Comparative Market Analysis



55 BLACKWOOD RISE MOE SOUTH VIC 3825

Prepared on **31st August 2026**



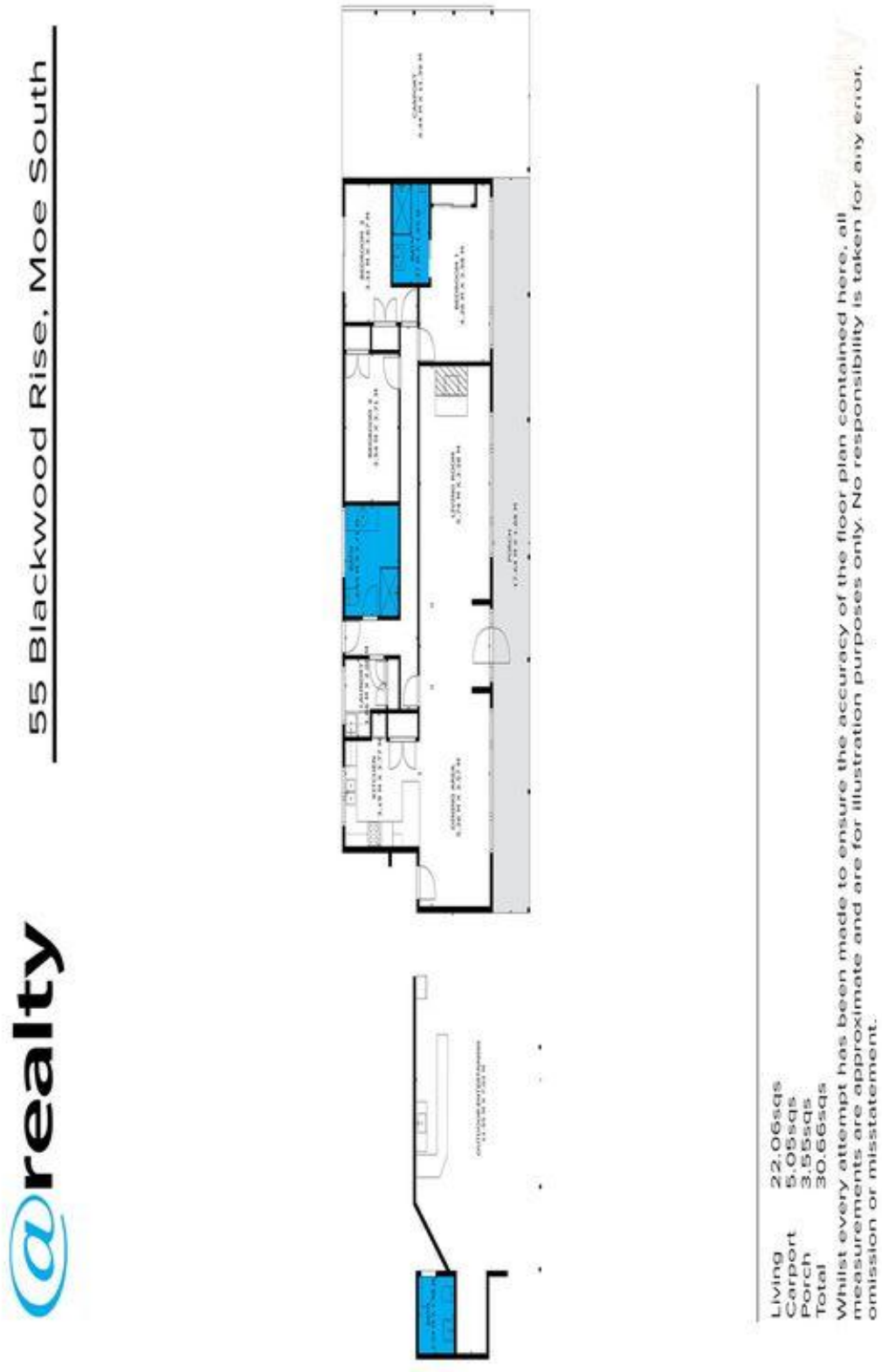
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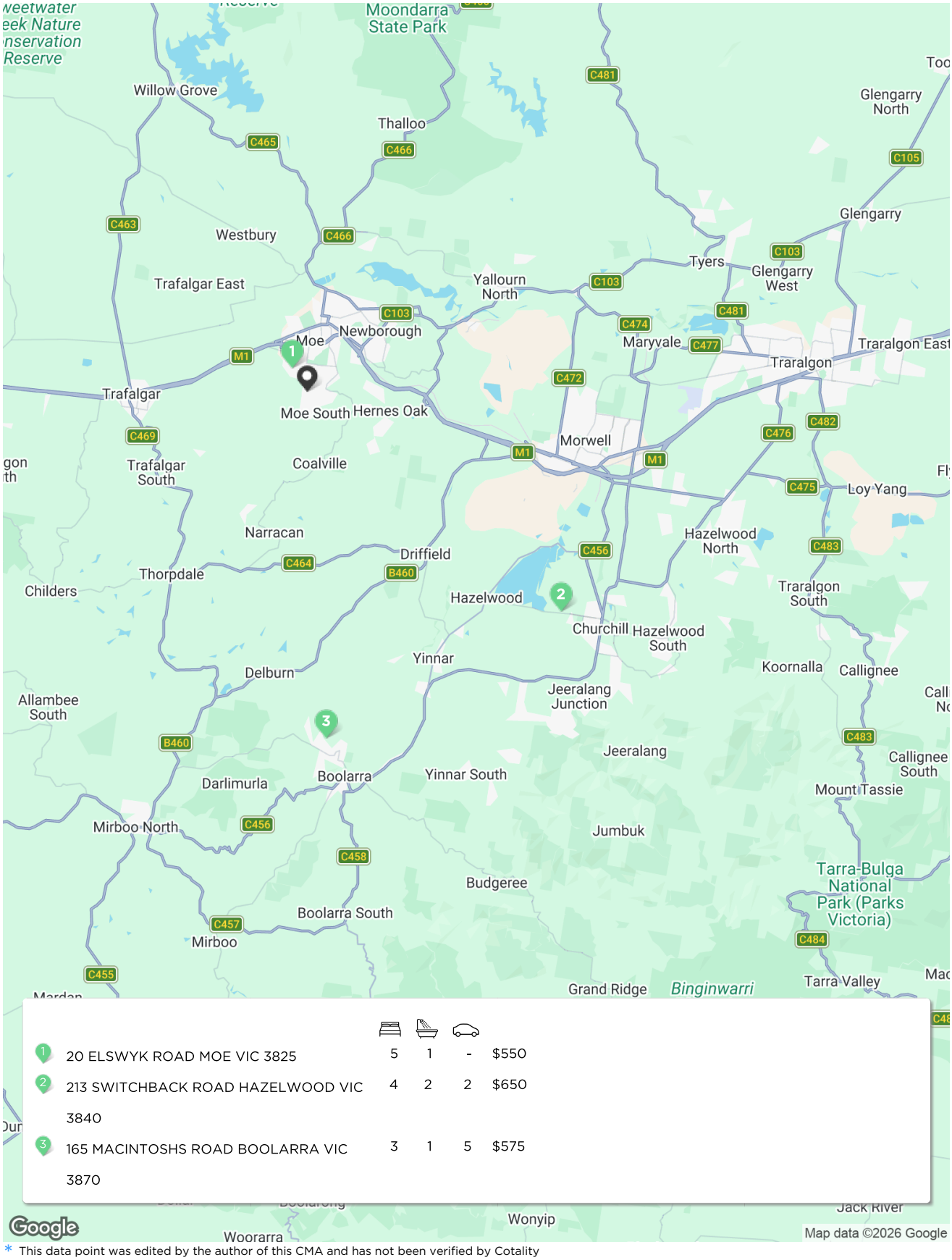
Floor Plan



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ONE AGENCY
LATROBE VALLEY

Comps Map: Rentals



1 20 ELSWYK ROAD MOE VIC 3825	5	1	-	$550
2 213 SWITCHBACK ROAD HAZELWOOD VIC 3840	4	2	2	$650
3 165 MACINTOSHS ROAD BOOLARRA VIC 3870	3	1	5	$575

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

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Comparable Rentals

1 20 ELSWYK ROAD MOE VIC 3825



5 | 1 | - | 2.1ha | 160m²

Year Built	1984	DOM	45 days
Listing Date	17-Jul-26	Distance	1.33km
Listing Price	$550/WEEKLY		

2 213 SWITCHBACK ROAD HAZELWOOD VIC 3840



4 | 2 | 2 | 4.12ha | 173m²

Year Built	1996	DOM	30 days
Listing Date	01-Aug-26	Distance	16.68km
Listing Price	$650/WEEKLY		

3 165 MACINTOSHS ROAD BOOLARRA VIC 3870



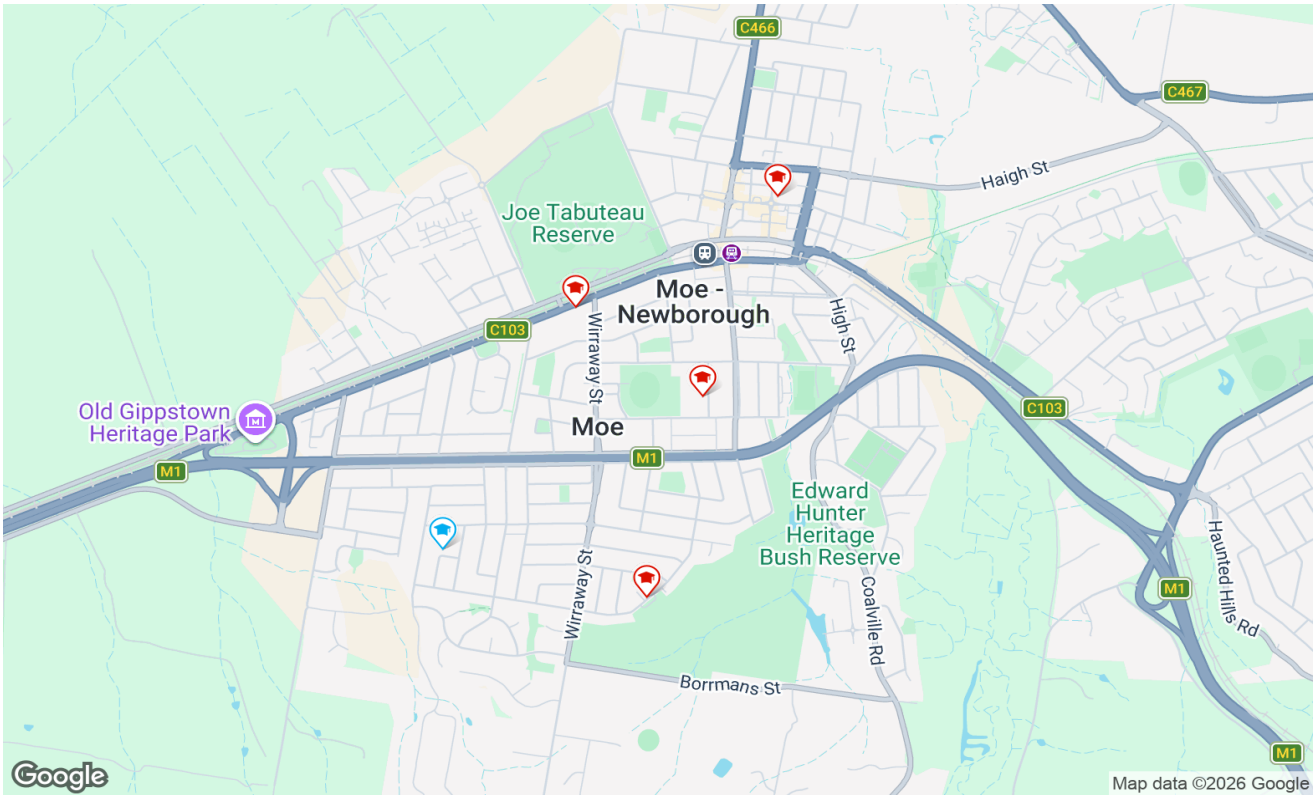
3 | 1 | 5 | 2.02ha | 138m²

Year Built	1970	DOM	53 days
Listing Date	09-Jul-26	Distance	17.28km
Listing Price	$575/WEEKLY		

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

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Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Baringa Special School 47 Staff Street Moe VIC 3825	1.89km	Special	Mixed	Government	-
	Moe Primary School 67 Elizabeth Street Moe VIC 3825	2.16km	Primary	Mixed	Government	0-6
	Moe (South Street) Primary School South Street Moe VIC 3825	2.88km	Primary	Mixed	Government	0-6
	St Kieran's School 107 Lloyd Street Moe VIC 3825	3.24km	Primary	Mixed	Non-Government	0-6
	Moe (Albert Street) Primary School 40-42 Albert Street Moe VIC 3825	3.89km	Primary	Mixed	Government	0-6

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

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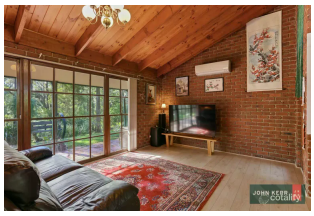
Summary

55 BLACKWOOD RISE MOE SOUTH VIC 3825









Appraisal price range
$660 - $680

Notes from your agent

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