%	302
Oct 2024	\$360	0.0%	6%	311

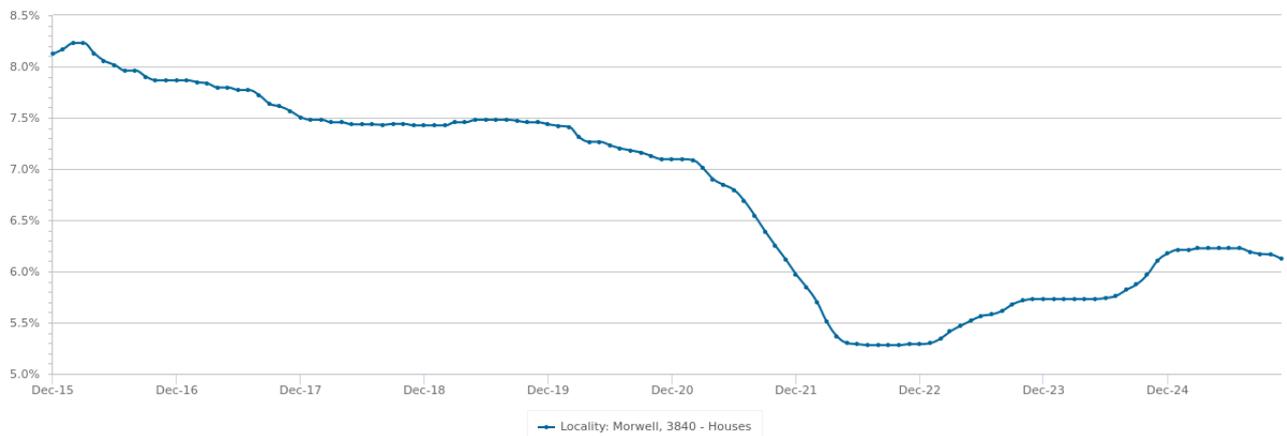
Long Term Market Trends

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
2025	\$415	12.2% ▲	6.1%	324
2024	\$370	5.7% ▲	6.1%	302
2023	\$350	6.1% ▲	5.7%	365
2022	\$330	13.8% ▲	5.3%	333
2021	\$290	16.0% ▲	6.1%	298
2020	\$250	4.2% ▲	7.1%	312
2019	\$240	4.3% ▲	7.5%	372
2018	\$230	4.5% ▲	7.4%	430
2017	\$220	4.8% ▲	7.6%	501
2016	\$210	5.0% ▲	7.9%	517

Summary

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Appraisal price range

\$540 - \$560

Notes from your agent

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