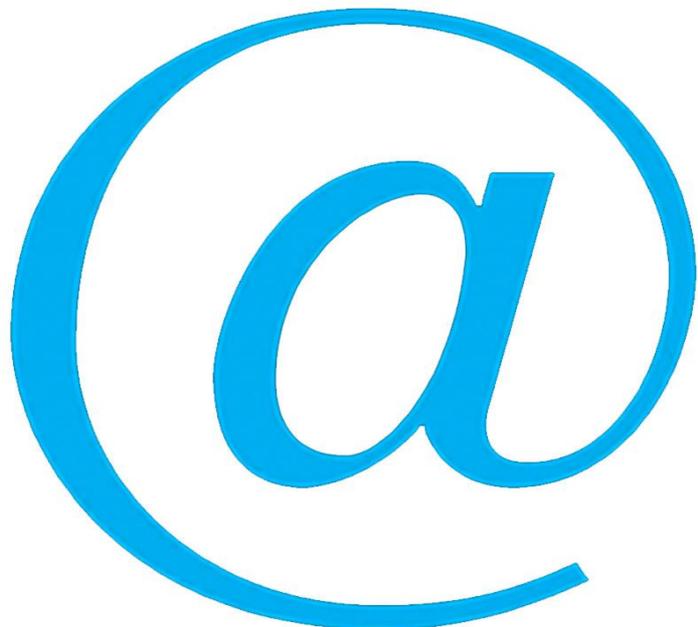


COMPARATIVE MARKET ANALYSIS

12 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Summary
12 Cuttlers Circuit
Wonthaggi, VIC, 3995

RE: Rental Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Leo Edwards
www.inverlochatrealty.com.au
Email: leo@atrealty.com.au
Phone: 0472 523 445

12 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
 RPD: 23//PS631569 (11227552)

Land Use: DETACHED DWELLING
 Zoning
 Council: BASS COAST SHIRE

Features: Build Yr: 2010, Storeys: 1, Lowset, Contemporary, Deck, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Entertainment Area, Fully Fenced, Shed/s, Main Rooms: 11, Improvements:

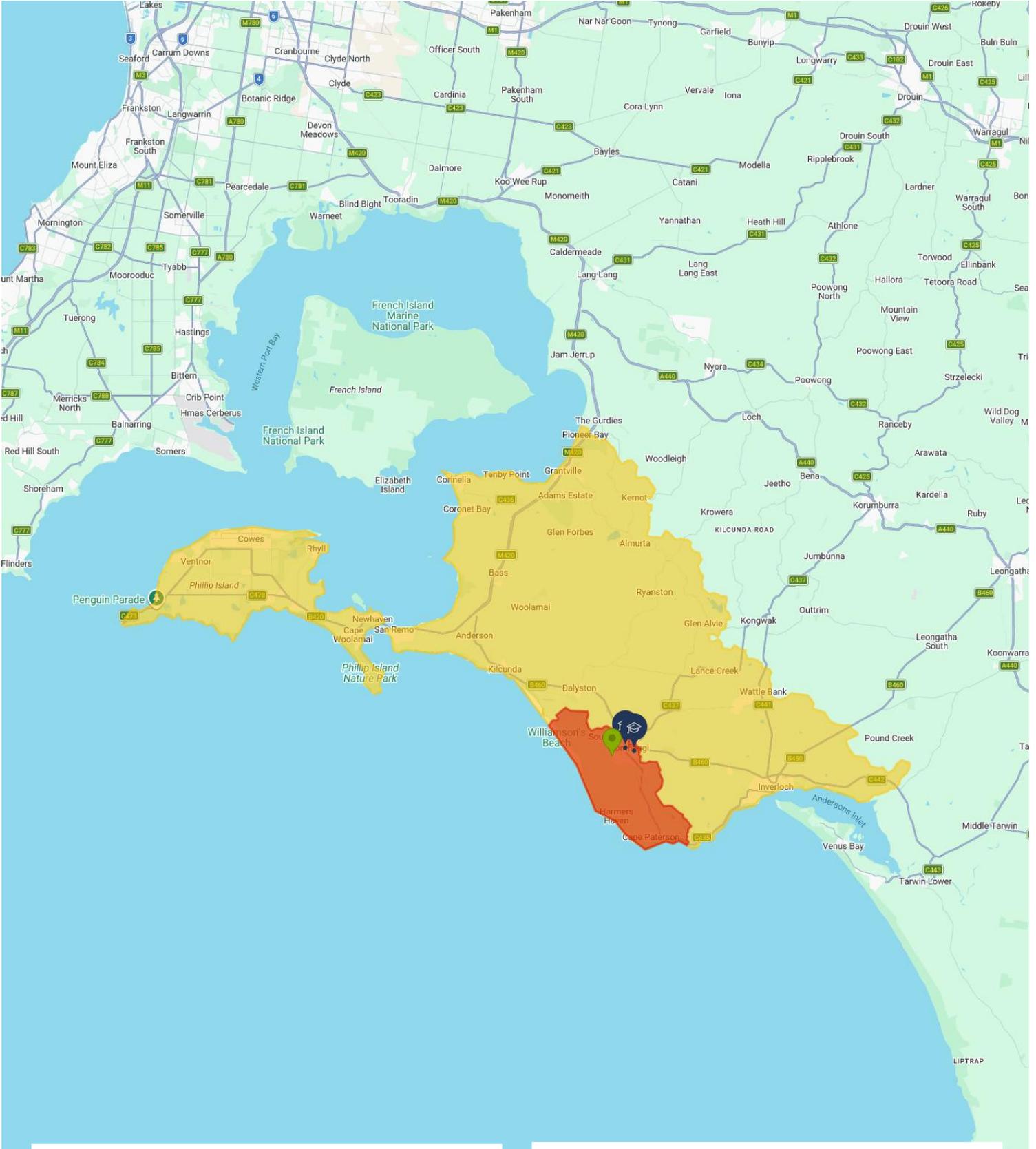
Area: 751 m² (202 m²)
 Area \$/m²: \$1,005 (\$3,738)
 Water/Sewerage:
 Property ID: 16512047 /
 UBD Ref: UBD Ref:

 3  2  2

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 755,000	01/04/2024	THE PROPRIETORS	750 m ²	Normal Sale	No
\$ 385,000	13/01/2014	THE PROPRIETORS	750 m ²	Normal Sale	No
\$ 148,000	02/12/2011	THE PROPRIETORS	750 m ²	Normal Sale	No
\$ 147,000	19/11/2010	THE PROPRIETORS	750 m ²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



Bass Coast College

7 - 12

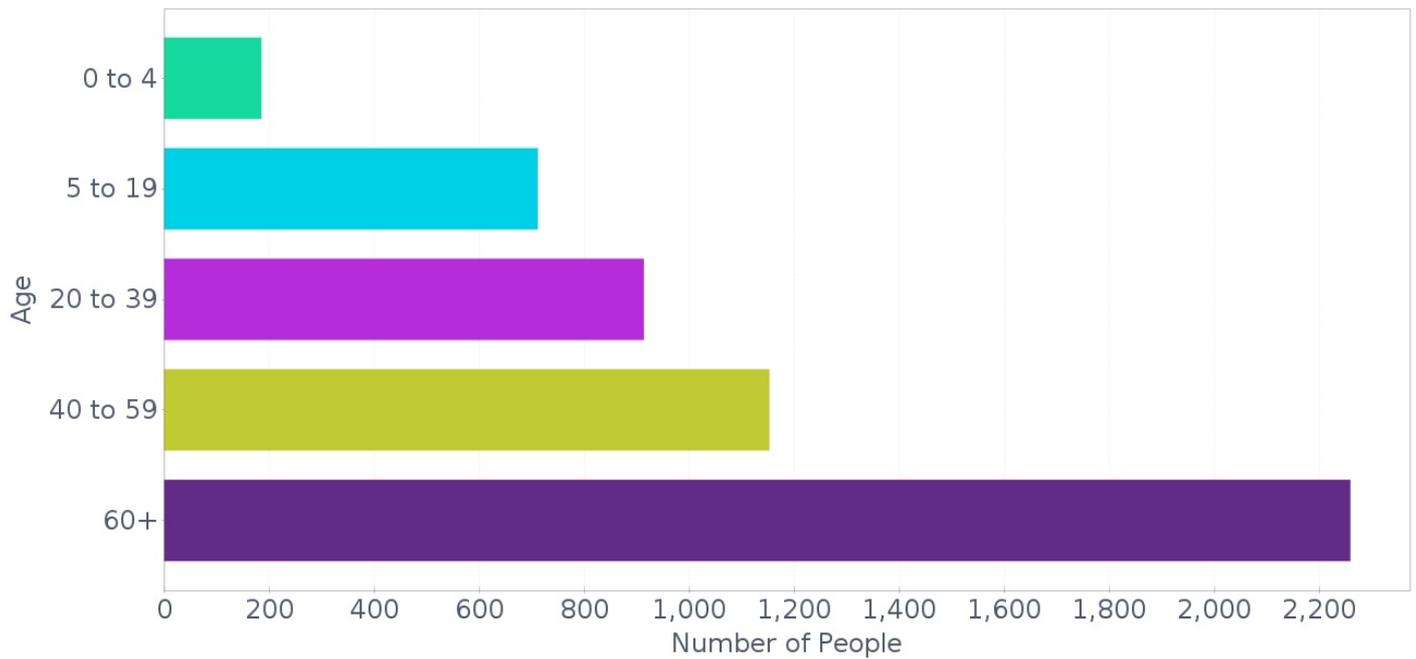
Co-ed



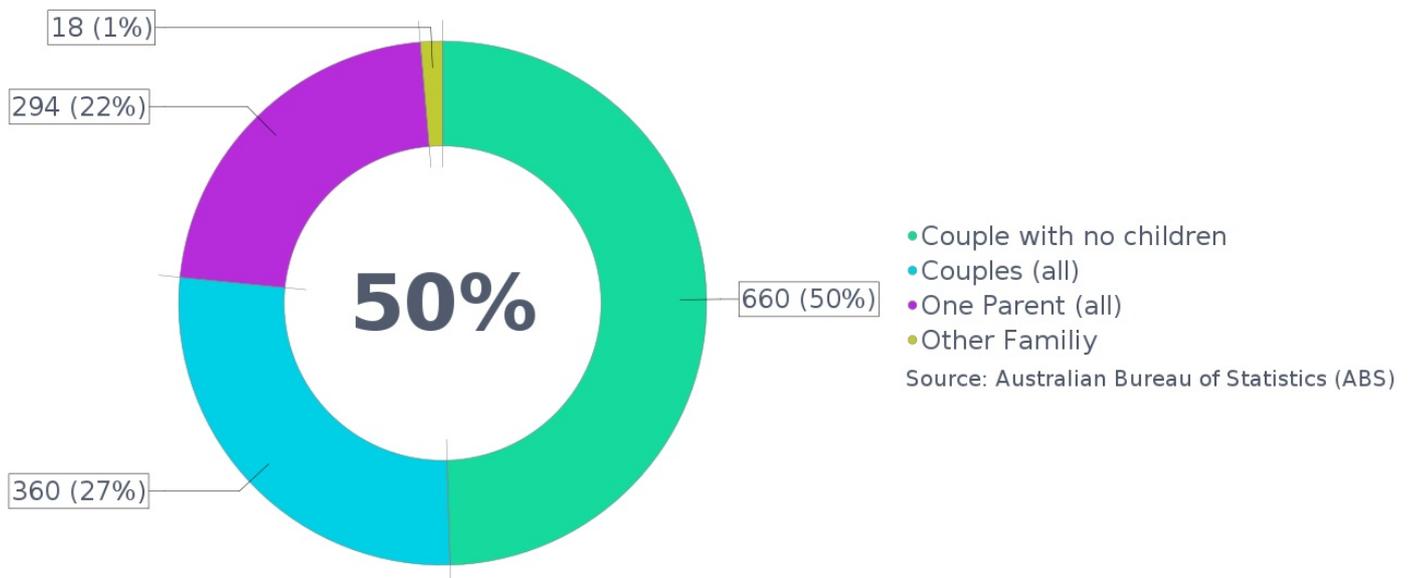
Nearby Properties For Rent



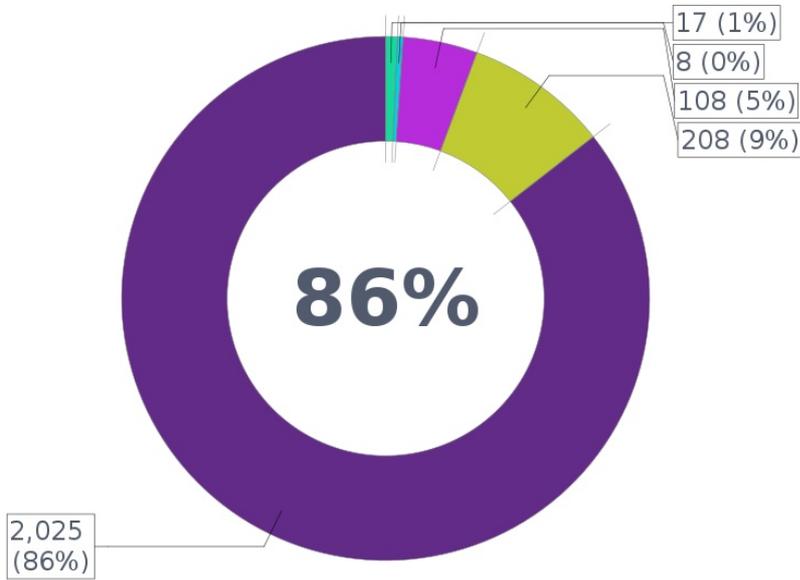
Age of Population (2021)



Family Composition (2021)



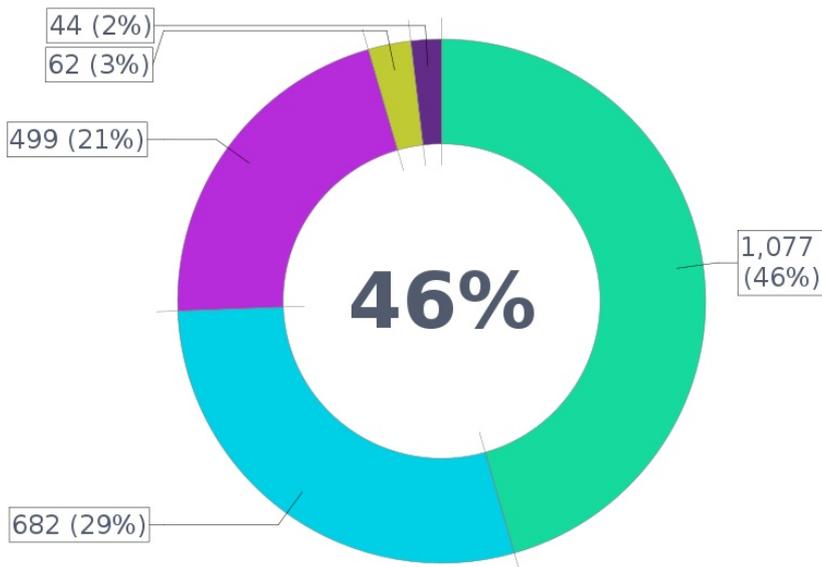
Dwelling Structure (2021)



- Flat
- Not Stated
- Other
- Semi/Terrace
- Separate House

Source: Australian Bureau of Statistics (ABS)

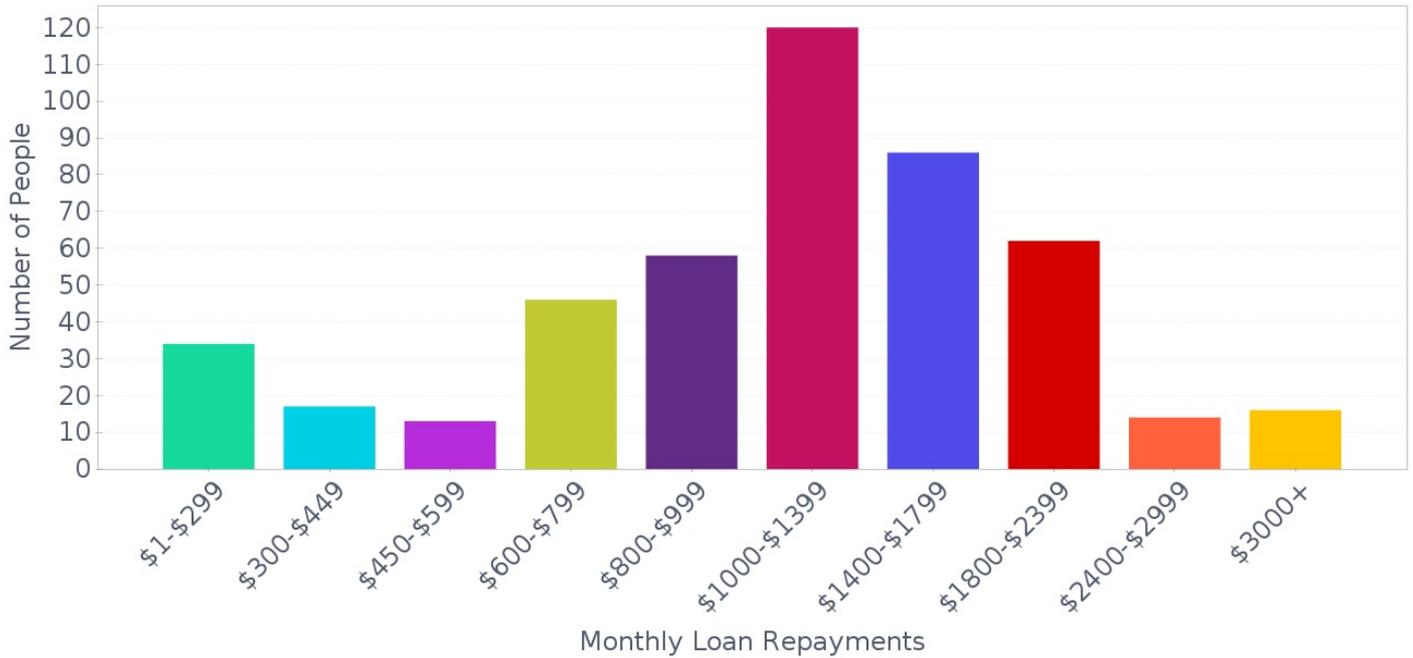
Home Ownership (2021)



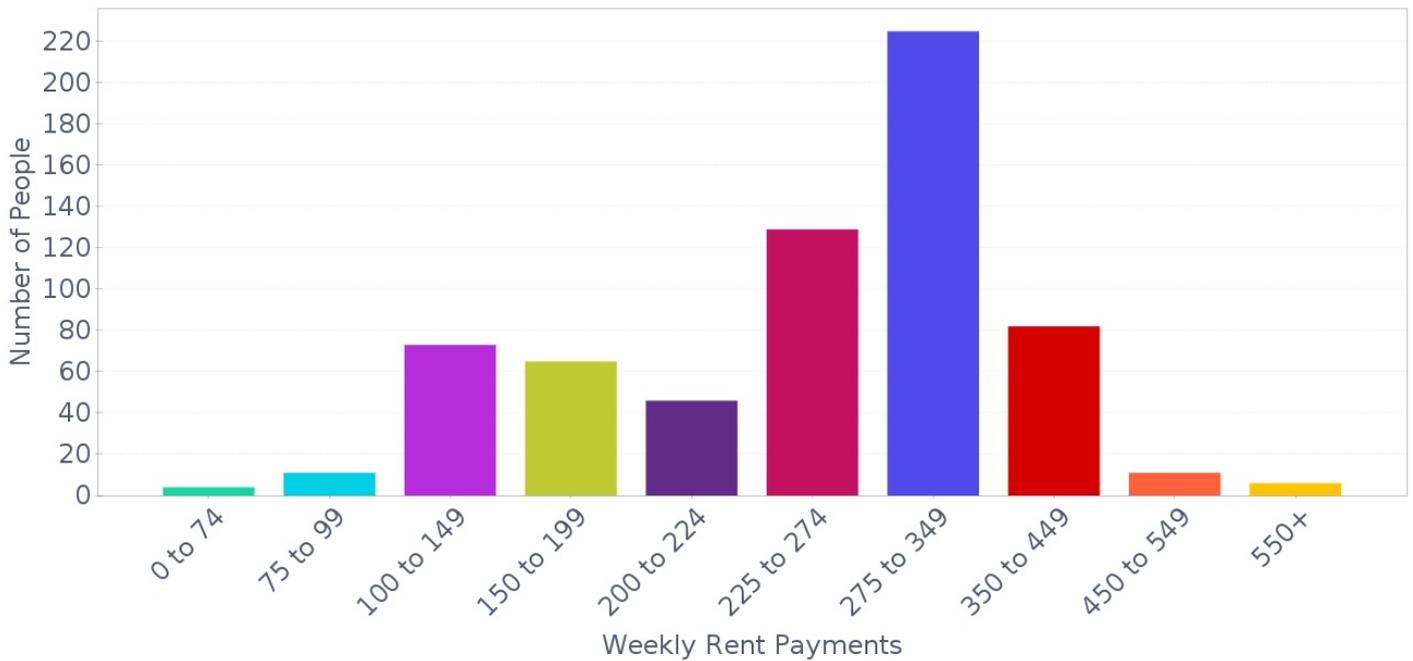
- Fully Owned
- Rented
- Purchasing
- Not Stated
- Other tenure type

Source: Australian Bureau of Statistics (ABS)

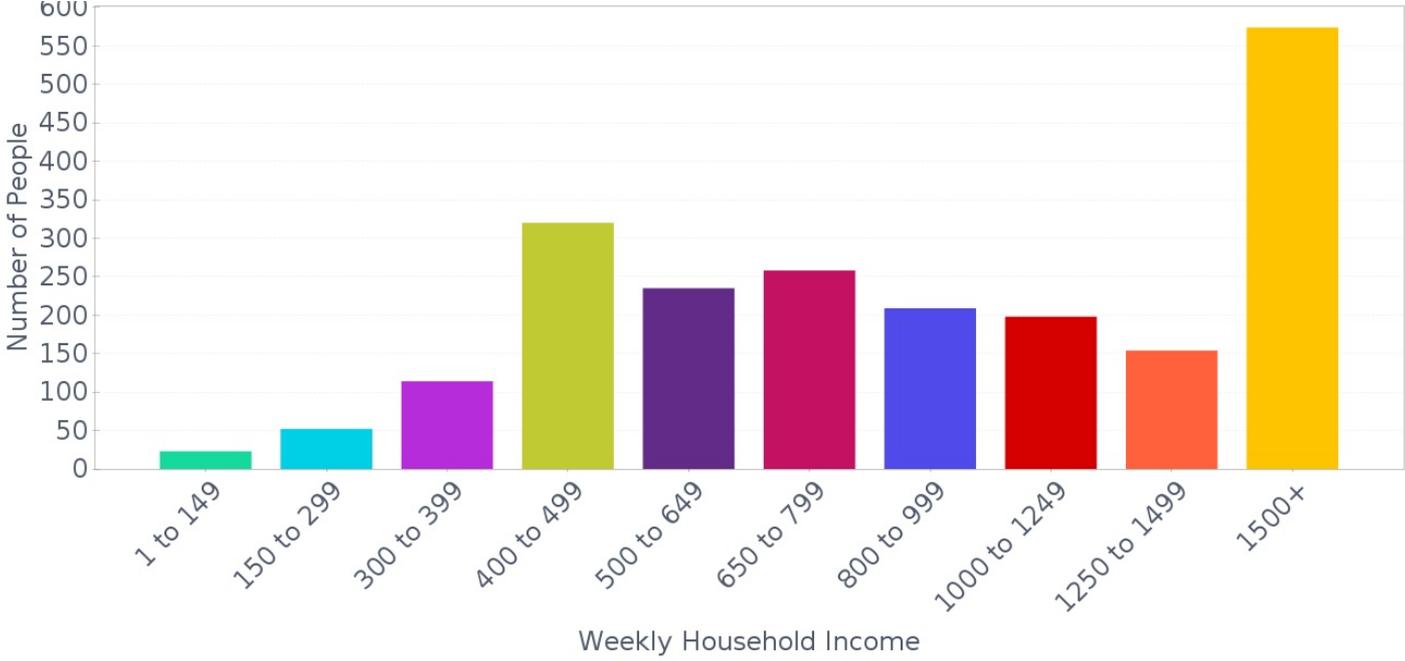
Home Loan Repayments - Monthly (2021)



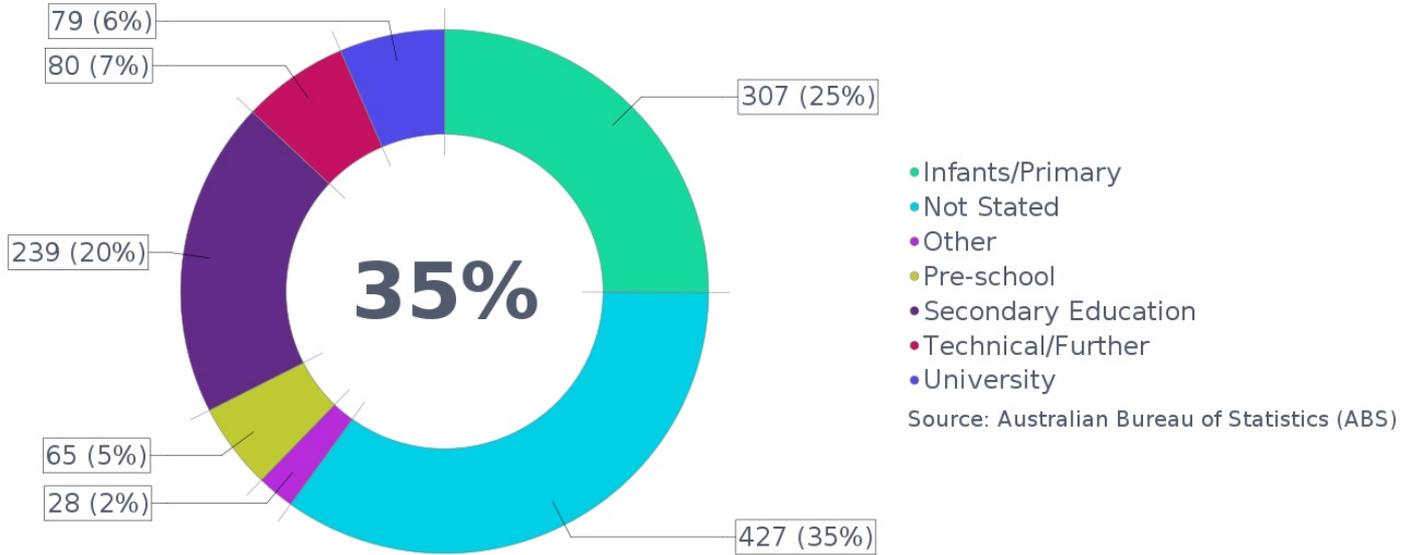
Rent Payments - Weekly (2021)



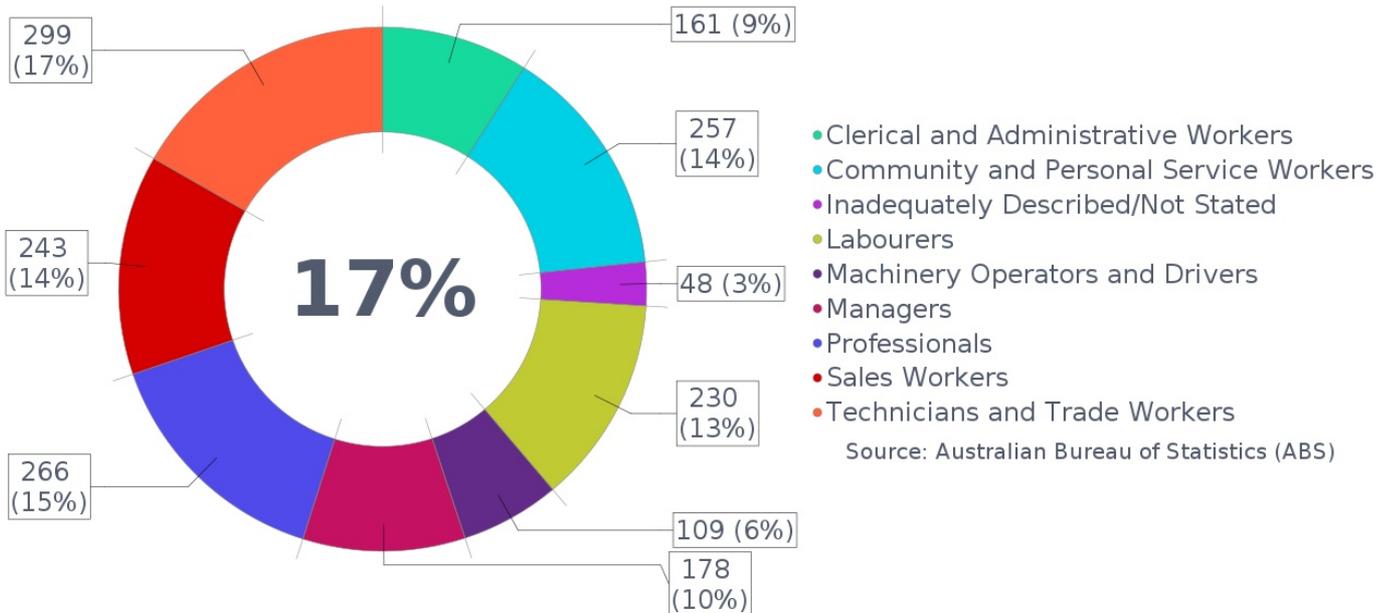
Household Income - Weekly (2021)



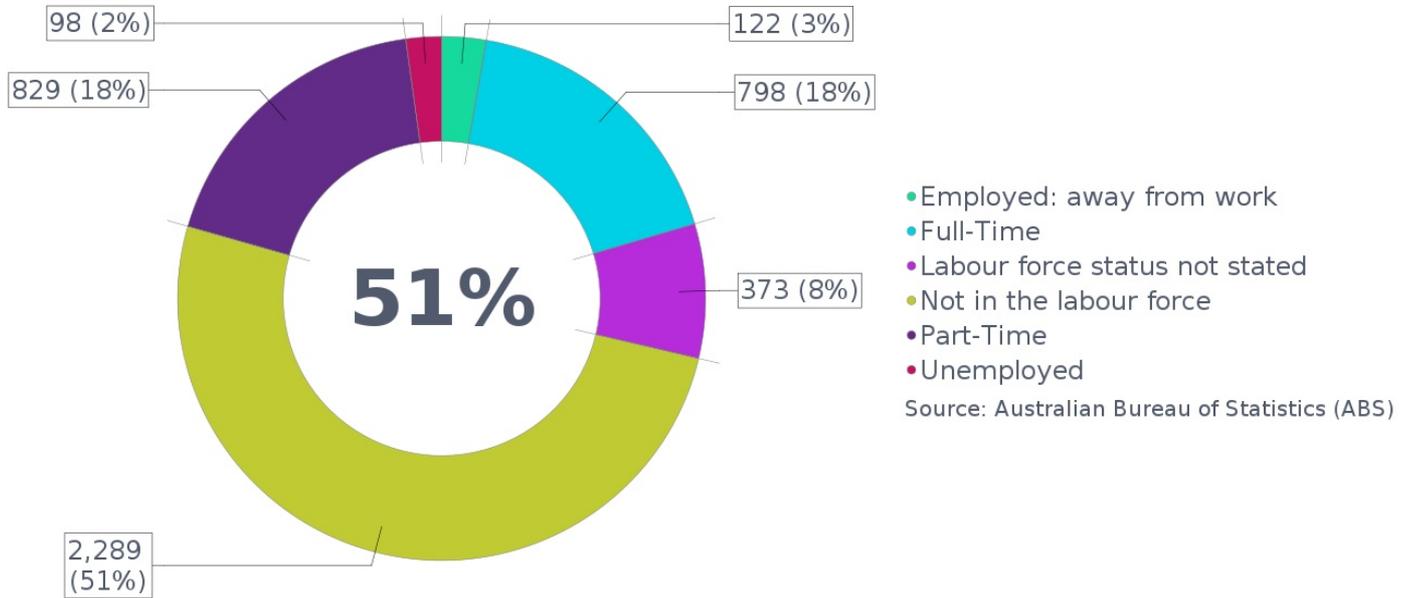
Non-School Qualification: Level of Education (2021)



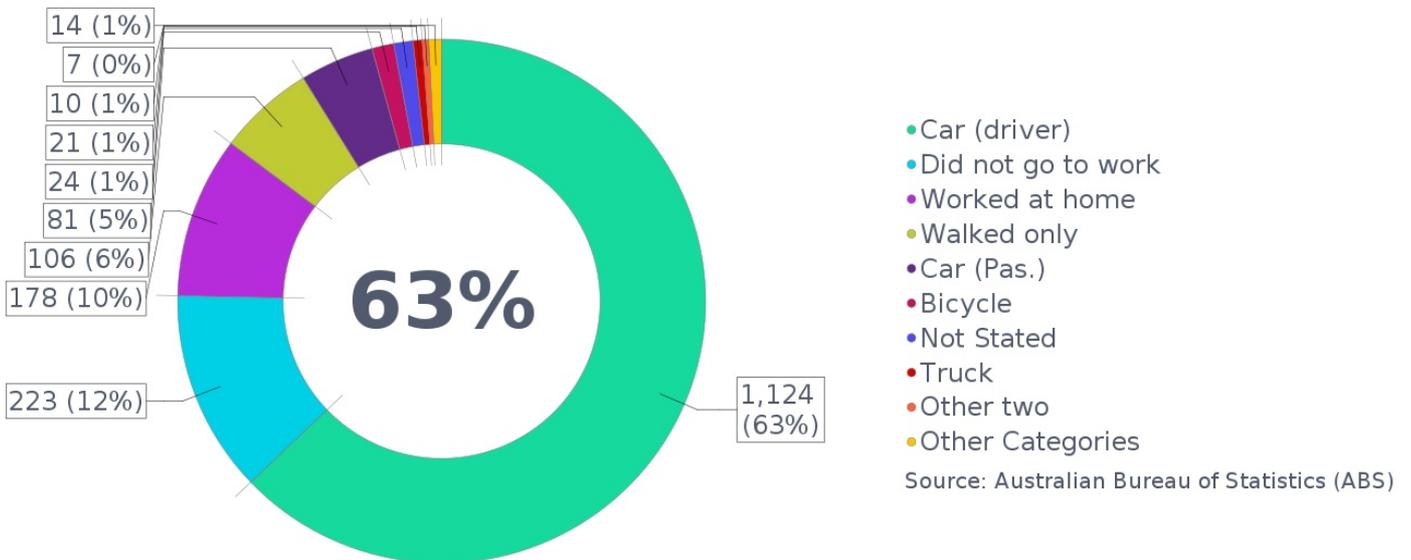
Occupation (2021)



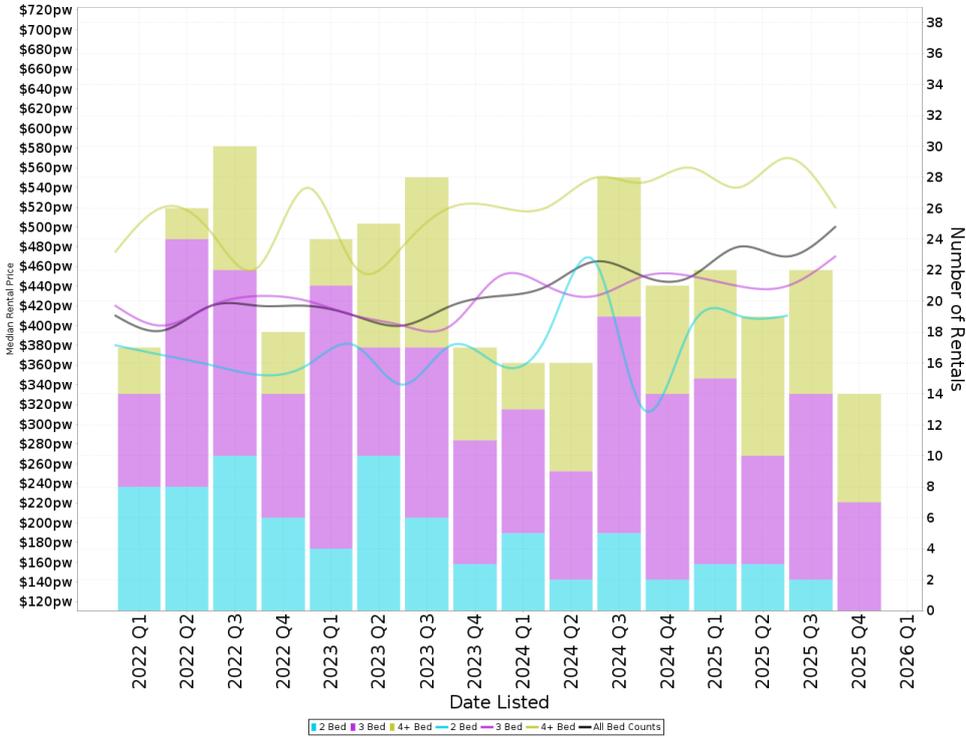
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.2%

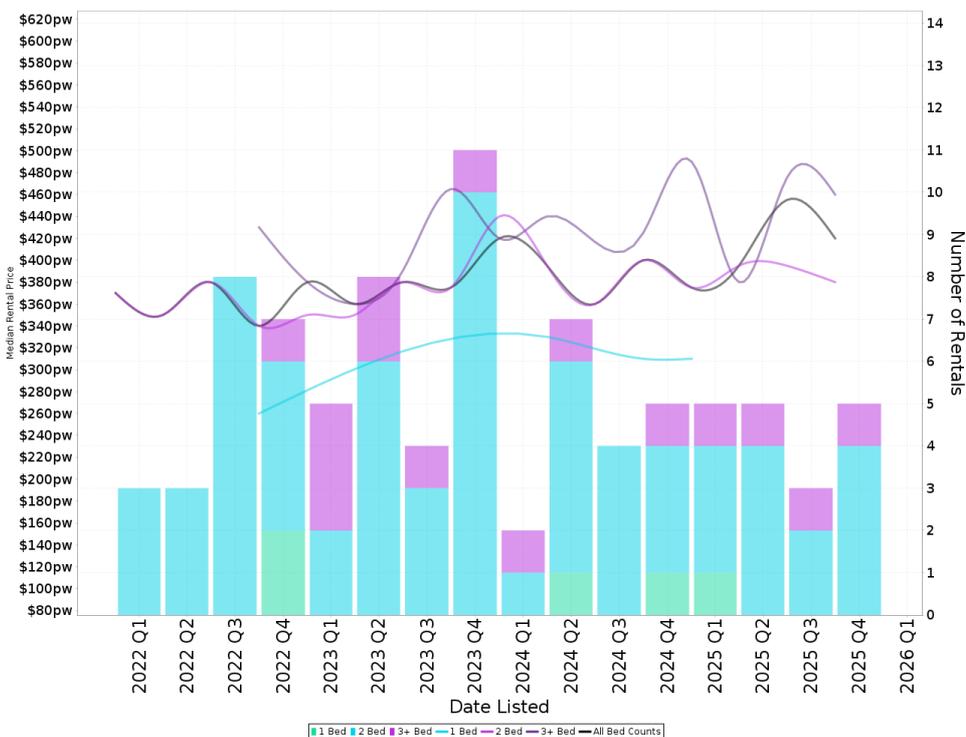
Current Median Price: \$560,000
 Previous Median Price: \$548,000
 Based on 189 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$560,000
 Current Median Rent: \$480
 Based on 77 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.5%

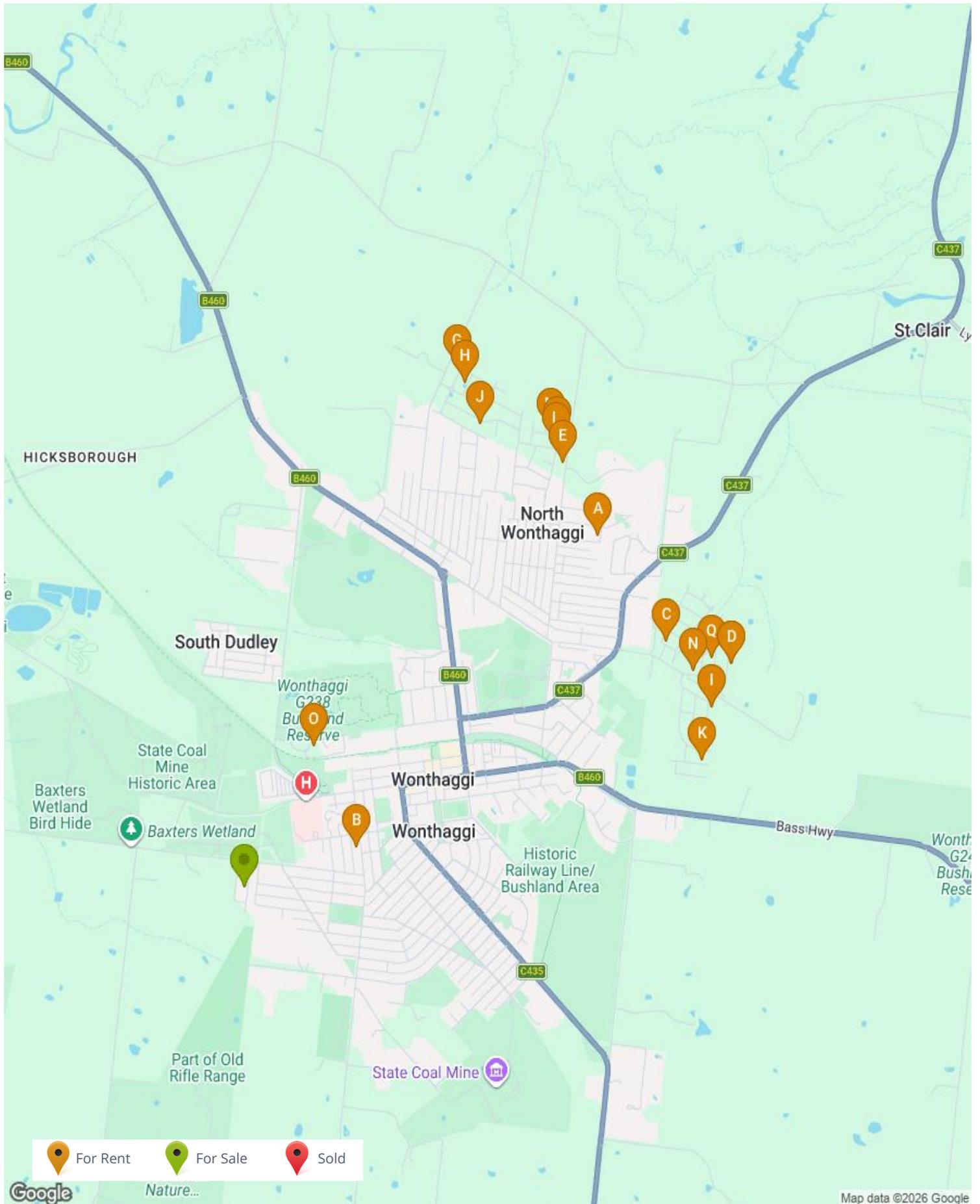
Current Median Price: \$418,000
 Previous Median Price: \$420,000
 Based on 76 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$418,000
 Current Median Rent: \$395
 Based on 18 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 17 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$510 and the highest for rent price is \$650 with a median rental price of \$570. Days listed ranges from 4 to 32 days with the average currently at 15 days for these selected properties.

27A OXFORD WAY, NORTH WONTHAGGI 3995

 3  2  1



Property Type: House
Area: 483 m² (17 m²)
RPD: 1//PS606469

Features:

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **13 Days**



14 CAMERON ST, WONTHAGGI 3995

 3  1  2



Property Type: House
Area: 1,009 m²
RPD: 18/54A/PP5871

Features:

Current Rent Price: **\$515 per week**
First Rent Price: **\$515 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **24 Days**



2 CIVIC WAY, WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 743 m²
RPD: 127//PS724947

Features:

Current Rent Price: **\$565 per week**
First Rent Price: **\$565 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **4 Days**



19 BOTTLE TREE RD, WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 512 m²
RPD: 718//PS913210

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **4 Days**



171 WENTWORTH RD, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 502 m²
RPD: 3//PS847025

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **18 Days**



18 TUSSOCK WAY, NORTH WONTHAGGI 3995

 4  2  4



Property Type: House
Area: 699 m²
RPD: 223//PS832880

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **N/A**



15 LAMP RD, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 560 m²
RPD: 62//PS823854

Features: IMPROVEMENTS: DISHWASHER

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **10 Days**



7 SPLINT WAY, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 525 m²
RPD: 54//PS832878

Features:

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **10 Days**



3 RIGGER DR, WONTHAGGI 3995

 4  2  1



Property Type: House
Area: 682 m²
RPD: 230//PS710910

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **23 Days**



28 CAVIL DR, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 613 m² (157 m²)
RPD: 168//PS841073

Features: LOWSET, BRICK AND TILE, DECK, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, IMPROVEMENTS: DISHWASHER

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **10 Days**



11 NORFOLK ST, WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 640 m²
RPD: 506//PS842390

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **9 Days**



23 APPLE BERRY RISE, NORTH WONTHAGGI 399

 4  2  2



Property Type: House
Area: 620 m²
RPD: 315//PS848206

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **32 Days**



11 TUSSOCK WAY, NORTH WONTHAGGI 3995

 4  2  4



Property Type: House
Area: 598 m²
RPD: 214//PS832880

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **17 Days**



45 MCGIBBONYS RD, WONTHAGGI 3995

 4  2  1



Property Type: House
Area: 553 m²
RPD: 559//PS835701

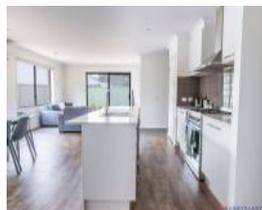
Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **6 Days**



8 SILVEREYE CCT, WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 576 m²
RPD: 8//PS703684

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **October 2025* (Rented)**
Days on Market:



19 BOTTLE TREE RD, WONTHAGGI 3995

 4  2  2



Property Type: House
 Area: 512 m²
 RPD: 718//PS913210

Features:

Current Rent Price: **\$570 per week**
 First Rent Price: **\$500 per week**
 Month Listed: **September 2025* (Rented)**
 Days on Market: **30 Days**



6 HUMMINGBIRD DR, WONTHAGGI 3995

 5  2  2



Property Type: House
 Area: 648 m²
 RPD: 704//PS913210

Features:

Current Rent Price: **\$650 per week**
 First Rent Price: **\$650 per week**
 Month Listed: **September 2025* (Rented)**
 Days on Market: **23 Days**



12 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995



Appraisal Price

This market analysis has been prepared on 10/03/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$540pw to \$590pw

Yield Estimate: 3.7% to 4.1%

Contact your agent for further information:

Name: Leo Edwards
Mobile:
Office: Leo Edwards
Office Phone: 0472 523 445
Email: leo@atrealty.com.au