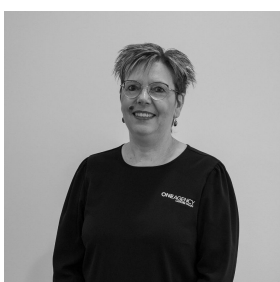




13 BOLGER STREET MORWELL VIC 3840

Prepared on 14th July 2026



Linda McGann
ONE AGENCY LATROBE VALLEY

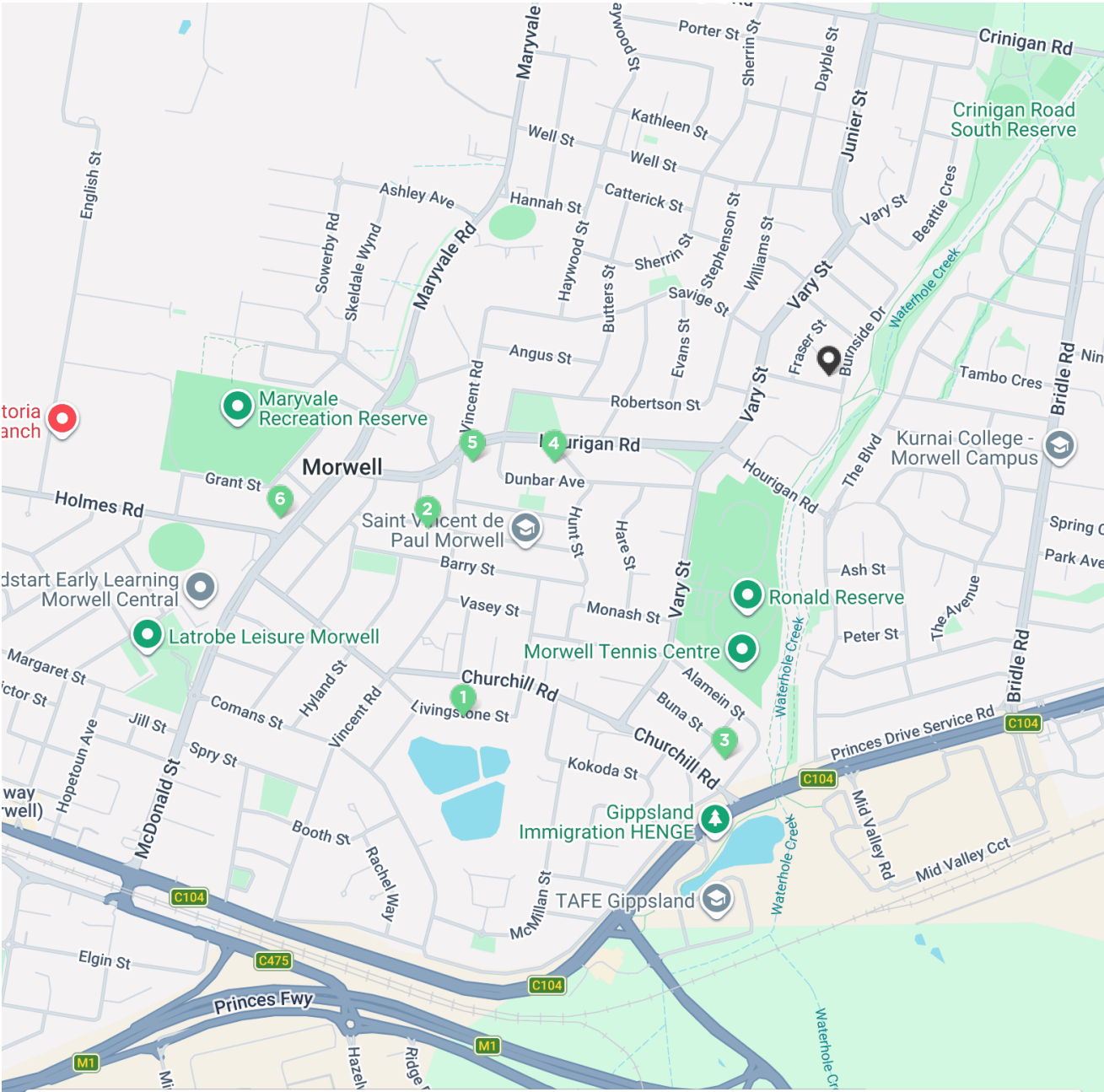
14C Hotham Street
Traralgon Victoria 3844

m: 0428 143 044

w: 03 5174 2740

linda@oneagencylv.com.au

Comps Map: Rentals



1	12 LIVINGSTONE STREET MORWELL VIC 3840	3	1	3	\$440
2	20 DENISE STREET MORWELL VIC 3840	3	1	1	\$450
3	1 BRISBANE STREET MORWELL VIC 3840	3	1	1	\$450
4	19 DUNBAR AVENUE MORWELL VIC 3840	3	1	3	\$390
5	130 VINCENT ROAD MORWELL VIC 3840	3	1	2	\$460
6	89 MARYVALE ROAD MORWELL VIC 3840	3	1	-	\$435

Comparable Rentals

1 12 LIVINGSTONE STREET MORWELL VIC 3840



3 1 3 734m² 89m²
 Year Built 1955 DOM 0 days
 Listing Date 14-Jul-26 Distance 1.33km
 Listing Price \$440/WEEKLY

2 20 DENISE STREET MORWELL VIC 3840



3 1 1 553m² 116m²
 Year Built 1960 DOM 40 days
 Listing Date 04-Jun-26 Distance 1.14km
 Listing Price \$450/WEEKLY

3 1 BRISBANE STREET MORWELL VIC 3840



3 1 1 664m² 112m²
 Year Built - DOM 5 days
 Listing Date 09-Jul-26 Distance 1.06km
 Listing Price \$450/WEEKLY

4 19 DUNBAR AVENUE MORWELL VIC 3840



3 1 3 853m² 116m²
 Year Built - DOM 11 days
 Listing Date 03-Jul-26 Distance 0.77km
 Listing Price \$390/WEEKLY

5 130 VINCENT ROAD MORWELL VIC 3840



3 1 2 713m² 137m²
 Year Built 1960 DOM 28 days
 Listing Date 16-Jun-26 Distance 0.98km
 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



89 MARYVALE ROAD MORWELL VIC 3840



3 1 - 920m ²	129m ²
Year Built 1965	DOM 13 days
Listing Date 01-Jul-26	Distance 1.51km
Listing Price \$435/WEEKLY	

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

Summary

13 BOLGER STREET MORWELL VIC 3840



Appraisal price range
\$420 to \$450

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