



29-31 CASHMERE DRIVE TRARALGON SOUTH VIC 3844

Prepared on 10th December 2025

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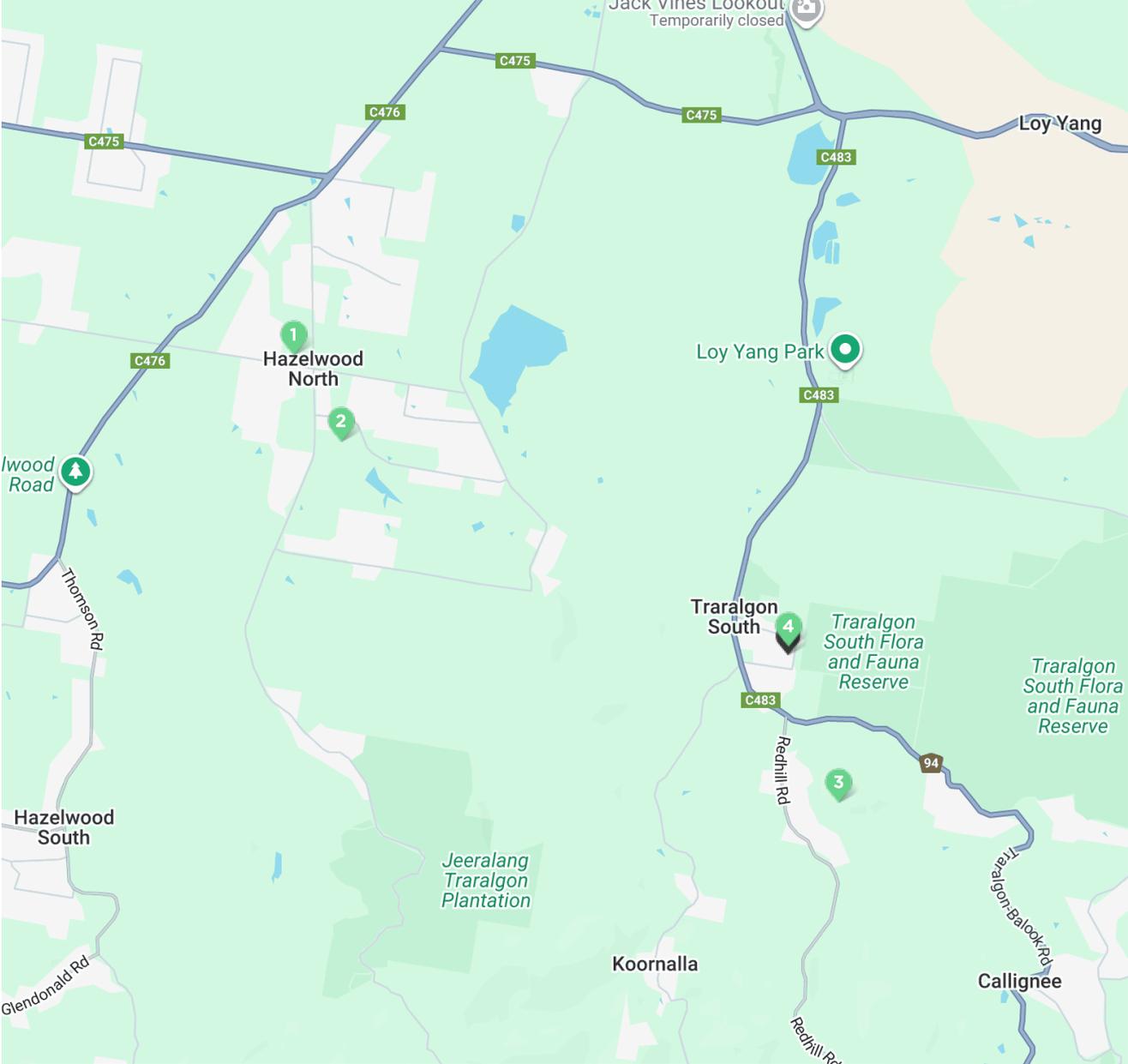
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Traralgon VIC 3844

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Comps Map: Rentals



1	455 CHURCH ROAD HAZELWOOD NORTH	4	2	-	\$570
	VIC 3840				
2	44 WARREN TERRACE HAZELWOOD NORTH	4	2	2	\$750
	VIC 3840				
3	187 REDHILL ROAD TRARALGON SOUTH	4	2	2	\$550
	VIC 3844				
4	33 CASHMERE DRIVE TRARALGON SOUTH	4	2	4	\$750
	VIC 3844				



Map data ©2025 Google

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

Comparable Rentals

1 455 CHURCH ROAD HAZELWOOD NORTH VIC 3840



4 2 - 8,094m² 182m²
 Year Built 1975 DOM 21 days
 Listing Date 19-Nov-25 Distance 6.03km
 Listing Price \$570/WEEKLY

2 44 WARREN TERRACE HAZELWOOD NORTH VIC 3840



4 2 2 8,511m² 291m²
 Year Built 2014 DOM 17 days
 Listing Date 06-Feb-23 Distance 5.16km
 Listing Price \$750/WEEKLY

3 187 REDHILL ROAD TRARALGON SOUTH VIC 3844



4 2 2 7,299m² 220m²
 Year Built 2009 DOM 8 days
 Listing Date 26-May-23 Distance 1.66km
 Listing Price \$550/WEEKLY

4 33 CASHMERE DRIVE TRARALGON SOUTH VIC 3844

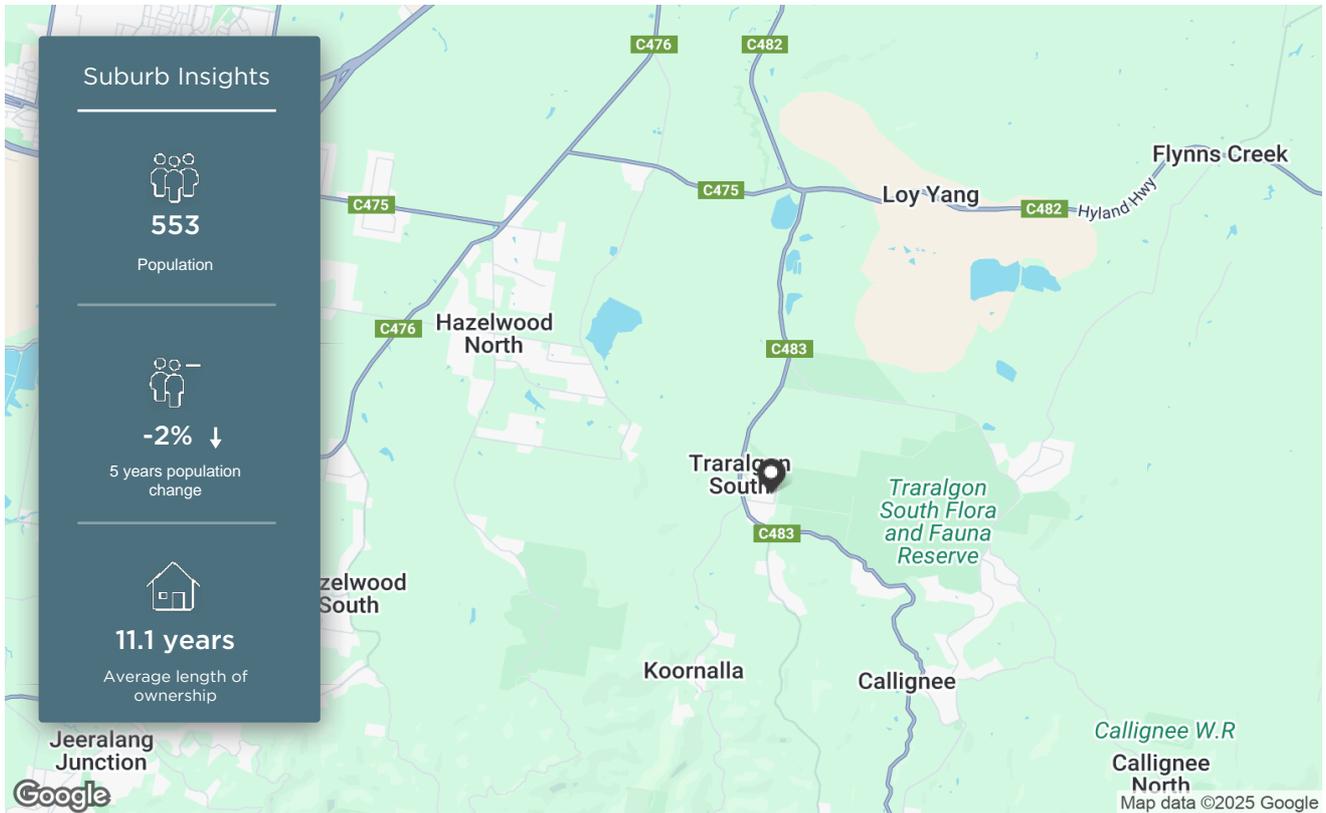


4 2 4 3,172m² 209m²
 Year Built 2020 DOM 43 days
 Listing Date 06-Dec-23 Distance 0.07km
 Listing Price \$750/WEEKLY

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

Traralgon South

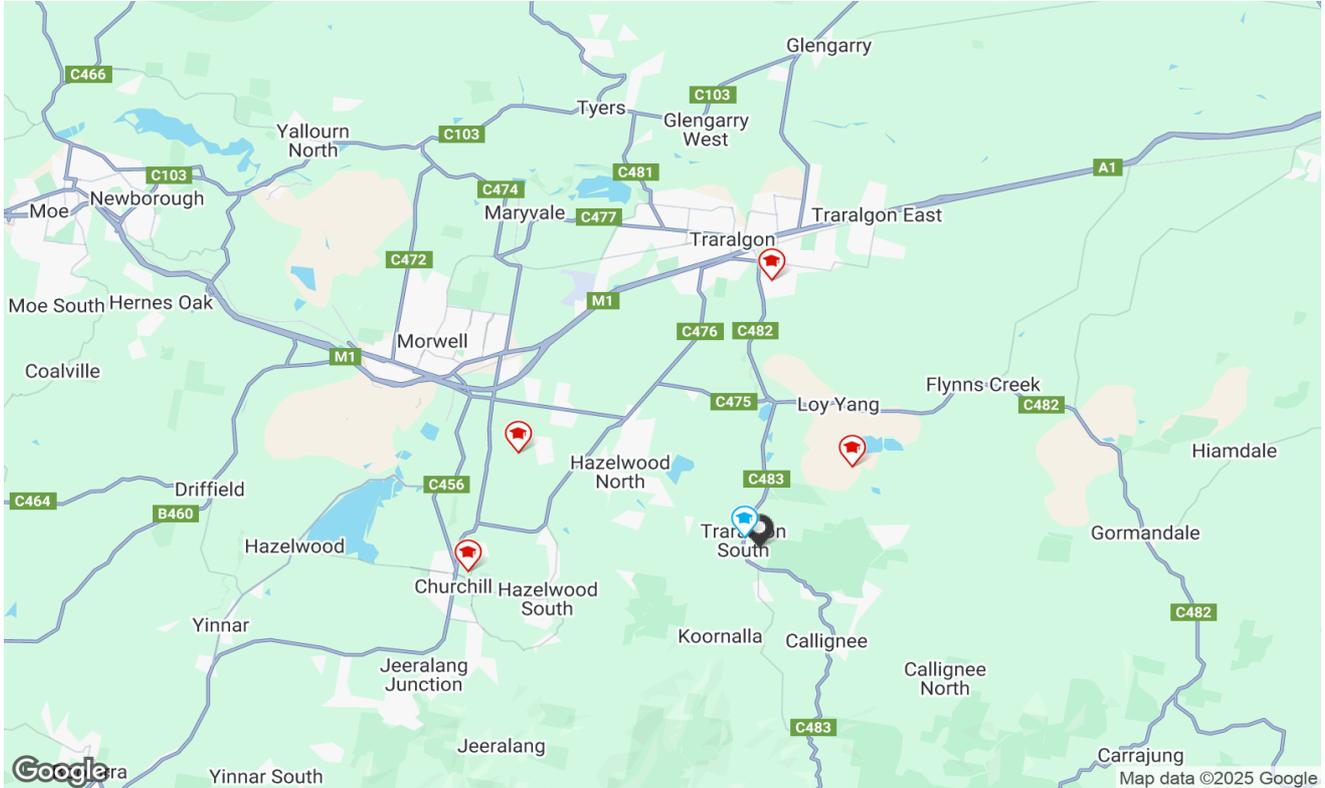
Demographic



The size of Traralgon South is approximately 17.5 square kilometres. It has 1 park. The population of Traralgon South in 2016 was 562 people. By 2021 the population was 553 showing a population decline of 1.6% in the area during that time. The predominant age group in Traralgon South is 10-19 years. Households in Traralgon South are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Traralgon South work in a trades occupation. In 2021, 96.50% of the homes in Traralgon South were owner-occupied compared with 94.00% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	0.0	Not Stated	0.0	52-78K	7.1	90-99	0.0
Single Parents	7.6	Purchaser	55.9	15.6-33.8K	5.3	100+	0.0
Childless Couples	36.7	Renting	4.1	0-15.6K	3.5	60-69	11.9
Couples with Children	50.0	Owns Outright	40.6	182K+	25.9	70-79	7.1
		Other	2.4	33.8-52K	12.4	80-89	0.0
				130-182K	17.1	10-19	16.5
				78-130K	21.2	0-9	14.3
						20-29	9.2
						50-59	15.7
						40-49	15.2

Local Schools

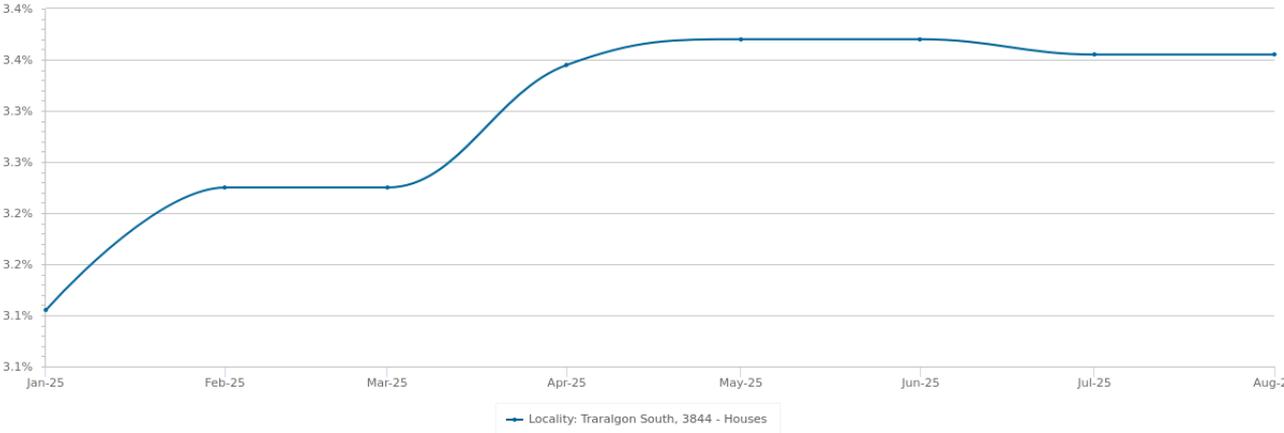


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Traralgon South Primary School	0.55km	Primary	Mixed	Government	0-6
 St Gabriel's Primary School	4.69km	Primary	Mixed	Non-Government	-
 Hazelwood North Primary School 117 Church Road Hazelwood North VIC 3840	9.29km	Primary	Mixed	Government	0-6
 Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	10.29km	Combined	Mixed	Non-Government	-
 Kurnai College - Churchill Campus	10.39km	Secondary	Mixed	Non-Government	-

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

Recent Market Trends

Gross Rental Yield - 12 months

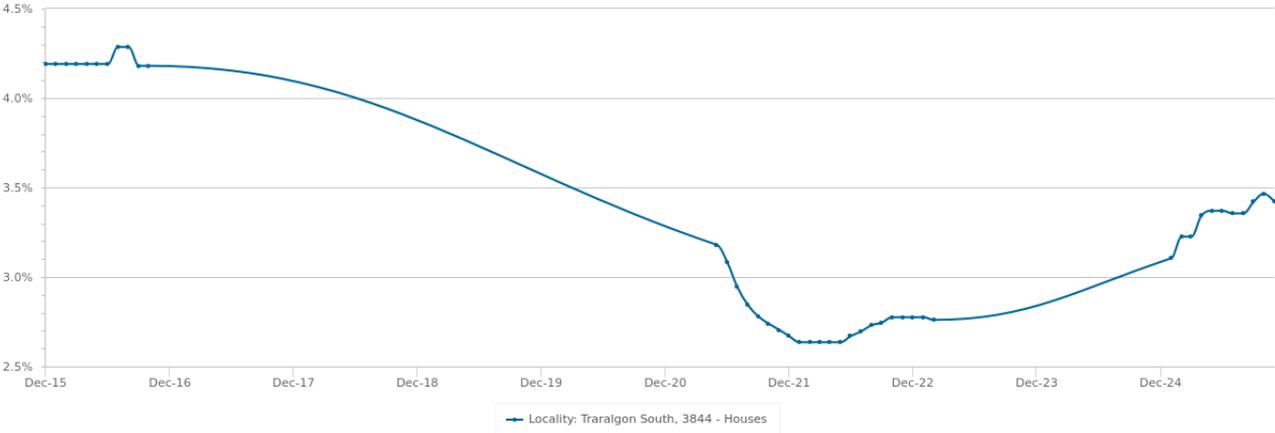


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Aug 2025	-	-	3.4%
Jul 2025	-	-	3.4%
Jun 2025	-	-	3.4%
May 2025	-	-	3.4%
Apr 2025	-	-	3.3%
Mar 2025	-	-	3.2%
Feb 2025	-	-	3.2%
Jan 2025	-	-	3.1%
Dec 2024	-	-	-
Nov 2024	-	-	-
Oct 2024	-	-	-
Sep 2024	-	-	-

Long Term Market Trends

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2025	-	-	3.4%
2024	-	-	-
2023	-	-	-
2022	-	-	2.8%
2021	-	-	2.7%
2020	-	-	-
2019	-	-	-
2018	-	-	-
2017	-	-	-
2016	-	-	-

Summary

29-31 CASHMERE DRIVE TRARALGON SOUTH VIC 3844



Appraisal price range

Notes from your agent

\$740 - \$760

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