



6 LICOLA COURT TRARALGON VIC 3844

Prepared on 6th October 2025



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Traralgon VIC 3844

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Comparable Rentals

1 5 STRZELECKI COURT TRARALGON VIC 3844



3 1 2 741m² 116m²
 Year Built 1970 DOM 42 days
 Listing Date 03-Jun-25 Distance 0.09km
 Listing Price \$440 pw

2 65 BANK STREET TRARALGON VIC 3844



3 1 1 602m² 167m²
 Year Built 1970 DOM 29 days
 Listing Date 11-Jul-25 Distance 0.24km
 Listing Price \$450.00 per week

3 7 WATTLE COURT TRARALGON VIC 3844



3 1 2 858m² 134m²
 Year Built 1980 DOM 3 days
 Listing Date 24-Feb-25 Distance 0.3km
 Listing Price \$440.00 per week

4 14 FERNLEA STREET TRARALGON VIC 3844



3 1 1 563m² 114m²
 Year Built - DOM 13 days
 Listing Date 07-Nov-24 Distance 0.33km
 Listing Price \$410 PW / AVAIL. 20.12.2024

5 16 FERNLEA STREET TRARALGON VIC 3844



3 1 2 563m² 110m²
 Year Built 1980 DOM 22 days
 Listing Date 09-May-25 Distance 0.34km
 Listing Price \$420 pw

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 27 HYDE PARK ROAD TRARALGON VIC 3844



🛏️ 3 🚿 1 🚗 2 📏 676m² 📏 127m²
 Year Built 1950 DOM 4 days
 Listing Date 01-Mar-25 Distance 0.36km
 Listing Price \$450.00 per week

7 5 OAK AVENUE TRARALGON VIC 3844



🛏️ 3 🚿 1 🚗 2 📏 544m² 📏 128m²
 Year Built 1970 DOM 4 days
 Listing Date 06-May-25 Distance 0.42km
 Listing Price \$460 PW / AVAIL. 13.5.25

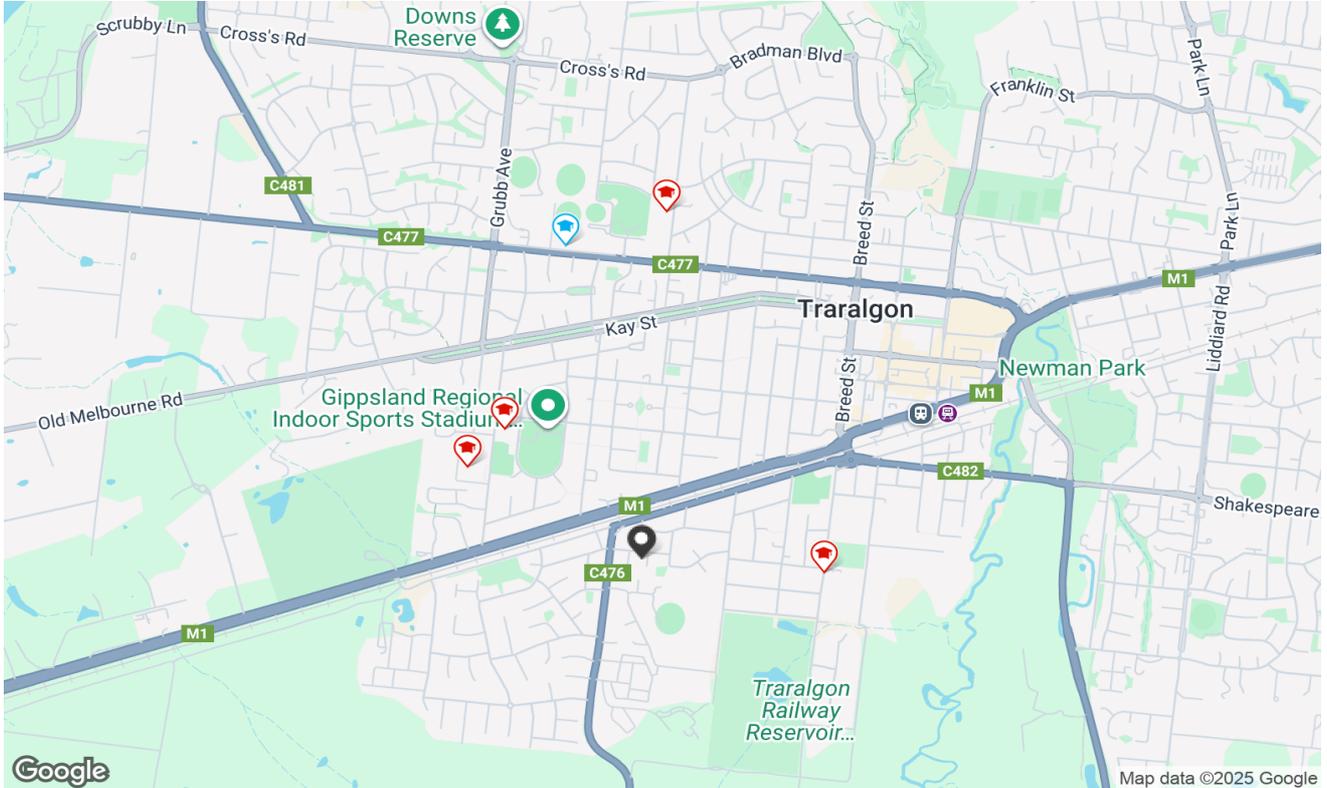
8 93 BANK STREET TRARALGON VIC 3844



🛏️ 3 🚿 1 🚗 2 📏 572m² 📏 -
 Year Built - DOM 7 days
 Listing Date 11-Nov-24 Distance 0.43km
 Listing Price \$420 PW / AVAIL. NOW

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

Local Schools

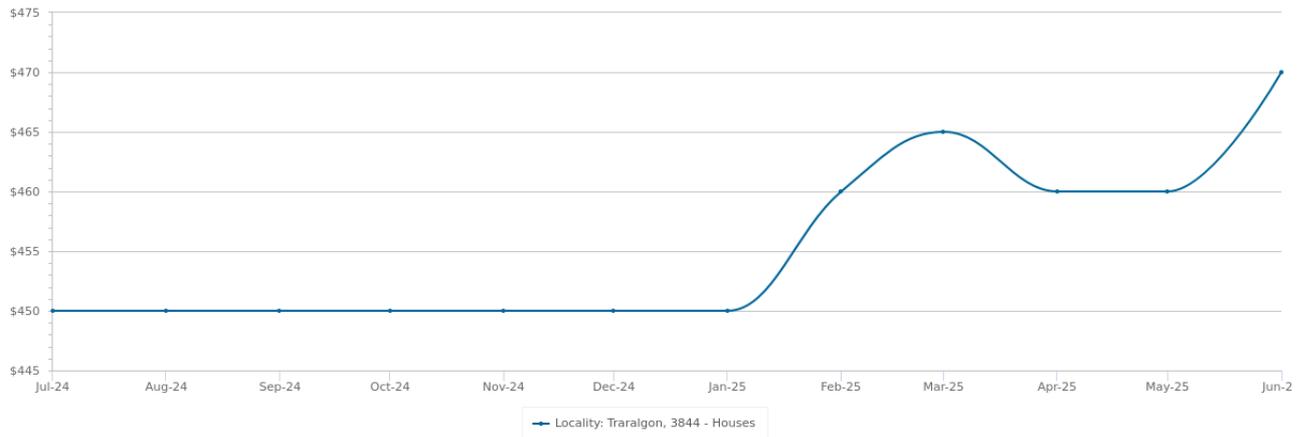


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Latrobe Special Developmental School 48-62 Hickox Street Traralgon VIC 3844	0.84km	Special	Mixed	Government	-
 Traralgon (Kosciuszko Street) Primary School Garibaldi Street Traralgon VIC 3844	0.87km	Primary	Mixed	Government	0-6
 Lavalla Catholic College	0.89km	Secondary	Mixed	Non-Government	7-12
 Traralgon College	1.54km	Secondary	Mixed	Government	7-12
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	1.67km	Primary	Mixed	Government	0-6

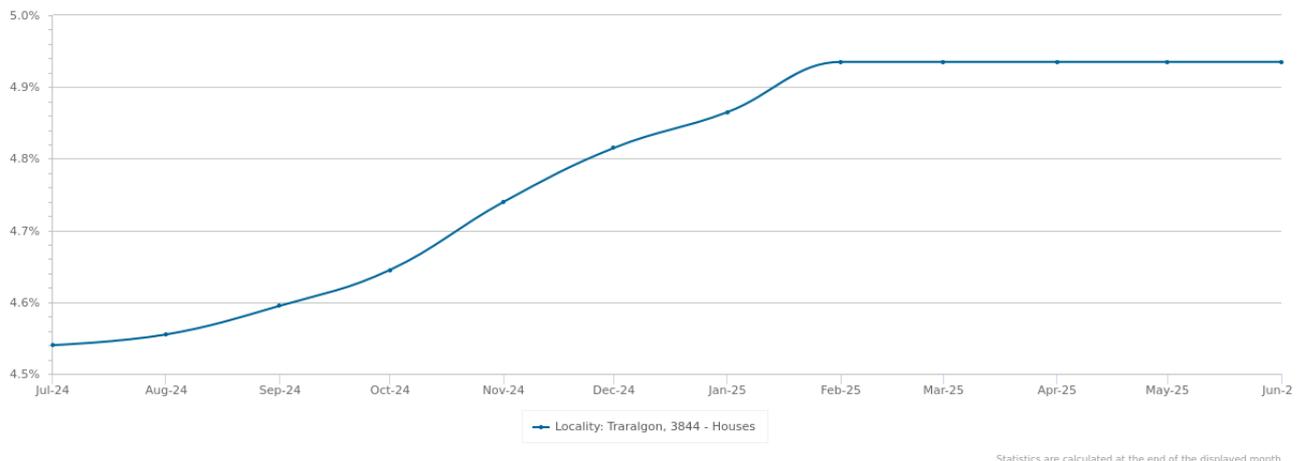
 Property is within school catchment area
  Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



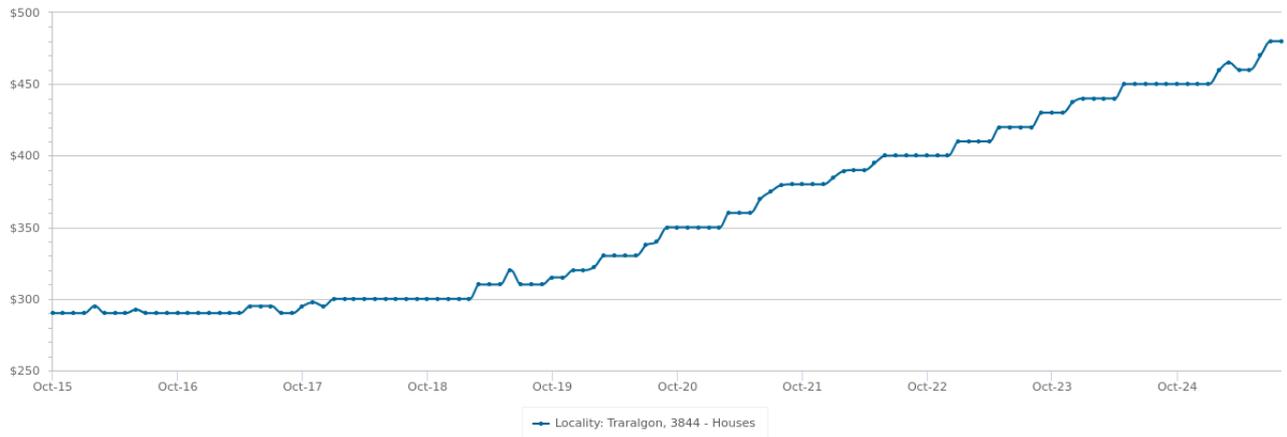
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2025	\$470	2.2% ▲	4.9%	473
May 2025	\$460	0.0%	4.9%	462
Apr 2025	\$460	-1.1% ▼	4.9%	449
Mar 2025	\$465	1.1% ▲	4.9%	447
Feb 2025	\$460	2.2% ▲	4.9%	447
Jan 2025	\$450	0.0%	4.9%	460
Dec 2024	\$450	0.0%	4.8%	461
Nov 2024	\$450	0.0%	4.7%	465
Oct 2024	\$450	0.0%	4.6%	449
Sep 2024	\$450	0.0%	4.6%	467
Aug 2024	\$450	0.0%	4.6%	458
Jul 2024	\$450	0.0%	4.5%	472

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$480	6.7% ▲	4.9%	494
2024	\$450	7.1% ▲	4.6%	458
2023	\$420	5.0% ▲	4.4%	571
2022	\$400	5.4% ▲	4.3%	599
2021	\$379	11.6% ▲	5%	529
2020	\$340	9.7% ▲	5.2%	499
2019	\$310	3.3% ▲	5.4%	552
2018	\$300	3.4% ▲	5.4%	705
2017	\$290	0.0%	5.4%	877
2016	\$290	-	5.6%	894

Summary

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Appraisal price range
\$450 - \$480 Per Week

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