



1/26 OLD SALE ROAD MOE VIC 3825

Prepared on 26th November 2025

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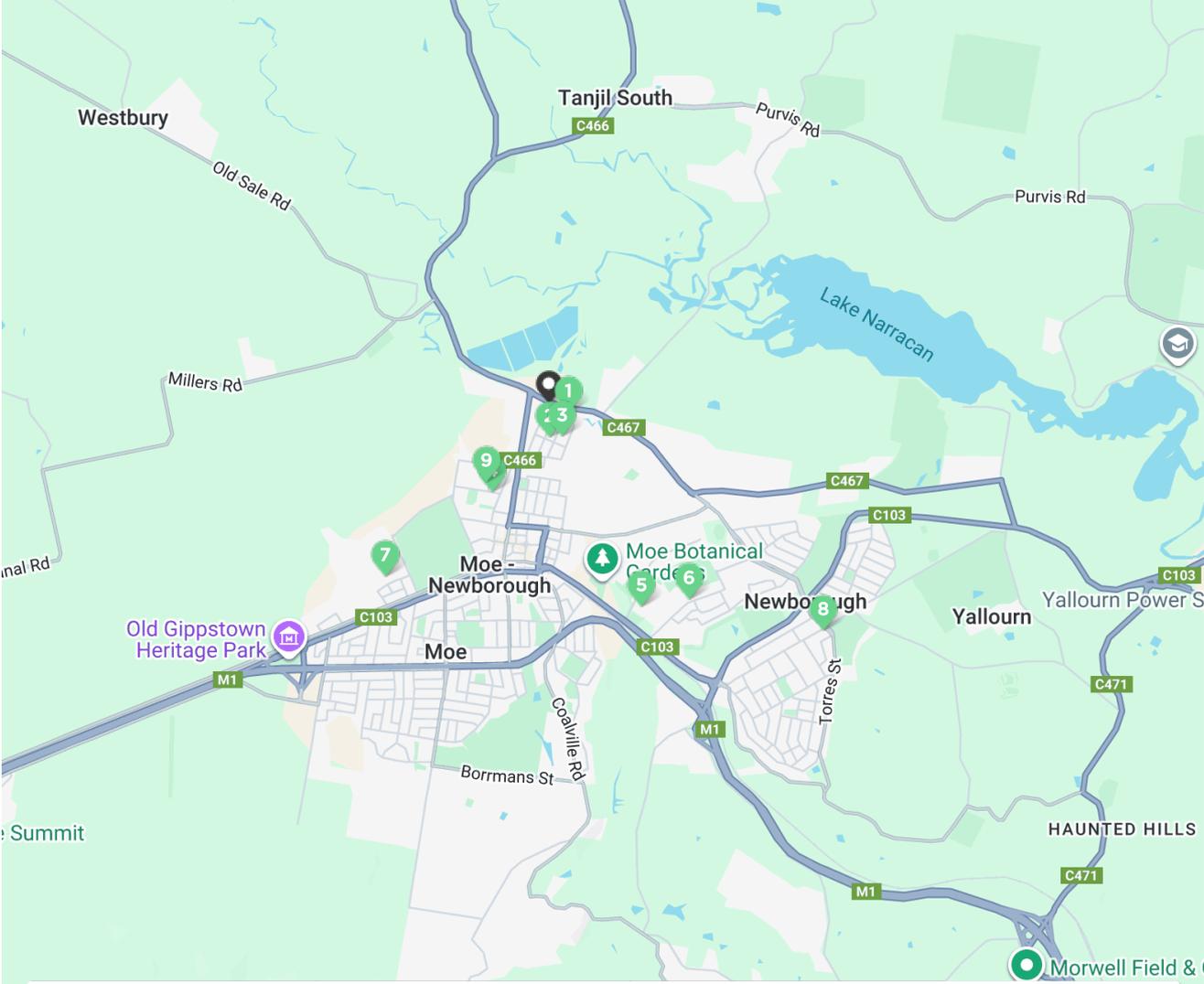
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Traralgon VIC 3844

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Comps Map: Rentals



1 2/1 HUNTER STREET MOE VIC 3825	2	1	1	\$350
2 3/16 HYLAND STREET MOE VIC 3825	2	1	1	\$310
3 1/5 HYLAND STREET MOE VIC 3825	2	1	1	\$330
4 2/10 PAULL COURT MOE VIC 3825	2	1	1	\$300
5 1/7 STAMFORD STREET NEWBOROUGH VIC 3825	2	1	1	\$300
6 1/36 OLLERTON AVENUE NEWBOROUGH VIC 3825	2	1	1	\$295
7 2/20 GLADSTONE STREET MOE VIC 3825	2	1	1	\$290
8 2/31 WILLIAM STREET NEWBOROUGH VIC 3825	2	1	1	\$300
9 2/6 BUBB STREET MOE VIC 3825	2	1	-	\$290



Map data ©2025 Google

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

Comparable Rentals

1 2/1 HUNTER STREET MOE VIC 3825



2 1 1 129m² 84m²
 Year Built 1980 DOM 26 days
 Listing Date 23-Jun-25 Distance 0.22km
 Listing Price \$350/WEEKLY

2 3/16 HYLAND STREET MOE VIC 3825



2 1 1 241m² 75m²
 Year Built 1970 DOM 16 days
 Listing Date 03-Jul-25 Distance 0.36km
 Listing Price \$310/WEEKLY

3 1/5 HYLAND STREET MOE VIC 3825



2 1 1 90m² 72m²
 Year Built 1970 DOM 54 days
 Listing Date 07-Aug-25 Distance 0.37km
 Listing Price \$330/WEEKLY

4 2/10 PAULL COURT MOE VIC 3825



2 1 1 91m² 70m²
 Year Built 1975 DOM 21 days
 Listing Date 09-May-25 Distance 1.06km
 Listing Price \$300/WEEKLY

5 1/7 STAMFORD STREET NEWBOROUGH VIC 3825



2 1 1 668m² -
 Year Built - DOM 10 days
 Listing Date 08-Jul-25 Distance 2.22km
 Listing Price \$300/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 1/36 OLLERTON AVENUE NEWBOROUGH VIC 3825



2 1 1 98m²
 Year Built 1987
 Listing Date 27-Jun-25
 Listing Price \$295/WEEKLY

80m²
 DOM 26 days
 Distance 2.39km

7 2/20 GLADSTONE STREET MOE VIC 3825



2 1 1 97m²
 Year Built 1970
 Listing Date 18-Jun-25
 Listing Price \$290/WEEKLY

73m²
 DOM 28 days
 Distance 2.36km

8 2/31 WILLIAM STREET NEWBOROUGH VIC 3825



2 1 1 89m²
 Year Built 1970
 Listing Date 11-Jul-25
 Listing Price \$300/WEEKLY

72m²
 DOM 22 days
 Distance 3.51km

9 2/6 BUBB STREET MOE VIC 3825



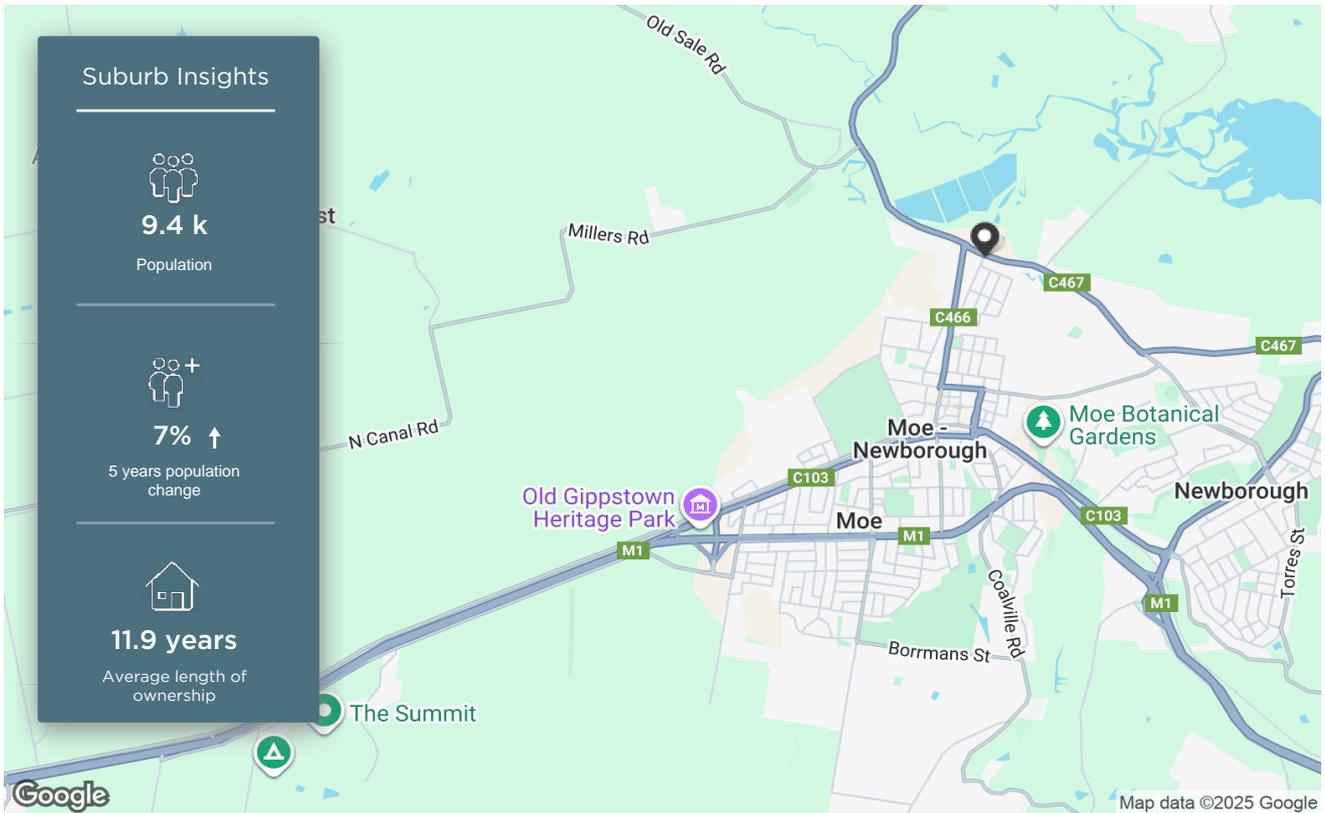
2 1 - 1,210m²
 Year Built -
 Listing Date 07-Nov-25
 Listing Price \$290/WEEKLY

86m²
 DOM 14 days
 Distance 1.01km

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

Moe

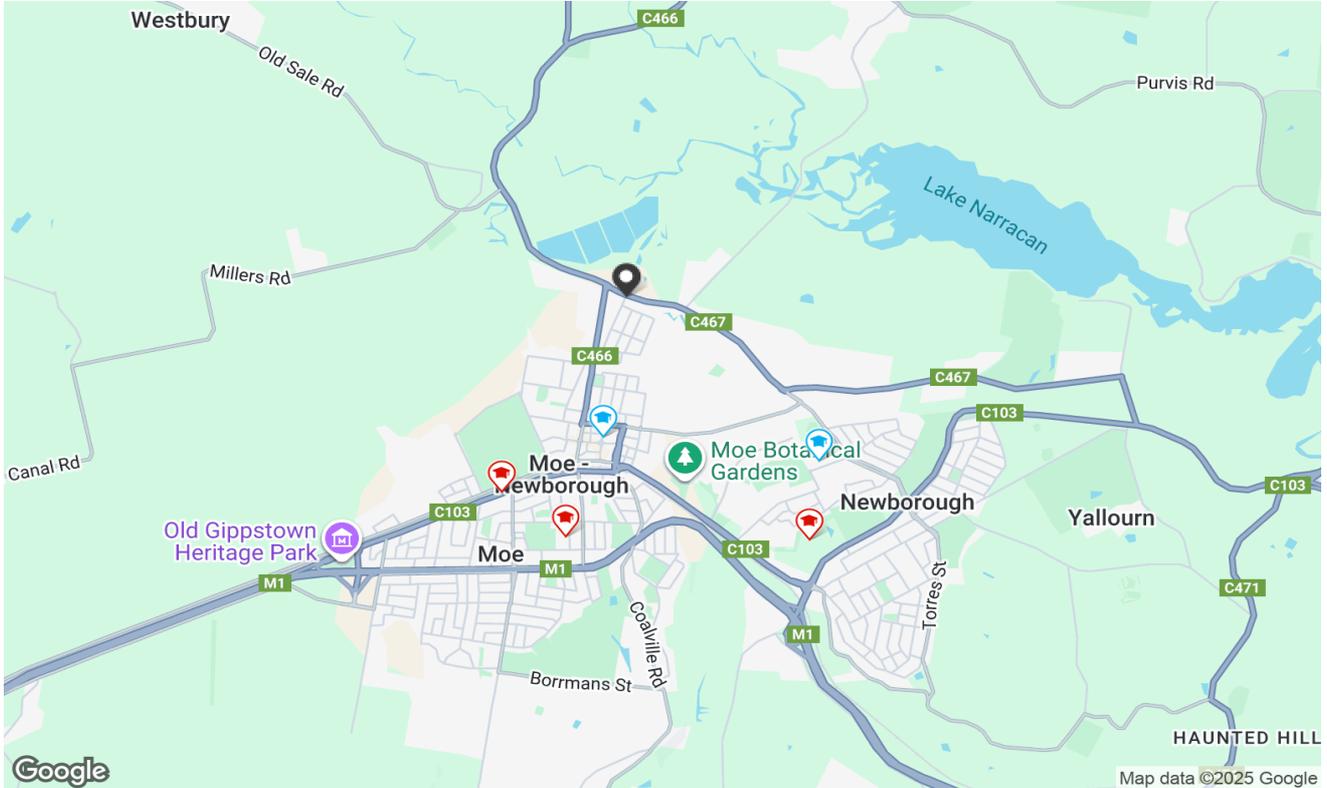
Demographic



The size of Moe is approximately 18.2 square kilometres. It has 28 parks covering nearly 7.1% of total area. The population of Moe in 2016 was 8778 people. By 2021 the population was 9375 showing a population growth of 6.8% in the area during that time. The predominant age group in Moe is 60-69 years. Households in Moe are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Moe work in a trades occupation. In 2021, 61.40% of the homes in Moe were owner-occupied compared with 61.30% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.0	Not Stated	3.1	0-15.6K	5.1	0-9	10.2
Other	2.0	Renting	33.9	15.6-33.8K	27.4	10-19	10.3
Couples with Children	30.3	Purchaser	25.5	130-182K	6.1	90-99	1.2
Single Parents	26.7	Owns Outright	35.9	182K+	4.5	30-39	11.3
		Other	1.6	33.8-52K	17.6	20-29	11.6
				78-130K	14.9	100+	0.0
				52-78K	16.1	50-59	13.1
						40-49	10.4
						70-79	11.7
						80-89	5.0

Local Schools

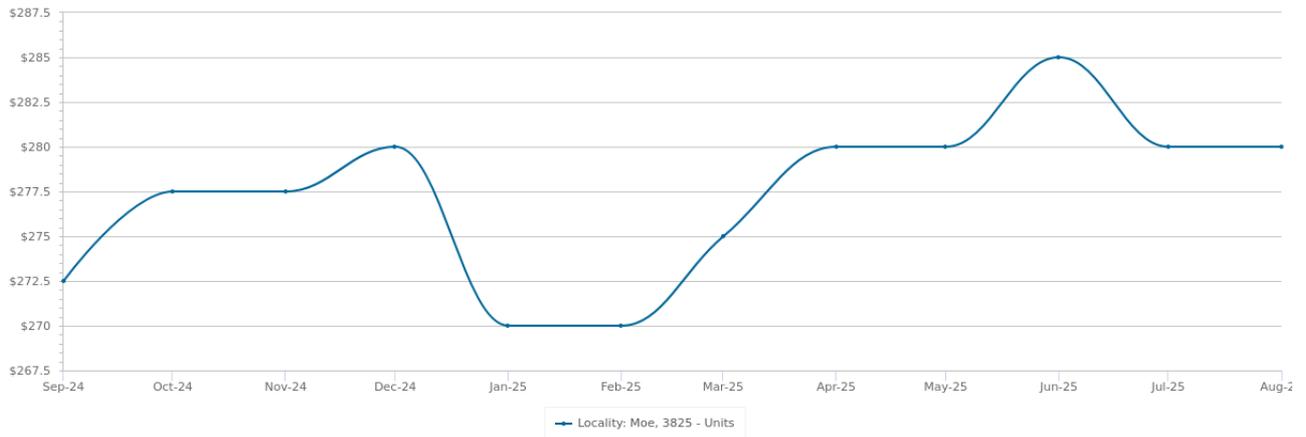


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Moe (Albert Street) Primary School 40-42 Albert Street Moe VIC 3825	1.35km	Primary	Mixed	Government	0-6
 St Kieran's School 107 Lloyd Street Moe VIC 3825	2.17km	Primary	Mixed	Non-Government	0-6
 Moe (South Street) Primary School South Street Moe VIC 3825	2.36km	Primary	Mixed	Government	0-6
 Lowanna College 72-96 Newark Avenue Newborough VIC 3825	2.36km	Secondary	Mixed	Government	7-12
 Lavalla Catholic College - Presentation Campus 45 John Field Drive Newborough VIC 3825	2.87km	Secondary	Mixed	Non-Government	-

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

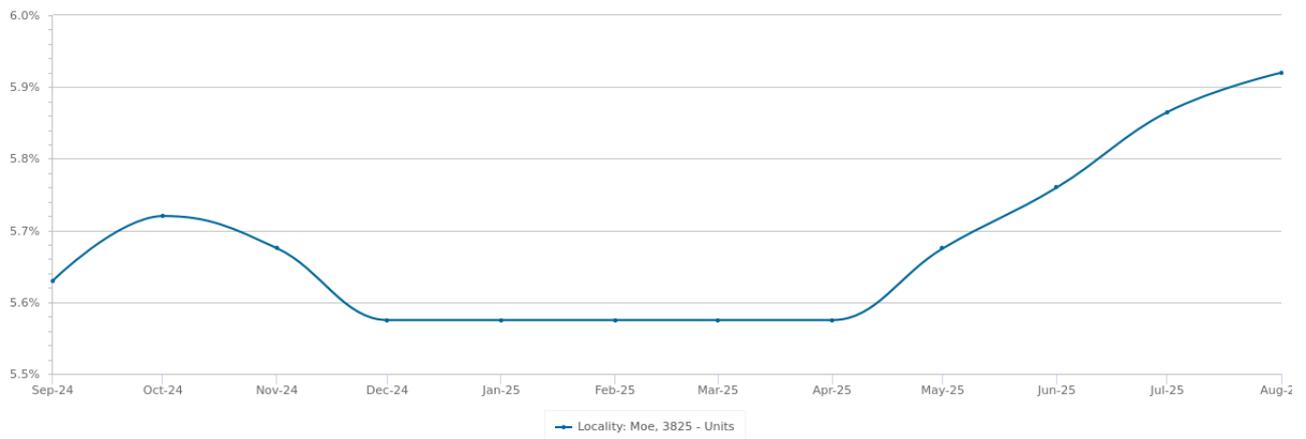
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$280	0.0%	5.9%	44
Jul 2025	\$280	-1.8% ▼	5.9%	48
Jun 2025	\$285	1.8% ▲	5.8%	54
May 2025	\$280	0.0%	5.7%	53
Apr 2025	\$280	1.8% ▲	5.6%	56
Mar 2025	\$275	1.9% ▲	5.6%	58
Feb 2025	\$270	0.0%	5.6%	60
Jan 2025	\$270	-3.6% ▼	5.6%	63
Dec 2024	\$280	0.9% ▲	5.6%	65
Nov 2024	\$277	0.0%	5.7%	63
Oct 2024	\$277	1.8% ▲	5.7%	65
Sep 2024	\$272	0.9% ▲	5.6%	67

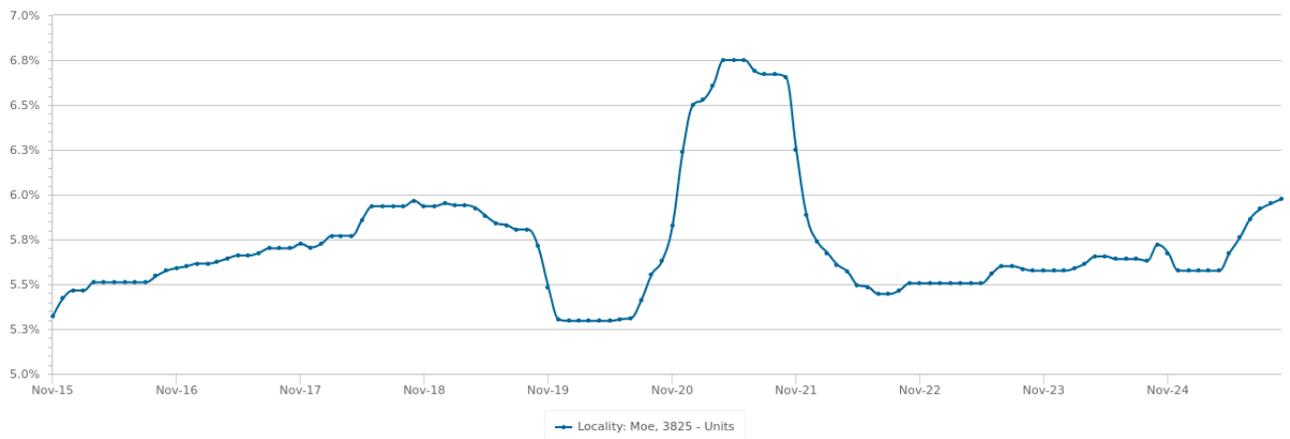
Long Term Market Trends

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	\$280	0.9% ▲	6%	43
2024	\$277	11.0% ▲	5.7%	65
2023	\$250	0.0%	5.6%	57
2022	\$250	13.6% ▲	5.5%	73
2021	\$220	22.2% ▲	6.7%	77
2020	\$180	9.1% ▲	5.6%	77
2019	\$165	3.1% ▲	5.7%	90
2018	\$160	0.0%	6%	120
2017	\$160	3.2% ▲	5.7%	126
2016	\$155	3.3% ▲	5.6%	132

Summary

1/26 OLD SALE ROAD MOE VIC 3825



Appraisal price range
\$300 - \$330

Notes from your agent

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