



COMPARATIVE MARKET ANALYSIS

3/26 DUDLEY PARADE, ST LEONARDS, VIC 3223

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



3/26 Dudley Parade
St Leonards, VIC, 3223

To Whom It May Concern,

RE: 3/26 Dudley Parade
St Leonards, VIC, 3223

The rental report, enclosed, provides a detailed, data-driven analysis. It is designed to provide valuable insights into the local property market, enabling informed decision-making.

What the report includes:

- A comparison of similar nearby rental properties
- An overview of median weekly rents for houses and units in the area
- Insights into recent sales price growth for houses and units within the suburb
- Information about school catchment zones, a key factor for many tenants

Should you have any further questions or require additional data, please do not hesitate to reach out. I would be happy to assist.

Kind Regards

Jason Barnett AREI
Managing Director
REIV Accredited Auctioneer

Disclaimer:

The information provided in this document represents an opinion of the rental market and should only be treated as an indicative estimate. While every effort has been made to ensure accuracy, Walter L Carr & Sons (Real Estate) P/L cannot guarantee the reliability of any third-party information used in its preparation. This document is strictly for the client's information, and no responsibility is accepted for any errors or omissions.

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3/26 DUDLEY PARADE, ST LEONARDS, VIC 3223



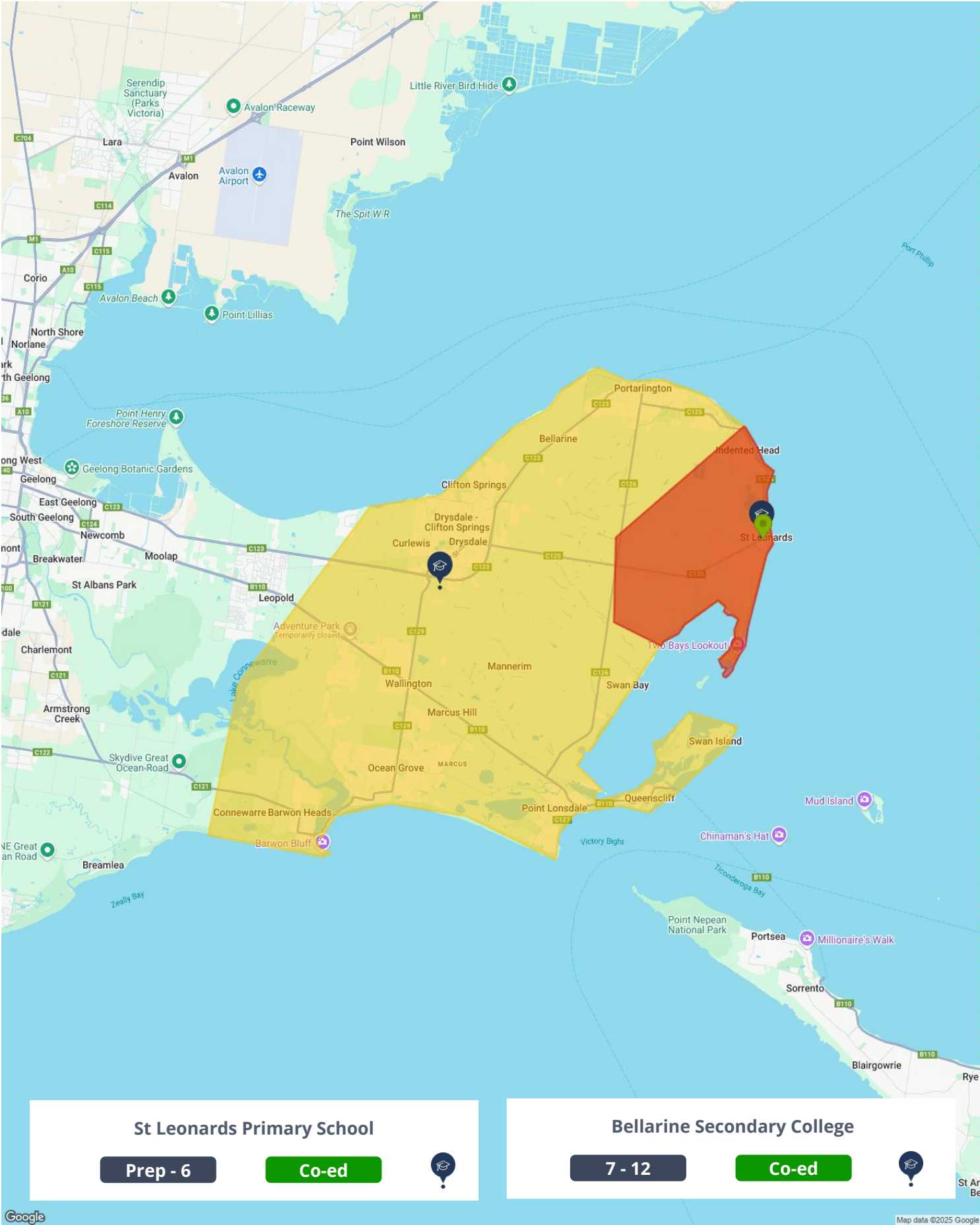
Owner Details

Owner Name(s):	THE PROPRIETORS	Owner Type:	Owner Occupied
Owner Address:	N/A		
Phone(s):			

Property Details

Property Type:	Unit - N/A	2 1 1		
RPD:	3//PS307017 (10094976)	Area:	256 m²	
		Area \$/m2:	\$333	
Land Use:	RESIDENTIAL COMPANY SHARE UNIT (WITHIN MULTI-STOREY	Water/Sewerage:		
Zoning		Property ID:	4468537 /	
Council:	GREATER GEELONG CITY	UBD Ref:	UBD Ref: 644 D15	
Features:				

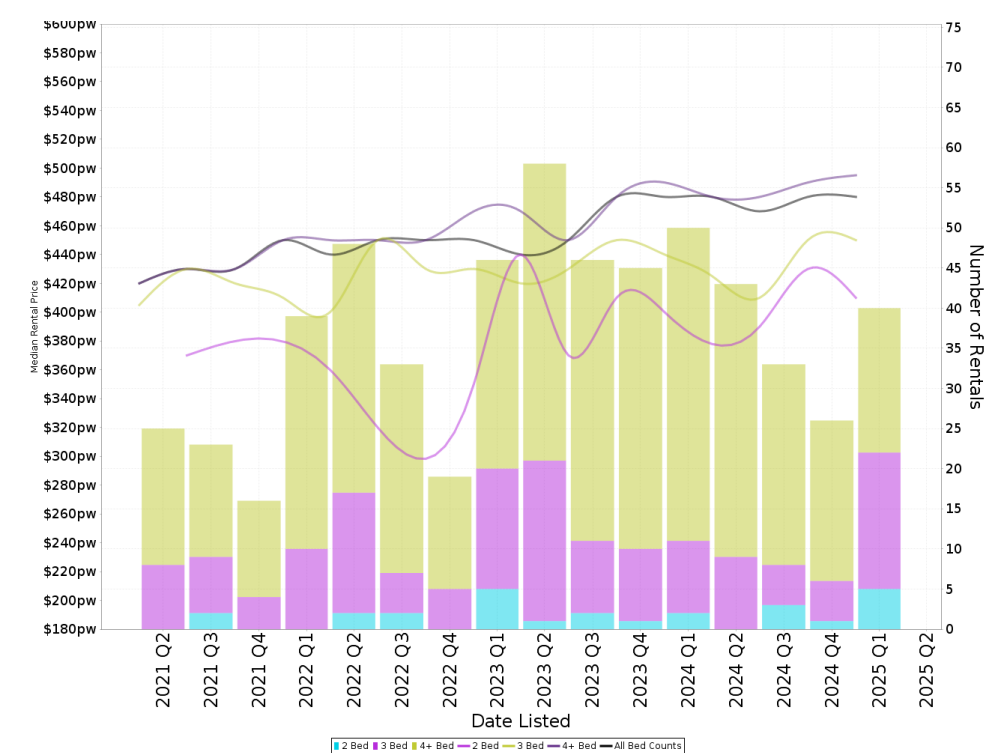
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.0%

Current Median Price: \$720,000
Previous Median Price: \$750,000

Based on 266 registered House sales compared over the last two rolling 12 month periods.

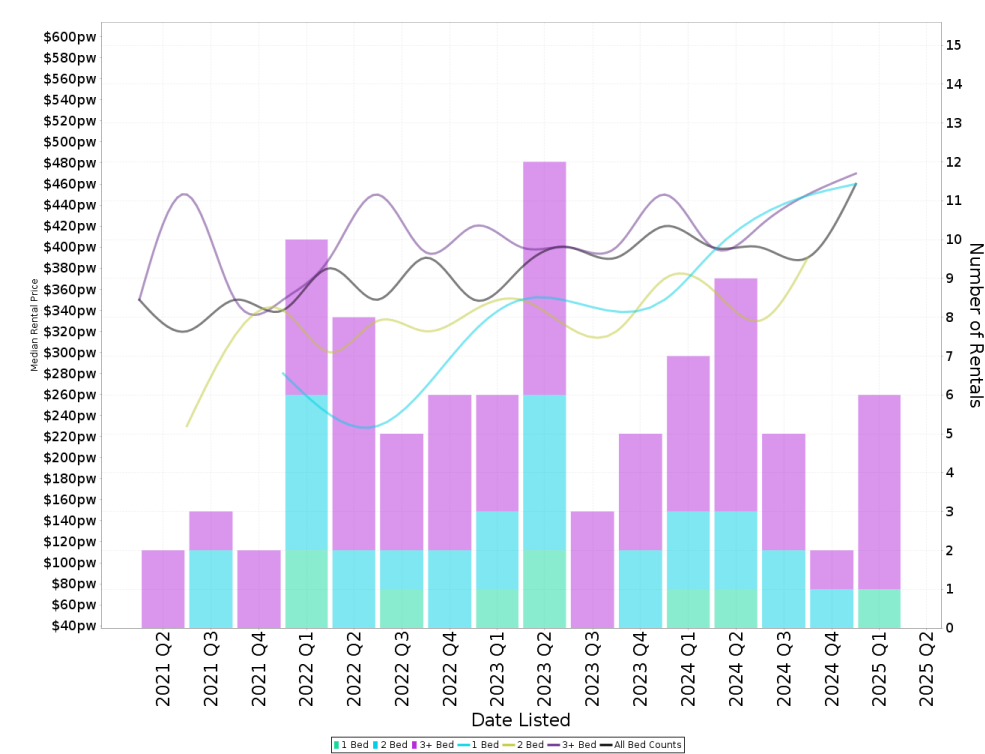
Suburb Rental Yield

+3.5%

Current Median Price: \$720,000
Current Median Rent: \$480

Based on 142 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.7%

Current Median Price: \$566,000
Previous Median Price: \$570,000

Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

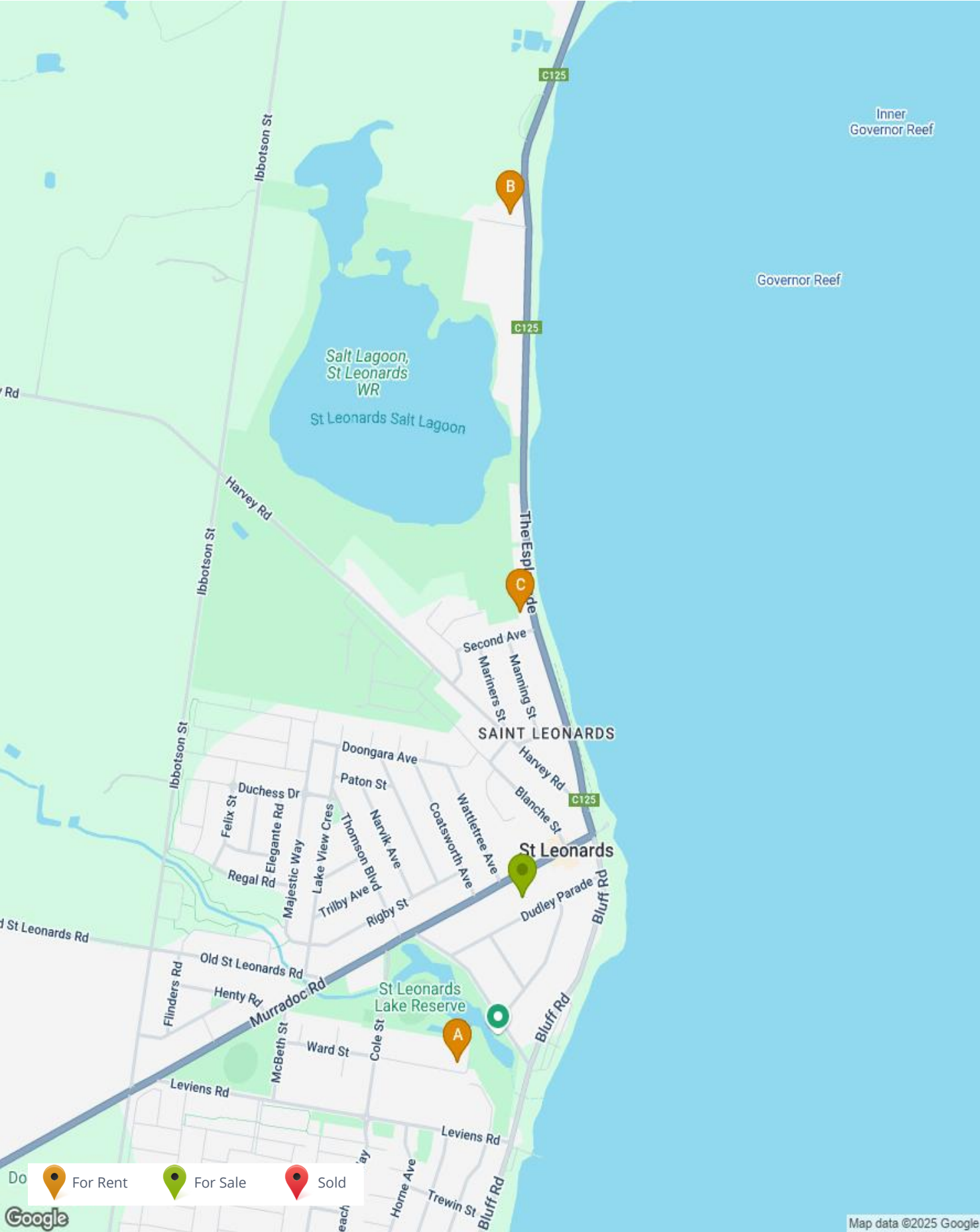
Suburb Rental Yield

+3.9%

Current Median Price: \$566,000
Current Median Rent: \$420

Based on 22 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 3 rental properties selected within the suburb of ST LEONARDS. The lowest for rent price is \$395 and the highest for rent price is \$470 with a median rental price of \$420. Days listed ranges from 16 to 20 days with the average currently at 18 days for these selected properties.

1/57 WARD ST, ST LEONARDS 3223		UBD Ref: Melbourne - 644 C17	 3	 1	 2
	Property Type: Unit Area: 304 m² RPD: 1//SP35748		Current Rent Price: Under Application First Rent Price: \$420 weekly Month Listed: January 2025* (Rented) Days on Market: 19 Days		
	Features: BUILT IN ROBES, IMPROVEMENTS: COURTYARD				
9/4-6 DOSSETOR RD, ST LEONARDS 3223		UBD Ref: Melbourne - 644 C6	 2	 1	 1
	Property Type: Unit Area: 1,588 m² RPD: 9//PS339881		Current Rent Price: \$395 per week First Rent Price: \$395 per week Month Listed: June 2025 Days on Market: 20 Days		
	Features:				
3/464 THE ESP, ST LEONARDS 3223		UBD Ref: Melbourne - 644 D11	 3	 2	 2
	Property Type: Unit Area: 150 m² (121 m²) RPD: 3//SP37710		Current Rent Price: \$470 First Rent Price: 470 Month Listed: March 2025* (Rented) Days on Market: 16 Days		
	Features: DECK, IMPROVEMENTS: COURTYARD				

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Appraisal Price

This market analysis has been prepared on 23/06/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$380pw to \$410pw

Contact your agent for further information:



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