



57 GILMOUR STREET TRARALGON VIC 3844

Prepared on 26th August 2025

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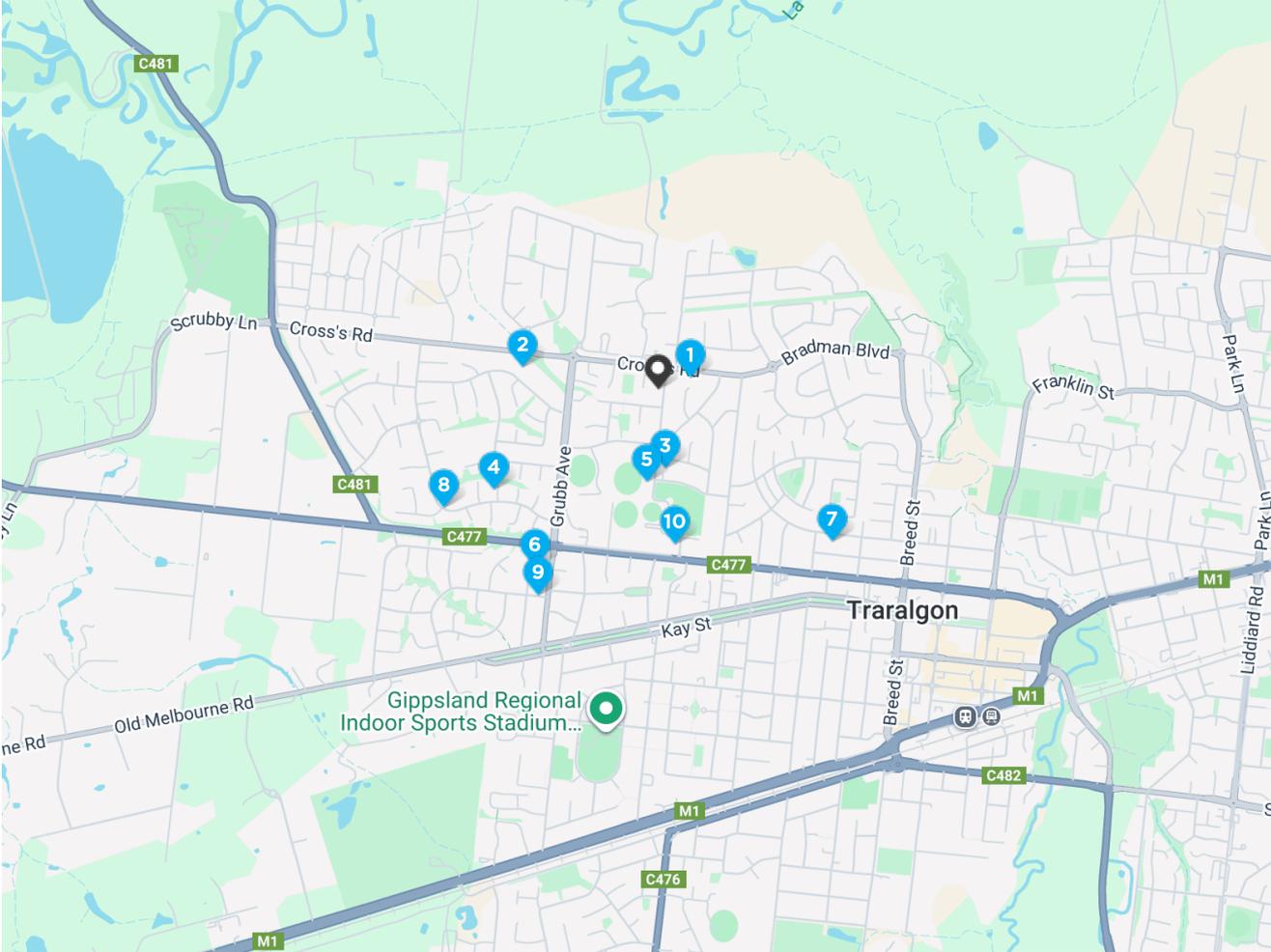
14C Hotham Street
Traralgon VIC 3844

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Comparables Map: Sales



1	10 WEST COURT TRARALGON VIC 3844	3	1	2	\$439,000
2	38 PARKWOOD WAY TRARALGON VIC 3844	3	1	2	\$512,000
3	28 JOHNSON CRESCENT TRARALGON VIC 3844	3	1	2	\$492,000
4	24 WIRILDA CRESCENT TRARALGON VIC 3844	3	1	2	\$512,000
5	19 GILMOUR STREET TRARALGON VIC 3844	3	1	1	\$475,000
6	28 ELIZABETH STREET TRARALGON VIC 3844	3	1	2	\$538,000
7	62 MOORE STREET TRARALGON VIC 3844	3	1	3	\$500,000
8	1 NUGONG PLACE TRARALGON VIC 3844	3	1	2	\$475,000
9	3 PHILLIP STREET TRARALGON VIC 3844	3	1	1	\$487,000
10	146 GREY STREET TRARALGON VIC 3844	3	1	2	\$450,000



Map data ©2025 Google

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

Comparable Sales

1	10 WEST COURT TRARALGON VIC 3844	Sold	\$439,000
	<p> 🏠 3 🚰 1 🚗 2 📏 727m² 📐 135m² Year Built 1980 DOM 18 Sold Date 05-May-25 Distance 0.16km First Listing \$245,000 Last Listing \$245,000 </p>		
2	38 PARKWOOD WAY TRARALGON VIC 3844	Sold	\$512,000
	<p> 🏠 3 🚰 1 🚗 2 📏 680m² 📐 108m² Year Built 1981 DOM 19 Sold Date 04-Apr-25 Distance 0.63km First Listing \$430,000 Last Listing \$430,000 </p>		
3	28 JOHNSON CRESCENT TRARALGON VIC 3844	Sold	\$492,000
	<p> 🏠 3 🚰 1 🚗 2 📏 650m² 📐 105m² Year Built 1970 DOM 34 Sold Date 25-May-25 Distance 0.38km First Listing \$498,000 Last Listing \$498,000 </p>		
4	24 WIRILDA CRESCENT TRARALGON VIC 3844	Sold	\$512,000
	<p> 🏠 3 🚰 1 🚗 2 📏 629m² 📐 124m² Year Built 1980 DOM 28 Sold Date 06-Jun-25 Distance 0.9km First Listing \$338,000 Last Listing \$340,000 </p>		
5	19 GILMOUR STREET TRARALGON VIC 3844	Sold	\$475,000
	<p> 🏠 3 🚰 1 🚗 1 📏 689m² 📐 112m² Year Built 1975 DOM 43 Sold Date 07-Jul-25 Distance 0.45km First Listing - Last Listing - </p>		

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

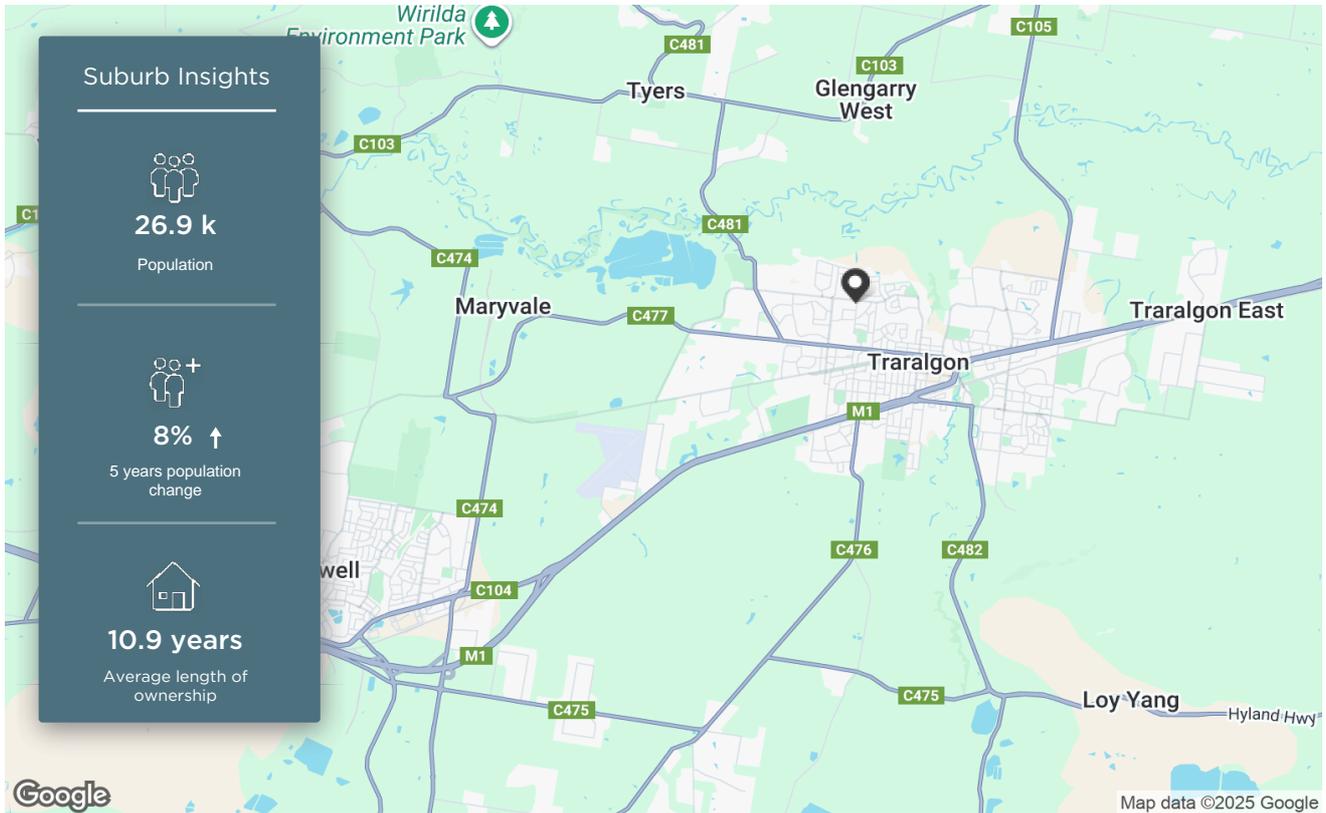
Comparable Sales

6	28 ELIZABETH STREET TRARALGON VIC 3844	Sold \$538,000
	<p>  3  1  2  715m²  131m² Year Built 1970 DOM 7 Sold Date 02-Jul-25 Distance 1.02km First Listing \$485,000 - \$530,000 Last Listing \$485,000 - \$530,000 </p>	
7	62 MOORE STREET TRARALGON VIC 3844	Sold \$500,000
	<p>  3  1  3  611m²  146m² Year Built 1965 DOM 236 Sold Date 03-Apr-25 Distance 1.09km First Listing - Last Listing \$519,000 </p>	
8	1 NUGONG PLACE TRARALGON VIC 3844	Sold \$475,000
	<p>  3  1  2  715m²  106m² Year Built 1980 DOM 85 Sold Date 05-Mar-25 Distance 1.14km First Listing \$409,500 Last Listing OFFERS BETWEEN \$378,000 - \$386,000 </p>	
9	3 PHILLIP STREET TRARALGON VIC 3844	Sold \$487,000
	<p>  3  1  1  639m²  110m² Year Built 1990 DOM 37 Sold Date 04-Jul-25 Distance 1.12km First Listing \$225,000 Last Listing \$225,000 </p>	
10	146 GREY STREET TRARALGON VIC 3844	Sold \$450,000
	<p>  3  1  2  598m²  119m² Year Built 1981 DOM 57 Sold Date 08-Mar-25 Distance 0.74km First Listing 450000 Last Listing \$450,000 </p>	

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Traralgon

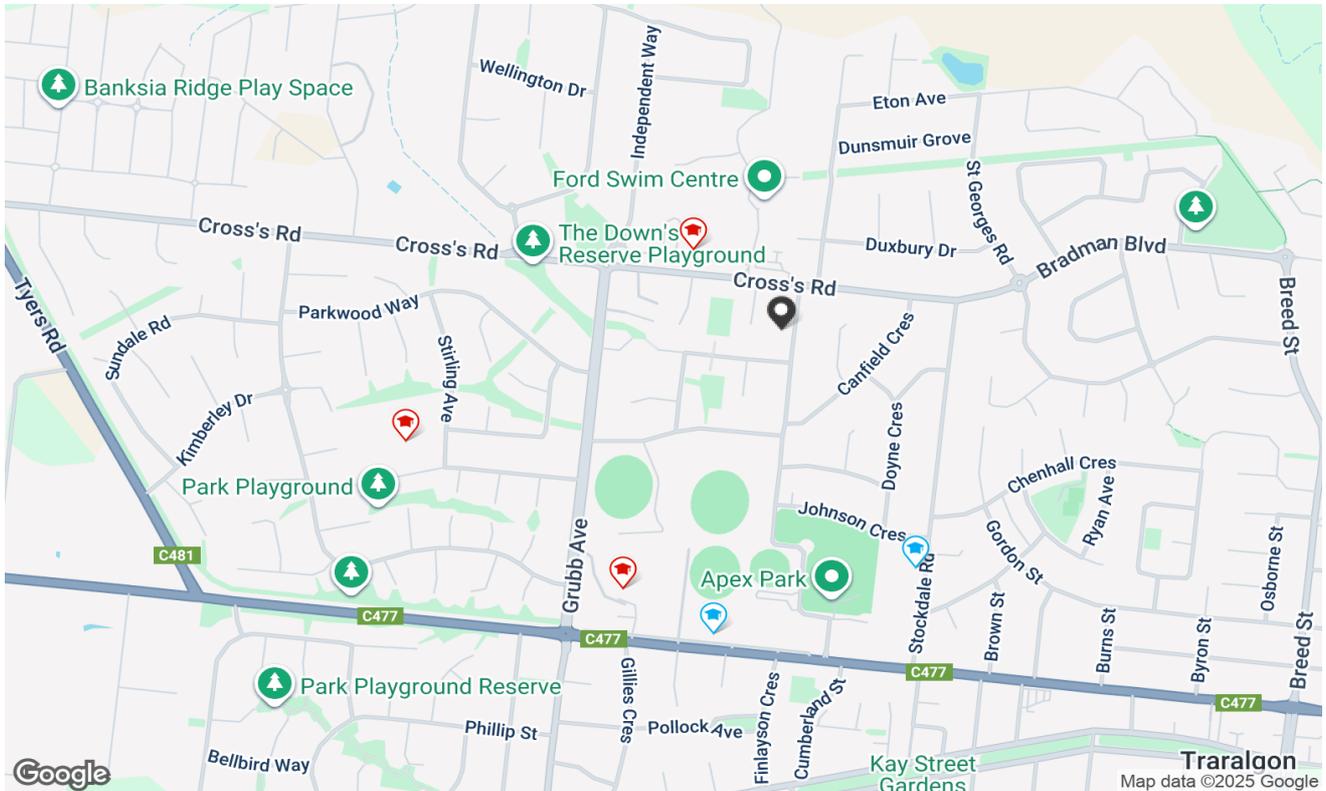
Demographic



The size of Traralgon is approximately 56.3 square kilometres. It has 78 parks covering nearly 4.3% of total area. The population of Traralgon in 2016 was 24933 people. By 2021 the population was 26907 showing a population growth of 7.9% in the area during that time. The predominant age group in Traralgon is 30-39 years. Households in Traralgon are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Traralgon work in a professional occupation. In 2021, 71.00% of the homes in Traralgon were owner-occupied compared with 68.80% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Not Stated	1.5	52-78K	14.5	90-99	1.1
Childless Couples	40.2	Purchaser	36.9	15.6-33.8K	15.1	30-39	13.7
Single Parents	19.5	Owns Outright	34.1	0-15.6K	3.8	100+	0.0
Couples with Children	39.0	Renting	26.0	182K+	10.8	60-69	11.7
		Other	1.4	33.8-52K	13.7	70-79	8.9
				130-182K	13.0	80-89	4.3
				78-130K	22.3	10-19	12.0
						0-9	12.3
						20-29	12.5
						50-59	12.1

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 St Paul's Anglican Grammar School - Traralgon Campus 46 Crosss Road Traralgon VIC 3844	0.27km	Combined	Mixed	Non-Government	-
 Traralgon (Stockdale Road) Primary School 7-25 Stockdale Road Traralgon VIC 3844	0.65km	Primary	Mixed	Government	0-6
 Lavalla Catholic College - St Paul's Campus 206-220 Grey Street Traralgon VIC 3844	0.71km	Secondary	Mixed	Non-Government	-
 Traralgon College	0.74km	Secondary	Mixed	Government	7-12
 St Gabriel's School 30-50 Rangeview Drive Traralgon VIC 3844	0.88km	Primary	Mixed	Non-Government	0-6



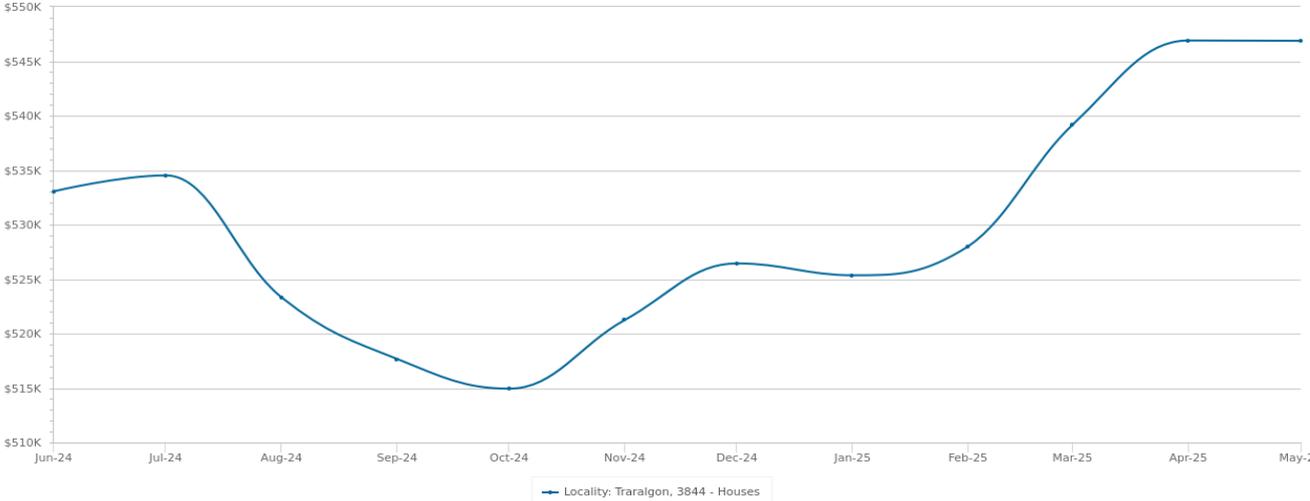
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

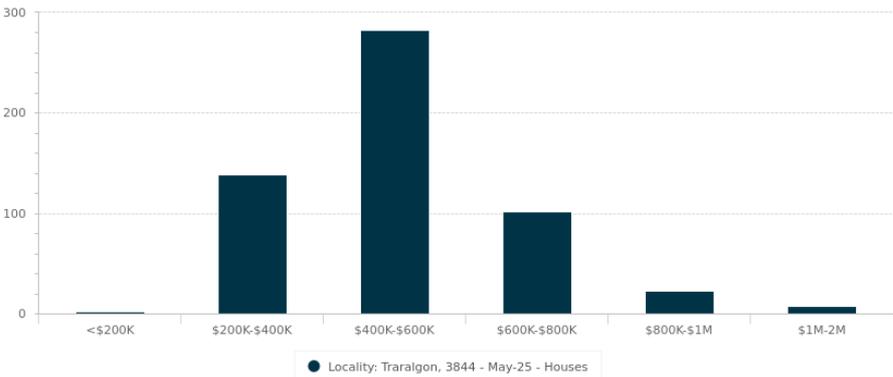


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2025	57	\$546,876	-0.0%	64	177	\$460
Apr 2025	46	\$546,905	1.4% ▲	64	176	\$460
Mar 2025	49	\$539,199	2.1% ▲	65	204	\$460
Feb 2025	55	\$528,010	0.5% ▲	62	210	\$460
Jan 2025	30	\$525,348	-0.2% ▼	63	200	\$450
Dec 2024	48	\$526,438	1.0% ▲	62	218	\$450
Nov 2024	43	\$521,252	1.2% ▲	62	229	\$450
Oct 2024	55	\$514,937	-0.5% ▼	60	254	\$450
Sep 2024	46	\$517,660	-1.1% ▼	58	263	\$450
Aug 2024	48	\$523,320	-2.1% ▼	60	272	\$450
Jul 2024	43	\$534,520	0.3% ▲	62	293	\$450
Jun 2024	37	\$533,055	-0.8% ▼	66	216	\$450

Sales by Price - 12 months (House)

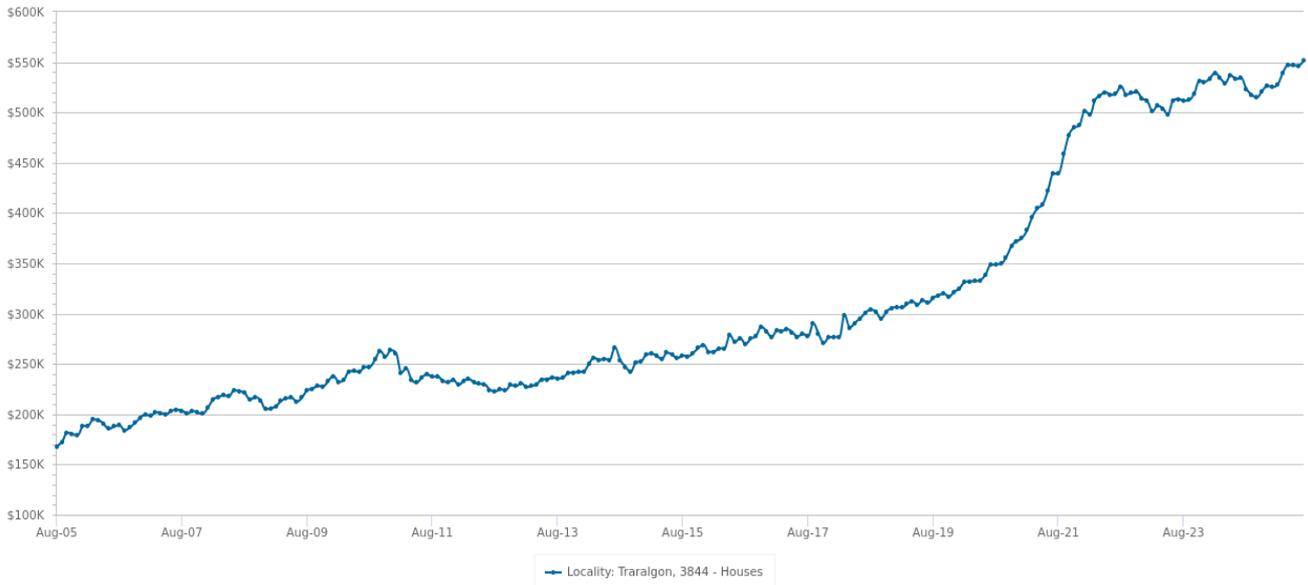
PRICE	NUMBER
<\$200K	2
\$200K-\$400K	139
\$400K-\$600K	283
\$600K-\$800K	102
\$800K-\$1M	23
\$1M-\$2M	8
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	557	\$551,640	3.2% ▲	64	596	\$480
2024	481	\$534,520	4.1% ▲	65	713	\$450
2023	446	\$513,375	-1.0% ▼	43	665	\$420
2022	655	\$518,743	18.2% ▲	27	626	\$400
2021	705	\$438,927	26.0% ▲	27	599	\$370
2020	512	\$348,440	12.2% ▲	42	666	\$330
2019	547	\$310,469	3.3% ▲	58	796	\$310
2018	588	\$300,620	7.4% ▲	82	1062	\$300
2017	440	\$279,963	1.6% ▲	86	1050	\$290
2016	468	\$275,674	7.8% ▲	74	991	\$295
2015	473	\$255,730	-4.2% ▼	87	924	\$280
2014	446	\$266,808	12.8% ▲	64	840	\$280
2013	420	\$236,570	5.4% ▲	70	838	\$275
2012	415	\$224,405	-6.4% ▼	77	767	\$270
2011	465	\$239,707	-2.9% ▼	68	738	\$260
2010	560	\$246,835	14.1% ▲	59	698	\$255
2009	510	\$216,400	-2.9% ▼	66	710	\$240
2008	555	\$222,755	9.1% ▲	54	652	\$230
2007	632	\$204,209	8.8% ▲	60	608	\$210
2006	543	\$187,730	7.6% ▲	65	536	\$190

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