



## 8 WELLINGTON DRIVE TRARALGON VIC 3844

Prepared on 25th March 2026



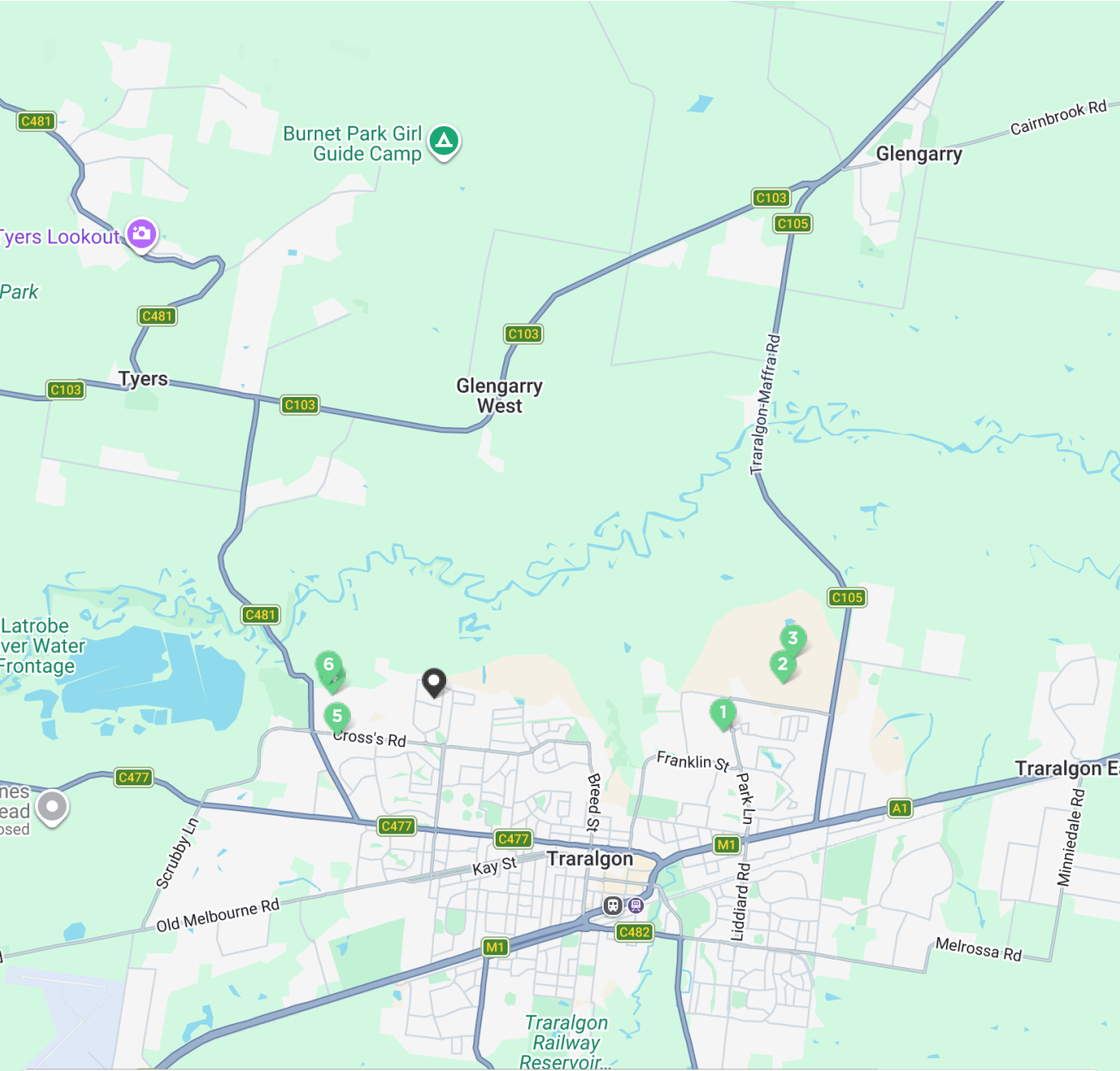
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# Comps Map: Rentals



1 9 PRINCETON WAY TRARALGON VIC 3844	4	2	2	\$580
2 27 KELLEHER DRIVE TRARALGON VIC 3844	4	2	2	\$650
3 36 RISE BOULEVARD TRARALGON VIC 3844	4	2	2	\$650
4 30 PAIGE AVENUE TRARALGON VIC 3844	4	2	2	\$630
5 159 CROSS ROAD TRARALGON VIC 3844	4	2	2	\$650
6 27 PAIGE AVENUE TRARALGON VIC 3844	4	2	2	\$620

Google Loy Map data ©2026 Google  
 \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comparable Rentals

## 1 9 PRINCETON WAY TRARALGON VIC 3844



4 2 2 544m<sup>2</sup> 145m<sup>2</sup>  
 Year Built 2017 DOM 20 days  
 Listing Date 05-Mar-26 Distance 3.05km  
 Listing Price \$580.00 per week

## 2 27 KELLEHER DRIVE TRARALGON VIC 3844



4 2 2 721m<sup>2</sup> -  
 Year Built - DOM 19 days  
 Listing Date 06-Mar-26 Distance 3.65km  
 Listing Price \$650 Per Week

## 3 36 RISE BOULEVARD TRARALGON VIC 3844



4 2 2 651m<sup>2</sup> -  
 Year Built - DOM 12 days  
 Listing Date 13-Mar-26 Distance 3.78km  
 Listing Price \$650.00 per week

## 4 30 PAIGE AVENUE TRARALGON VIC 3844



4 2 2 609m<sup>2</sup> 189m<sup>2</sup>  
 Year Built 2021 DOM 15 days  
 Listing Date 30-Jun-25 Distance 1.08km  
 Listing Price \$630 PW / AVAIL. NOW

## 5 159 CROSS ROAD TRARALGON VIC 3844



4 2 2 792m<sup>2</sup> -  
 Year Built 2013 DOM 30 days  
 Listing Date 09-Apr-25 Distance 1.11km  
 Listing Price \$650.00 per week

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

# Comparable Rentals

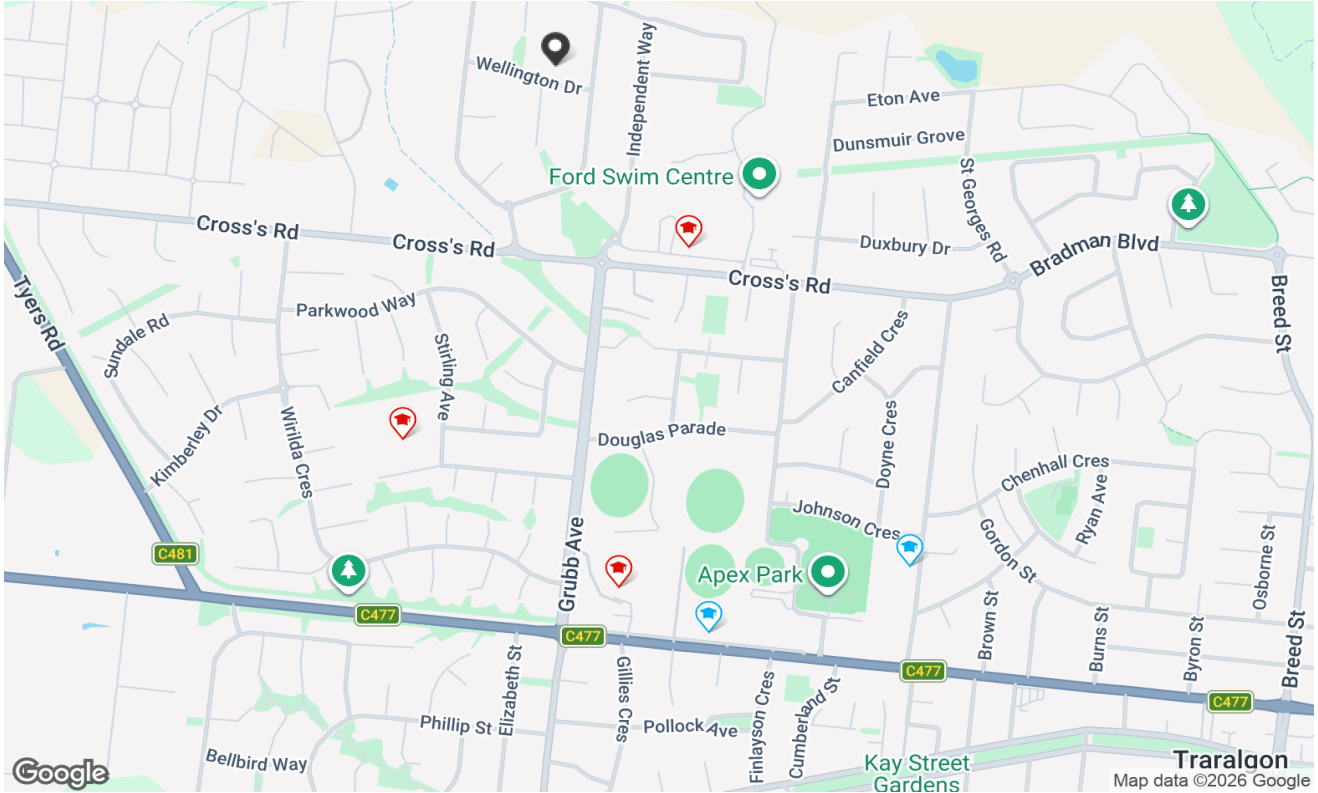
6 27 PAIGE AVENUE TRARALGON VIC 3844








4 2 2 572m<sup>2</sup> 168m<sup>2</sup>  
Year Built 2020 DOM 5 days  
Listing Date 08-Sep-25 Distance 1.12km  
Listing Price \$620 PW / AVAIL. 6.10.25

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

# Local Schools

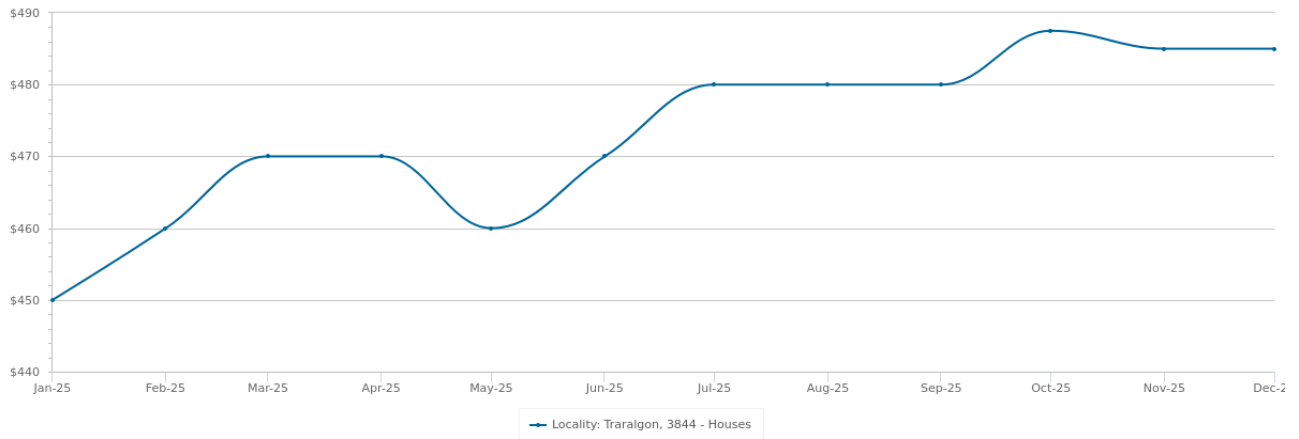


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>St Paul's Anglican Grammar School - Traralgon Campus</b> 46 Crosss Road Traralgon VIC 3844	0.53km	Combined	Mixed	Non-Government	-
 <b>St Gabriel's School</b> 30-50 Rangeview Drive Traralgon VIC 3844	0.95km	Primary	Mixed	Non-Government	0-6
 <b>Lavalla Catholic College - St Paul's Campus</b> 206-220 Grey Street Traralgon VIC 3844	1.25km	Secondary	Mixed	Non-Government	-
 <b>Traralgon College</b> 1.4km	1.4km	Secondary	Mixed	Government	7-12
 <b>Traralgon (Stockdale Road) Primary School</b> 7-25 Stockdale Road Traralgon VIC 3844	1.44km	Primary	Mixed	Government	0-6

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

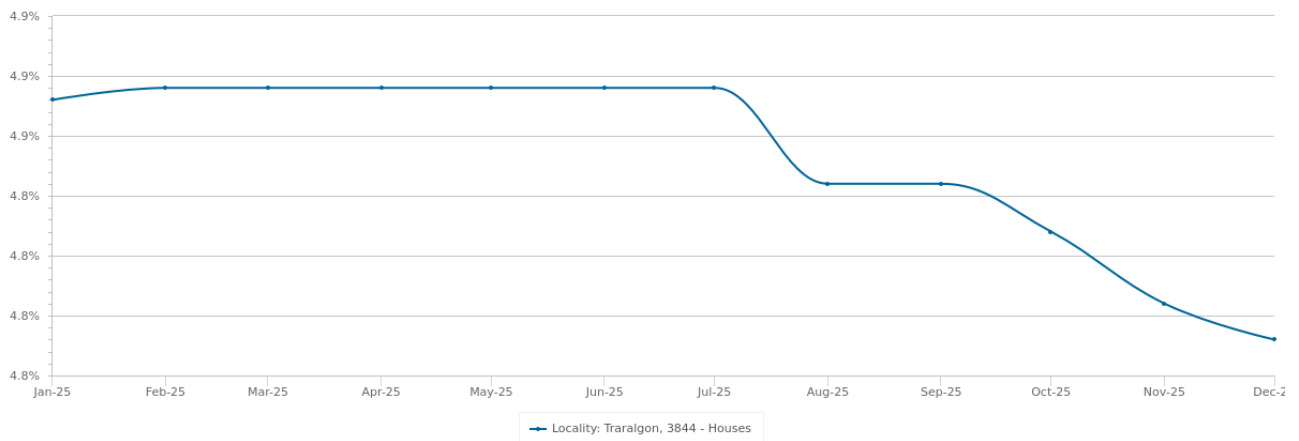
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

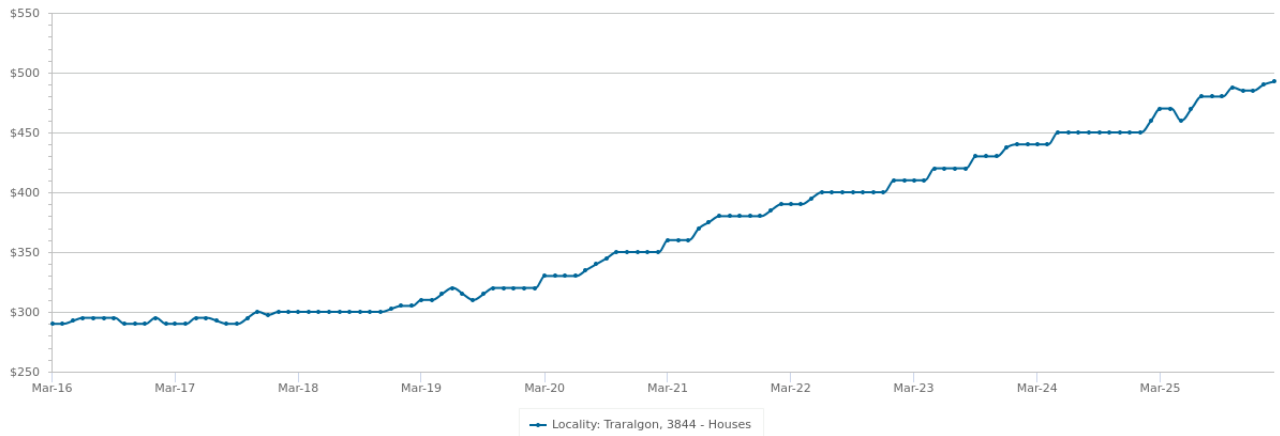


Statistics are calculated at the end of the displayed month

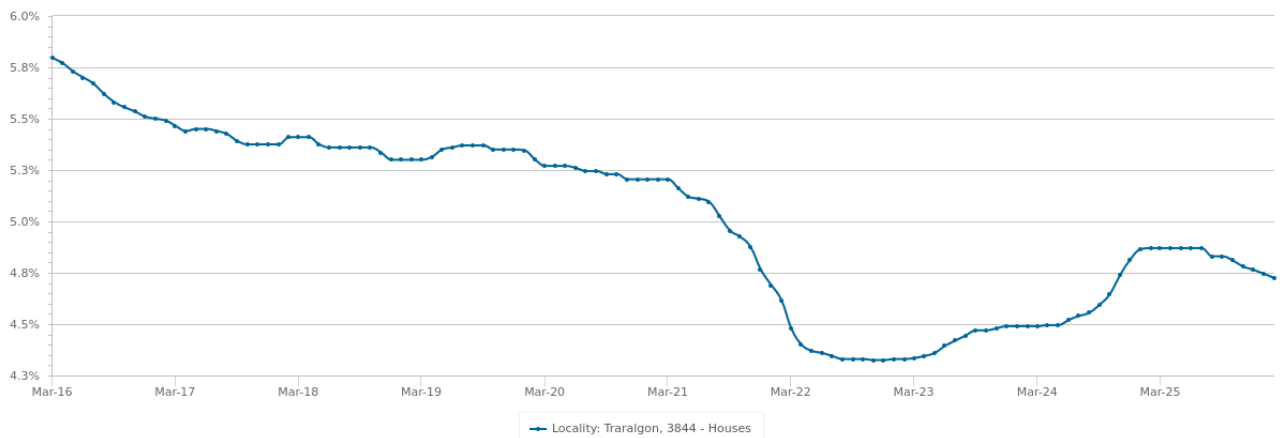
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$485	0.0%	4.8%	567
Nov 2025	\$485	-0.5% ▼	4.8%	546
Oct 2025	\$487	1.6% ▲	4.8%	542
Sep 2025	\$480	0.0%	4.8%	511
Aug 2025	\$480	0.0%	4.8%	490
Jul 2025	\$480	2.1% ▲	4.9%	475
Jun 2025	\$470	2.2% ▲	4.9%	466
May 2025	\$460	-2.1% ▼	4.9%	458
Apr 2025	\$470	0.0%	4.9%	445
Mar 2025	\$470	2.2% ▲	4.9%	444
Feb 2025	\$460	2.2% ▲	4.9%	441
Jan 2025	\$450	0.0%	4.9%	454

# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$492	7.1% ▲	4.7%	584
2025	\$460	4.5% ▲	4.9%	441
2024	\$440	7.3% ▲	4.5%	535
2023	\$410	5.1% ▲	4.3%	608
2022	\$390	11.4% ▲	4.6%	579
2021	\$350	9.4% ▲	5.2%	512
2020	\$320	4.9% ▲	5.3%	509
2019	\$305	1.7% ▲	5.3%	646
2018	\$300	3.4% ▲	5.4%	758
2017	\$290	-1.7% ▼	5.5%	918

# Summary

**8 WELLINGTON DRIVE TRARALGON VIC 3844**



**Appraisal price range**  
\$660 - \$680

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