



## 47 GARIBALDI STREET TRARALGON VIC 3844

Prepared on 12th September 2025



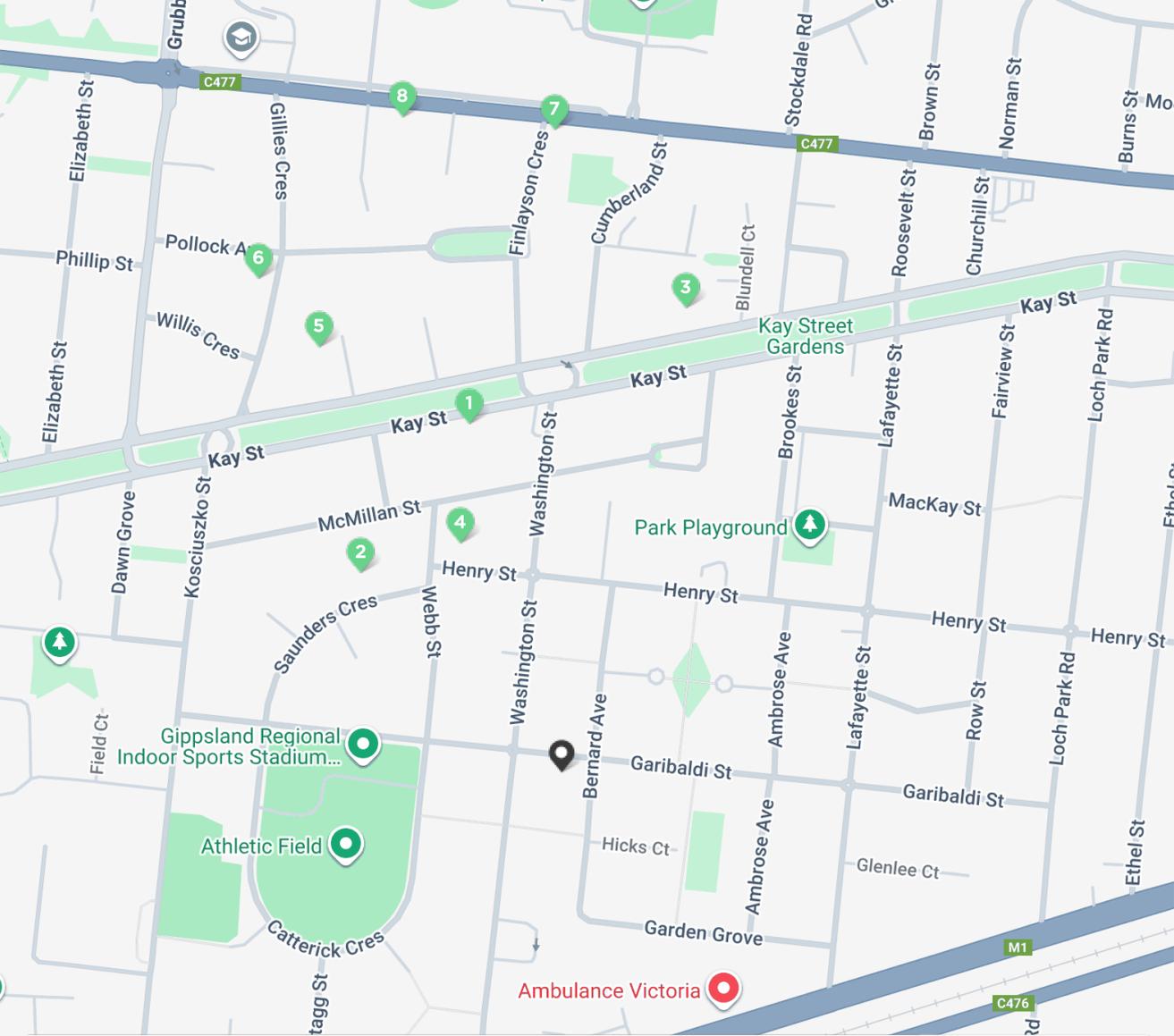
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# Comps Map: Rentals



1 165B KAY STREET TRARALGON VIC 3844	3	1	3	\$450
2 15 SAUNDERS CRESCENT TRARALGON VIC 3844	3	1	2	\$440
3 138 KAY STREET TRARALGON VIC 3844	3	1	2	\$500
4 98 HENRY STREET TRARALGON VIC 3844	3	1	2	\$520
5 2 SIMPSON COURT TRARALGON VIC 3844	3	1	1	\$460
6 17 GILLIES CRESCENT TRARALGON VIC 3844	3	1	1	\$480
7 171 GREY STREET TRARALGON VIC 3844	3	1	1	\$440
8 187 GREY STREET TRARALGON VIC 3844	3	1	2	\$450

Google 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 165B KAY STREET TRARALGON VIC 3844



3 1 3 373m<sup>2</sup> 104m<sup>2</sup>  
 Year Built 1960 DOM 26 days  
 Listing Date 17-Apr-25 Distance 0.45km  
 Listing Price \$450/WEEKLY

## 2 15 SAUNDERS CRESCENT TRARALGON VIC 3844



3 1 2 747m<sup>2</sup> 98m<sup>2</sup>  
 Year Built 1970 DOM 19 days  
 Listing Date 26-May-25 Distance 0.35km  
 Listing Price \$440/WEEKLY

## 3 138 KAY STREET TRARALGON VIC 3844



3 1 2 743m<sup>2</sup> 111m<sup>2</sup>  
 Year Built 1960 DOM 52 days  
 Listing Date 11-Mar-25 Distance 0.6km  
 Listing Price \$500/WEEKLY

## 4 98 HENRY STREET TRARALGON VIC 3844



3 1 2 669m<sup>2</sup> 100m<sup>2</sup>  
 Year Built 1940 DOM 8 days  
 Listing Date 21-Aug-25 Distance 0.31km  
 Listing Price \$520/WEEKLY

## 5 2 SIMPSON COURT TRARALGON VIC 3844



3 1 1 739m<sup>2</sup> 90m<sup>2</sup>  
 Year Built 1960 DOM 18 days  
 Listing Date 25-Aug-25 Distance 0.61km  
 Listing Price \$460/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** 17 GILLIES CRESCENT TRARALGON VIC 3844



🏠 3 🚰 1 🚗 1 📏 673m<sup>2</sup> 📏 117m<sup>2</sup>  
 Year Built 1960 DOM 22 days  
 Listing Date 08-Aug-25 Distance 0.73km  
 Listing Price \$480/WEEKLY

**7** 171 GREY STREET TRARALGON VIC 3844



🏠 3 🚰 1 🚗 1 📏 371m<sup>2</sup> 📏 104m<sup>2</sup>  
 Year Built 1960 DOM 21 days  
 Listing Date 14-Mar-25 Distance 0.81km  
 Listing Price \$440/WEEKLY

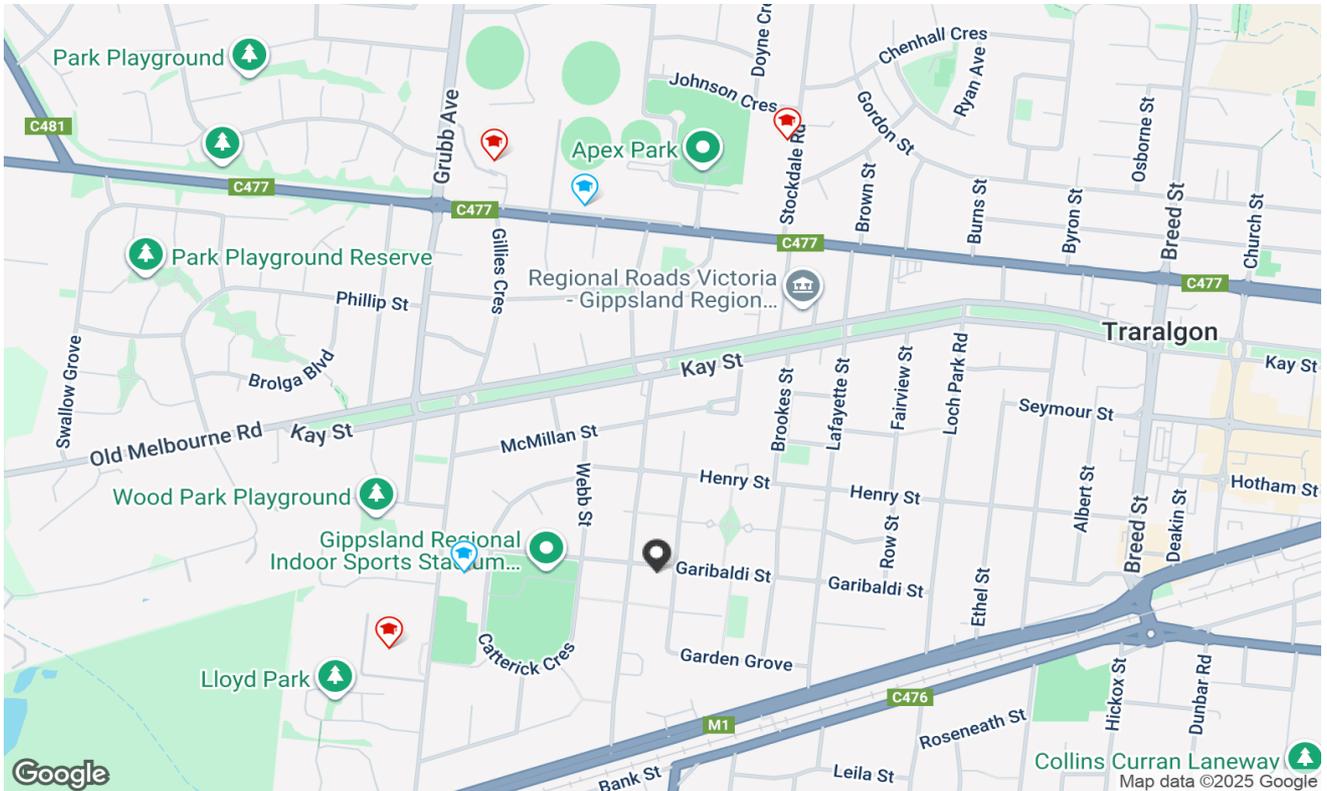
**8** 187 GREY STREET TRARALGON VIC 3844



🏠 3 🚰 1 🚗 2 📏 752m<sup>2</sup> 📏 123m<sup>2</sup>  
 Year Built - DOM 57 days  
 Listing Date 20-Mar-25 Distance 0.85km  
 Listing Price \$450/WEEKLY

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

# Local Schools

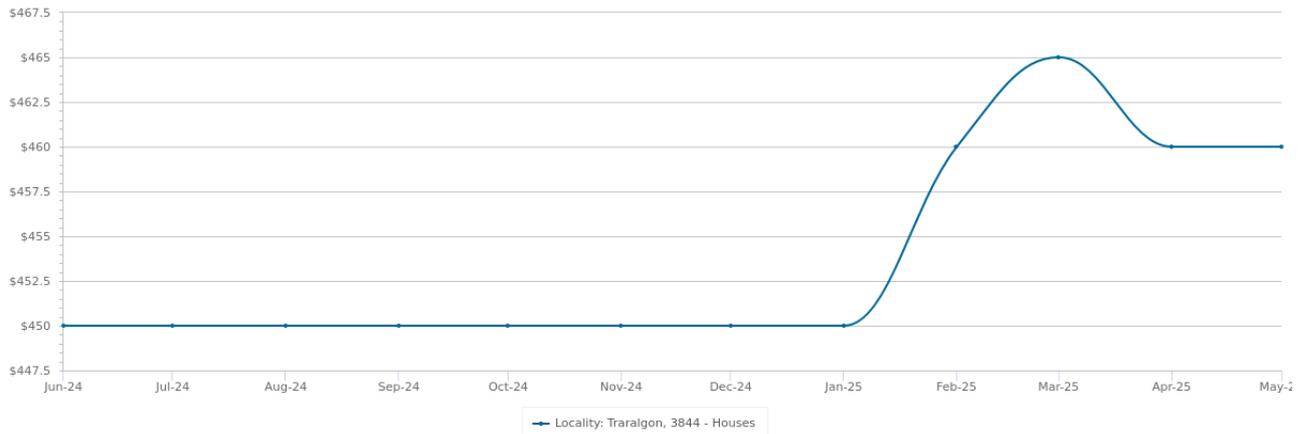


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Traralgon (Kosciuszko Street) Primary School</b> Garibaldi Street Traralgon VIC 3844	0.43km	Primary	Mixed	Government	0-6
 <b>Lavalla Catholic College</b>	0.62km	Secondary	Mixed	Non-Government	7-12
 <b>Traralgon College</b>	0.89km	Secondary	Mixed	Government	7-12
 <b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	1.05km	Secondary	Mixed	Non-Government	-
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	1.08km	Primary	Mixed	Government	0-6

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

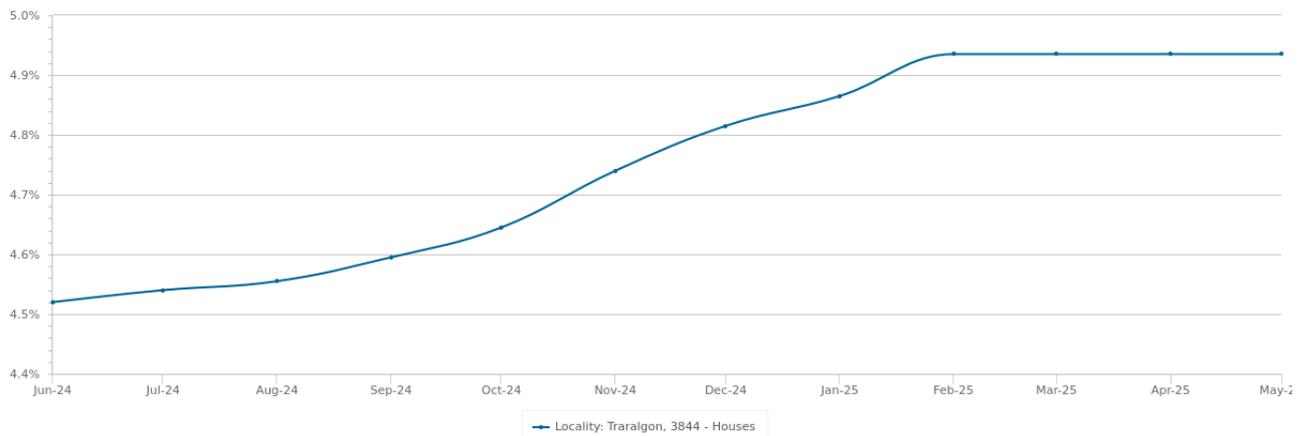
# Recent Market Trends

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
May 2025	\$460	0.0%	4.9%	462
Apr 2025	\$460	-1.1% ▼	4.9%	449
Mar 2025	\$465	1.1% ▲	4.9%	447
Feb 2025	\$460	2.2% ▲	4.9%	447
Jan 2025	\$450	0.0%	4.9%	460
Dec 2024	\$450	0.0%	4.8%	461
Nov 2024	\$450	0.0%	4.7%	465
Oct 2024	\$450	0.0%	4.6%	449
Sep 2024	\$450	0.0%	4.6%	467
Aug 2024	\$450	0.0%	4.6%	458
Jul 2024	\$450	0.0%	4.5%	472
Jun 2024	\$450	0.0%	4.5%	475

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$480	6.7% ▲	4.9%	494
2024	\$450	7.1% ▲	4.6%	458
2023	\$420	5.0% ▲	4.4%	571
2022	\$400	5.4% ▲	4.3%	599
2021	\$379	11.6% ▲	5%	529
2020	\$340	9.7% ▲	5.2%	499
2019	\$310	3.3% ▲	5.4%	552
2018	\$300	3.4% ▲	5.4%	705
2017	\$290	0.0%	5.4%	877
2016	\$290	0.0%	5.6%	894

# Summary

**47 GARIBALDI STREET TRARALGON VIC 3844**



**Appraisal price range**  
\$470 - \$490

**Notes from your agent**

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