

Comparative Market Analysis

5 RAINBIRD COURT TRARALGON VIC 3844

Prepared on 21st October 2025

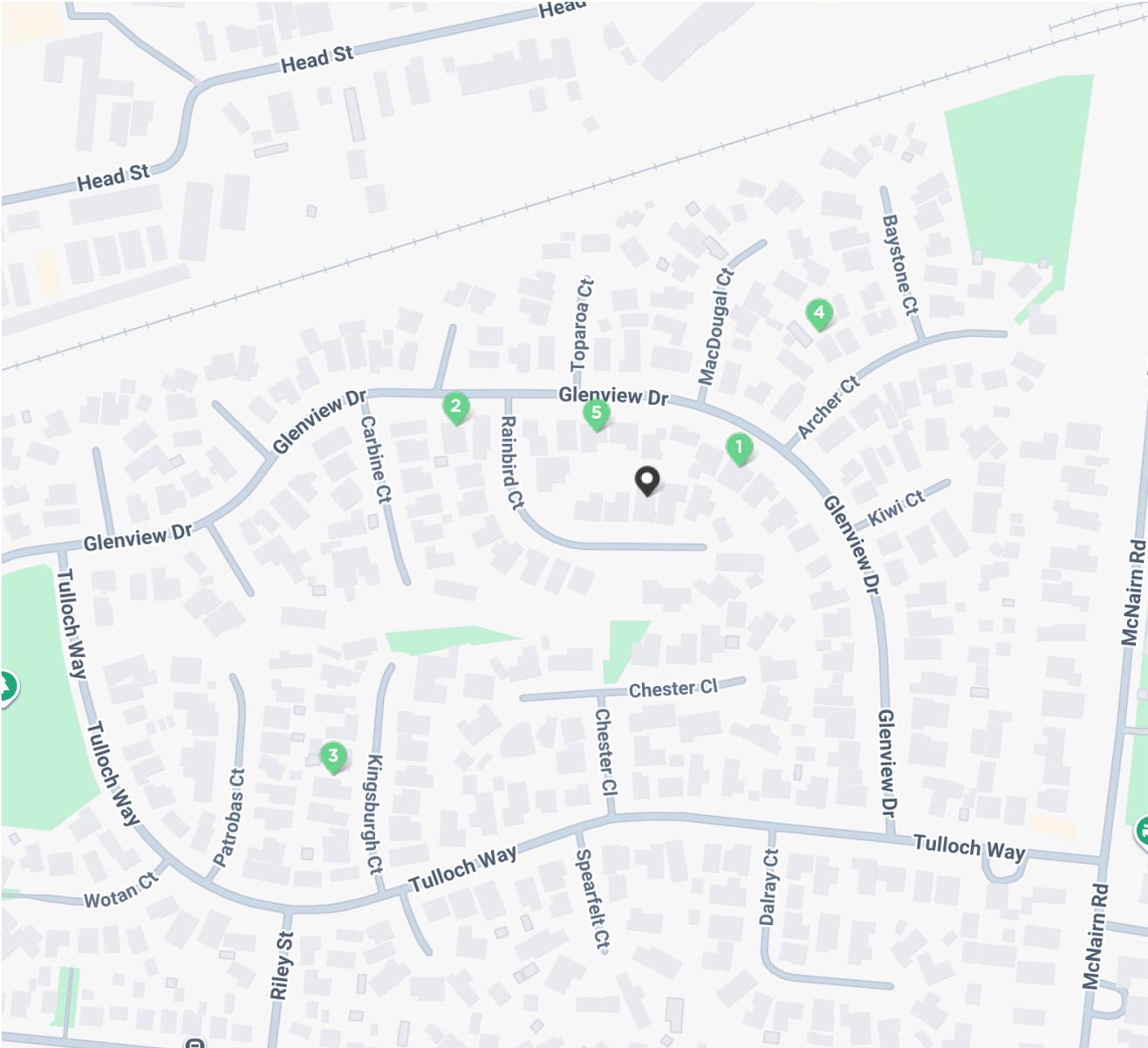


Josh Quigley
ONE AGENCY LATROBE VALLEY

14C Hotham Street
Traralgon VIC 3844

m: 0477122366
w: 51742740
josh@oneagencylv.com.au

Comps Map: Rentals



1 40 GLENVIEW DRIVE TRARALGON VIC 3844	4	2	2	\$550
2 22 GLENVIEW DRIVE TRARALGON VIC 3844	4	2	1	\$570
3 4 KINGSBURGH COURT TRARALGON VIC 3844	4	2	2	\$570
4 2 ARCHER COURT TRARALGON VIC 3844	3	2	2	\$590
5 30 GLENVIEW DRIVE TRARALGON VIC 3844	3	2	2	\$580



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 40 GLENVIEW DRIVE TRARALGON VIC 3844



4 2 2 733m² 175m²
 Year Built 1980 DOM 20 days
 Listing Date 01-Oct-25 Distance 0.06km
 Listing Price \$550.00 per week

2 22 GLENVIEW DRIVE TRARALGON VIC 3844



4 2 1 562m² 165m²
 Year Built 1985 DOM 20 days
 Listing Date 12-Jun-25 Distance 0.13km
 Listing Price \$570.00 per week

3 4 KINGSBURGH COURT TRARALGON VIC 3844



4 2 2 649m² 143m²
 Year Built 1985 DOM 17 days
 Listing Date 14-Jan-25 Distance 0.27km
 Listing Price \$570.00 per week

4 2 ARCHER COURT TRARALGON VIC 3844



3 2 2 855m² 118m²
 Year Built 1990 DOM 16 days
 Listing Date 18-Aug-25 Distance 0.15km
 Listing Price \$590 PW / AVAIL. NOW

5 30 GLENVIEW DRIVE TRARALGON VIC 3844

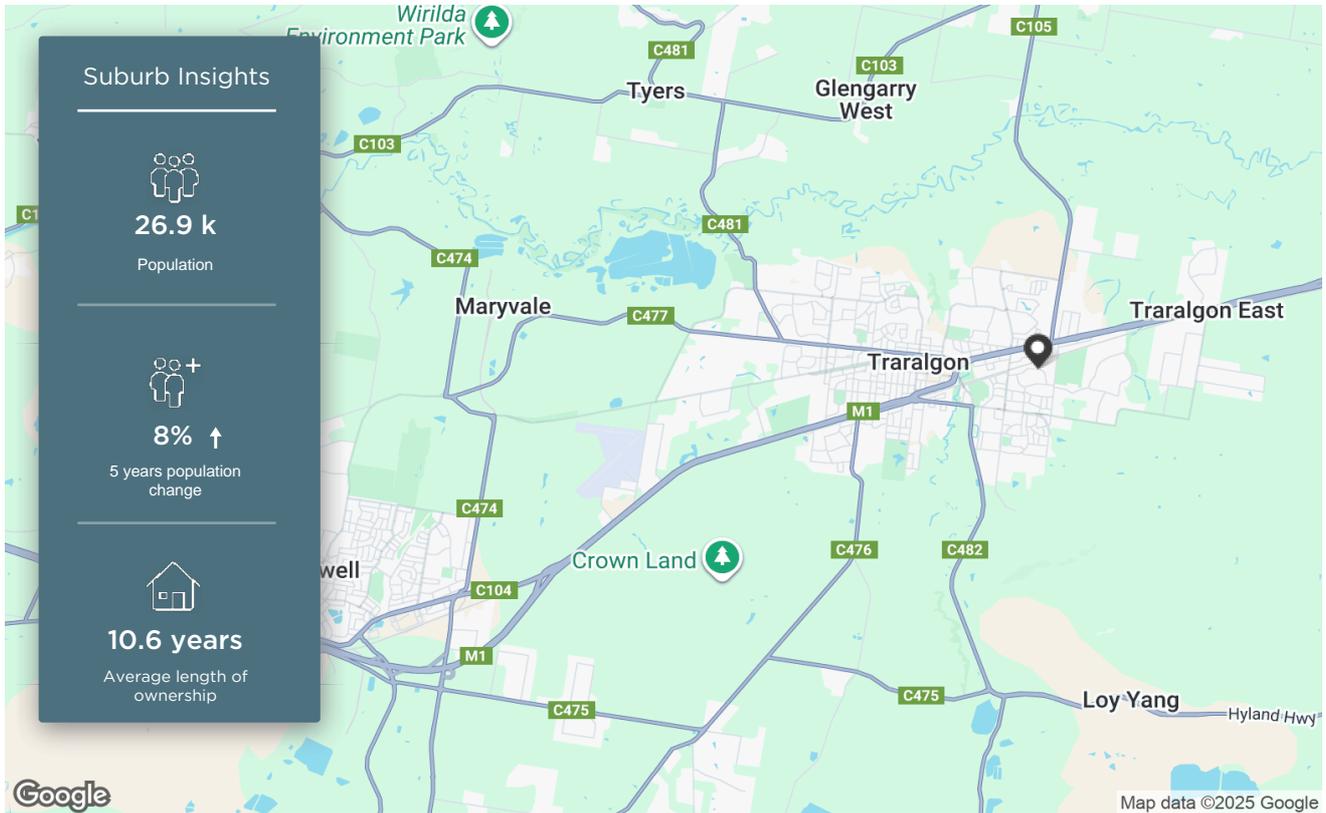


3 2 2 821m² 150m²
 Year Built 1995 DOM 8 days
 Listing Date 17-Jun-25 Distance 0.05km
 Listing Price \$580 Per Week

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

Traralgon

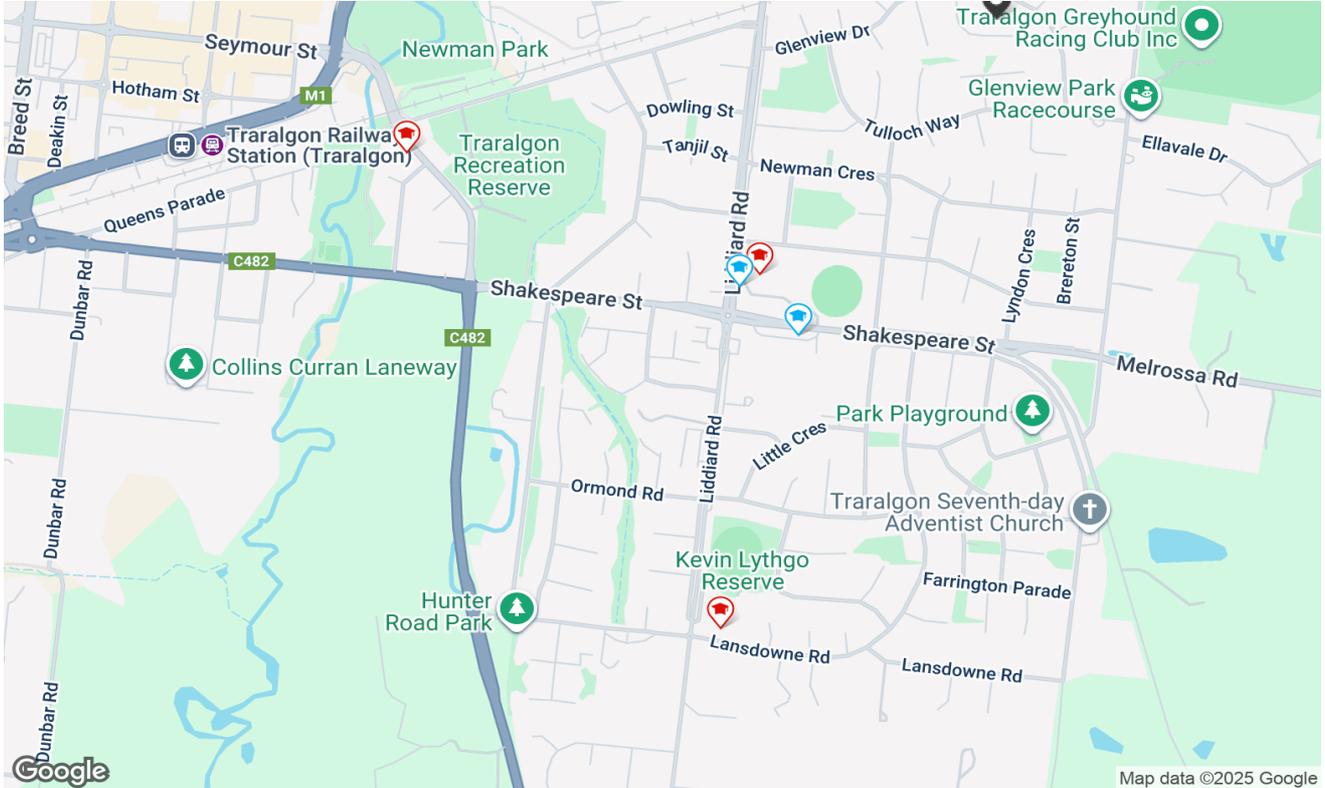
Demographic



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
	Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	0.8km	Primary	Mixed	Non-Government	-
	Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	0.85km	Primary	Mixed	Government	0-6
	Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	0.87km	Secondary	Mixed	Government	-
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.36km	Secondary	Mixed	Non-Government	-
	Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	1.58km	Combined	Mixed	Non-Government	-



Property is within school catchment area



Property is outside school catchment area

Summary

5 RAINBIRD COURT TRARALGON VIC 3844



Appraisal price range
\$570-\$600

Notes from your agent

Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.