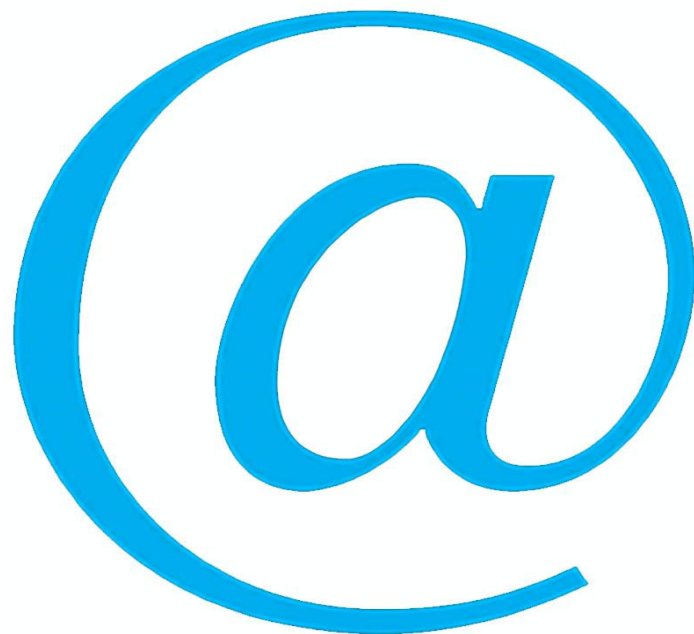


COMPARATIVE MARKET ANALYSIS

77 SEAWARD DRIVE, CAPE PATERSON, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





77 Seaward Drive
Cape Paterson, VIC, 3995

RE: Property 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 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

77 SEAWARD DRIVE, CAPE PATERSON, VIC 3995



Owner Details

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

Property Details

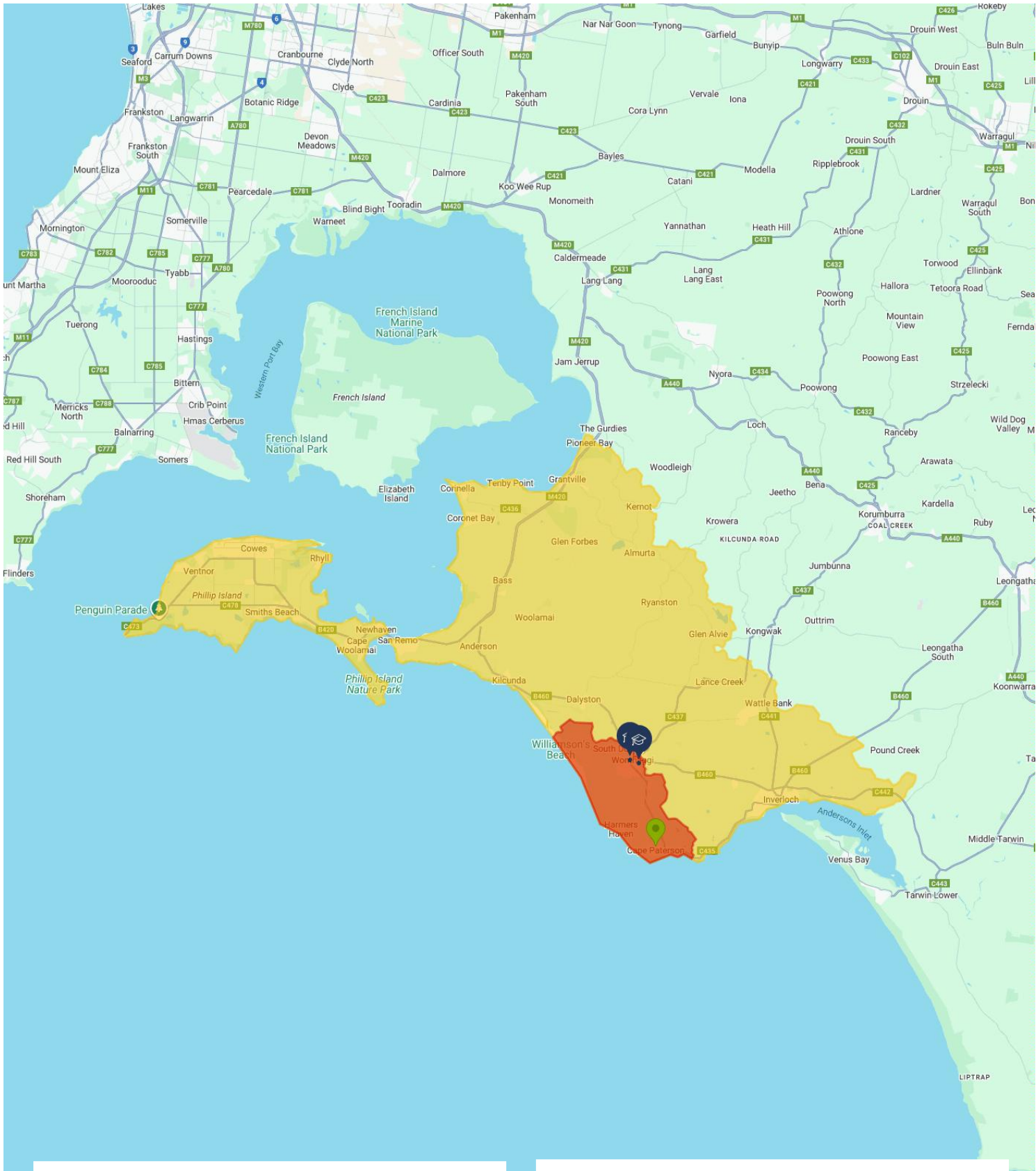
5 2 2

Property Type:	House - N/A	Area:	517 m² (291 m²)
RPD:	374//LP51438 (8325602)	Area \$/m2:	\$2,141 (\$3,766)
Land Use:	DETACHED DWELLING (UNSPECIFIED)	Water/Sewerage:	
Zoning:		Property ID:	5229002 / VIC5275473
Council:	BASS COAST SHIRE	UBD Ref:	UBD Ref:
Features:	Stores: 2, Double Storey, Contemporary, Deck, Ensuite, Fire Place, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Transport, Entertainment Area, Fully Fenced, Shed/s, Improvements: Floorboards,		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,096,000	21/03/2022	THE PROPRIETORS	512 m²	Normal Sale	No
\$ 55,000	21/10/2001	THE PROPRIETORS	512 m²	Normal Sale	No
\$ 22,000	05/06/2000	THE PROPRIETORS	512 m²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



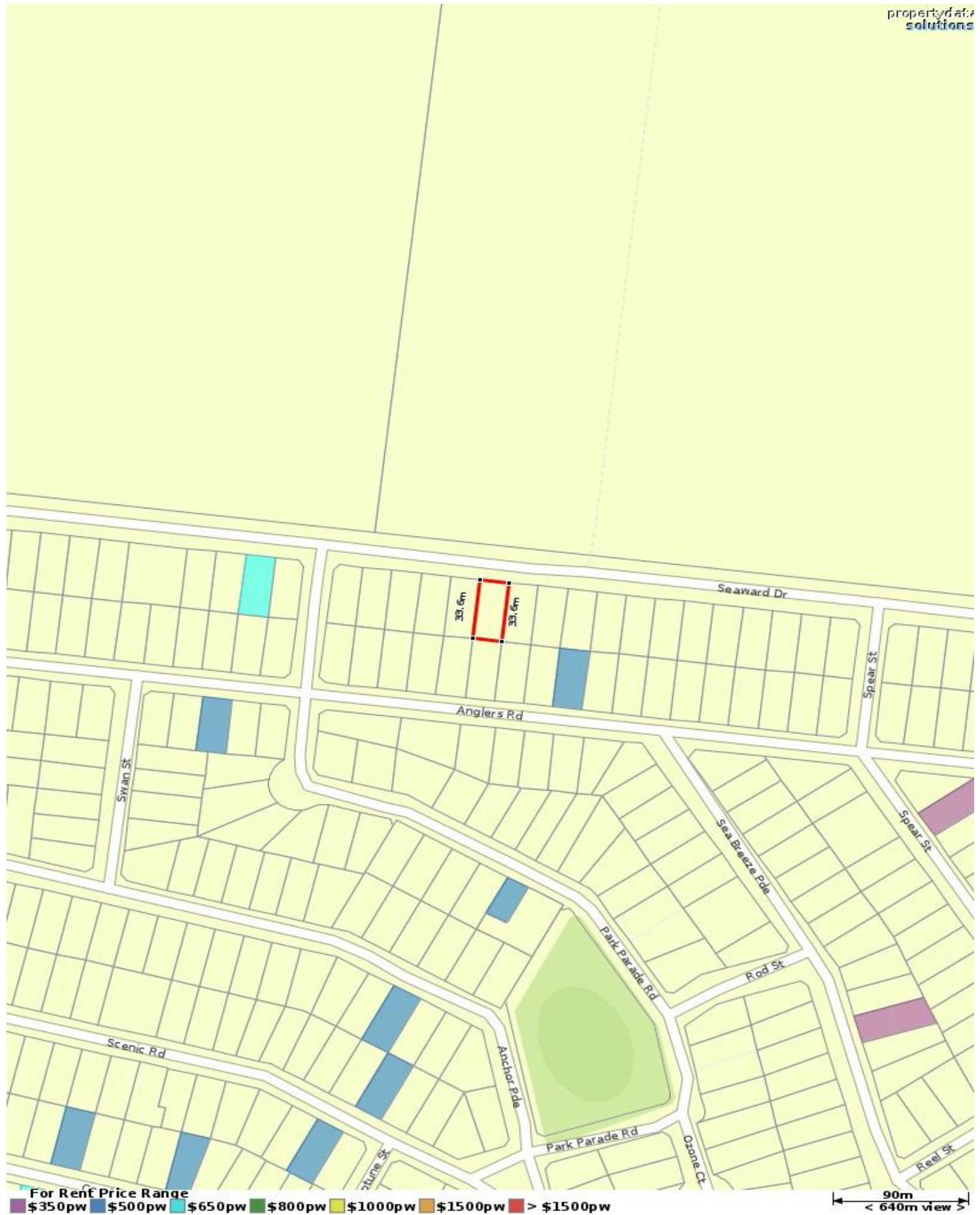
Bass Coast College

7 - 12

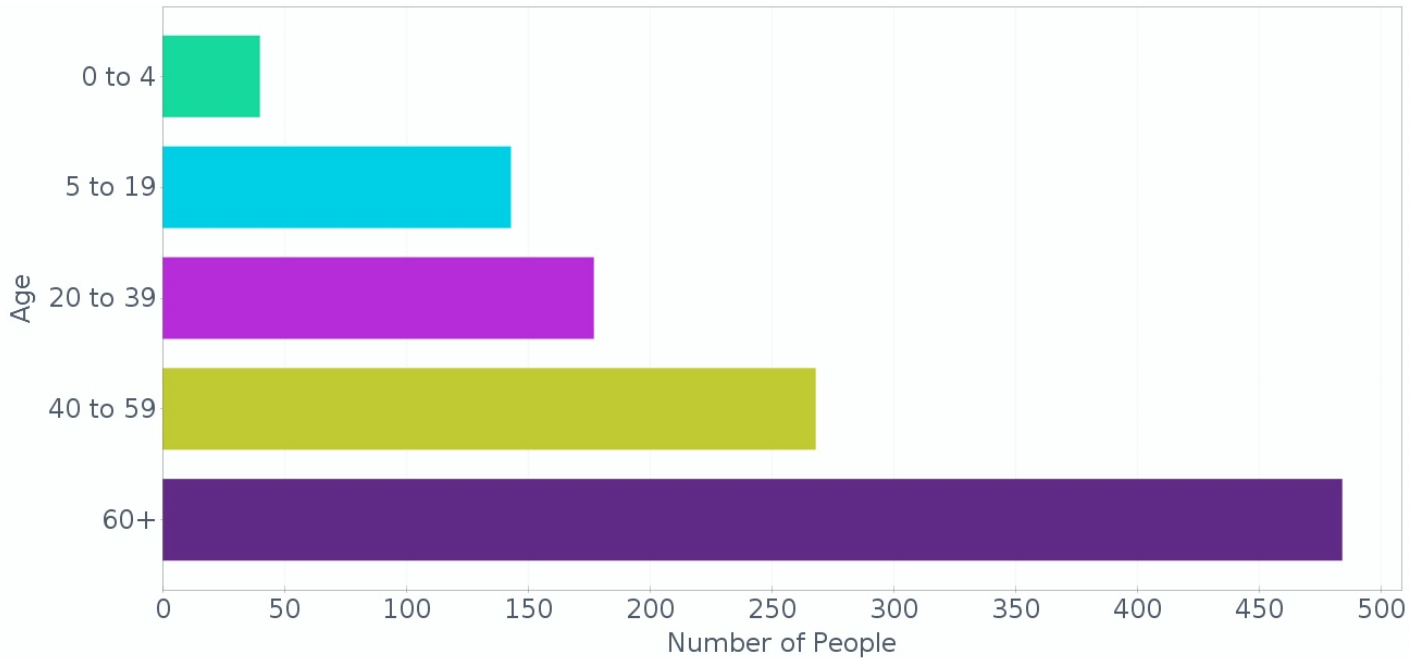
Co-ed



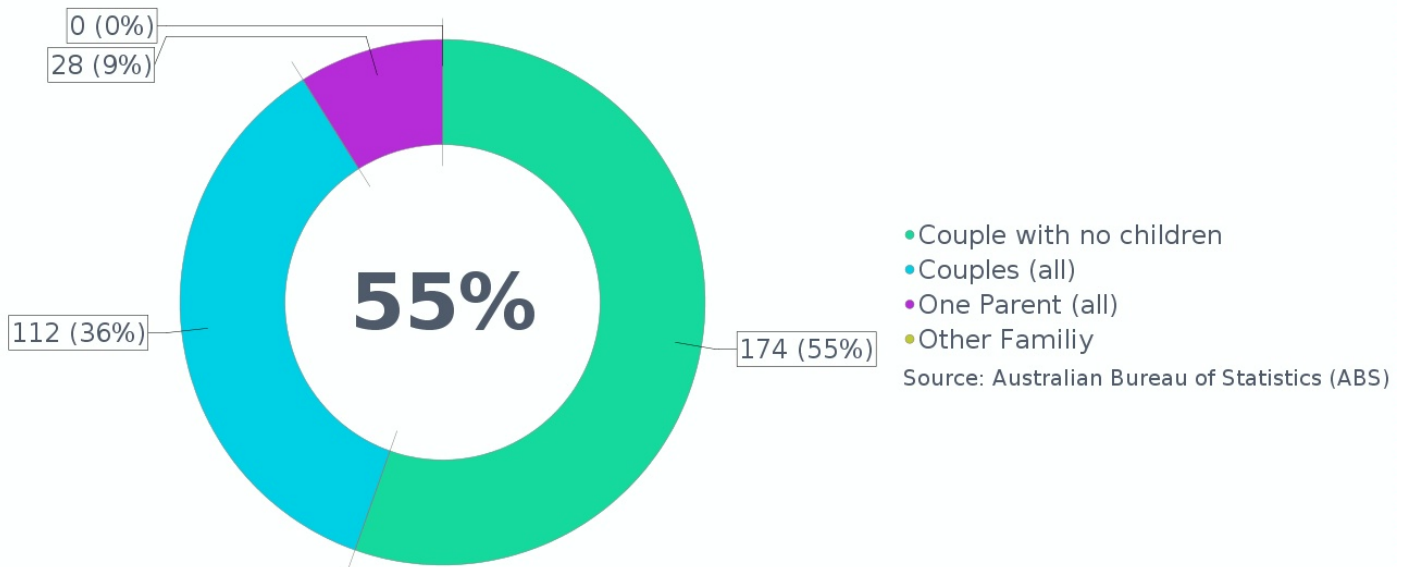
Nearby Properties For Rent



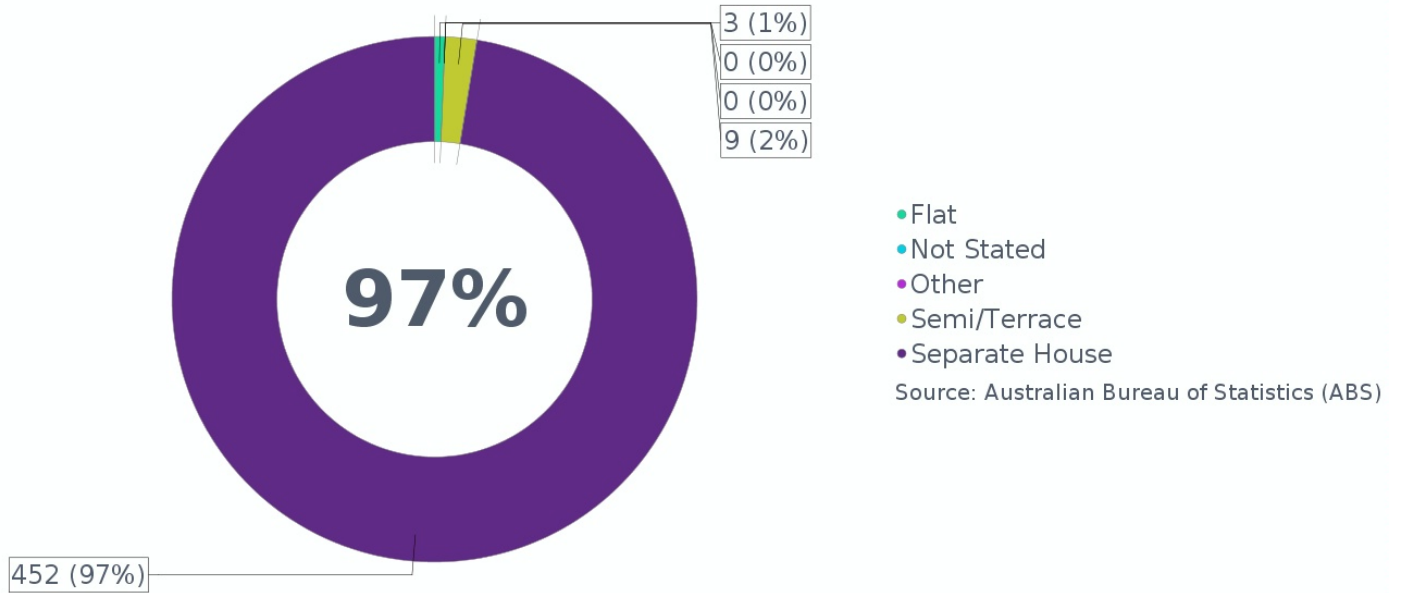
Age of Population (2021)



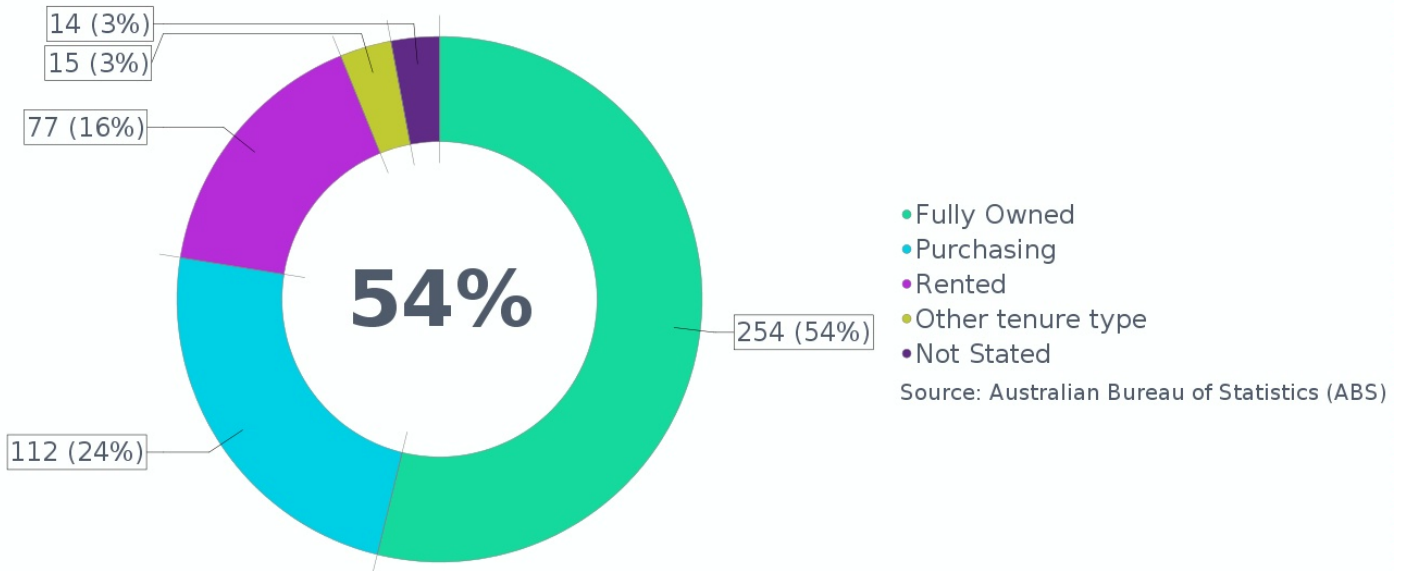
Family Composition (2021)



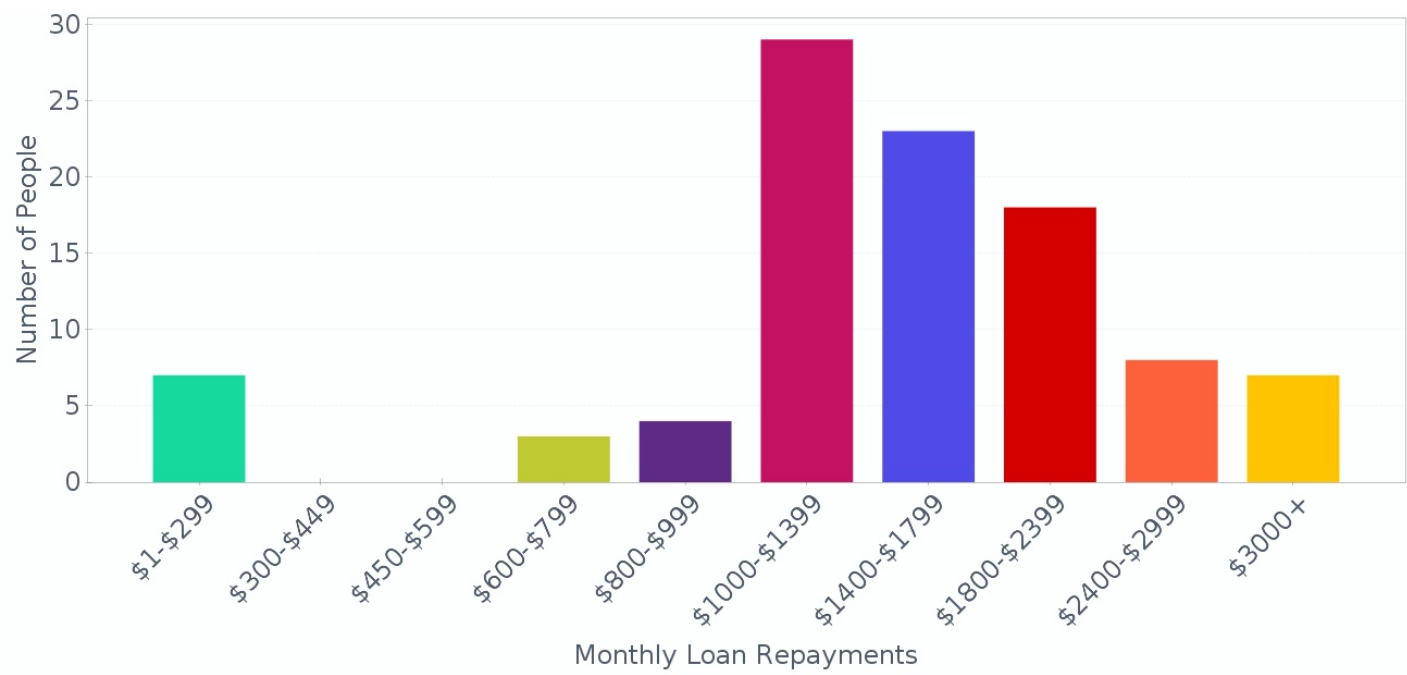
Dwelling Structure (2021)



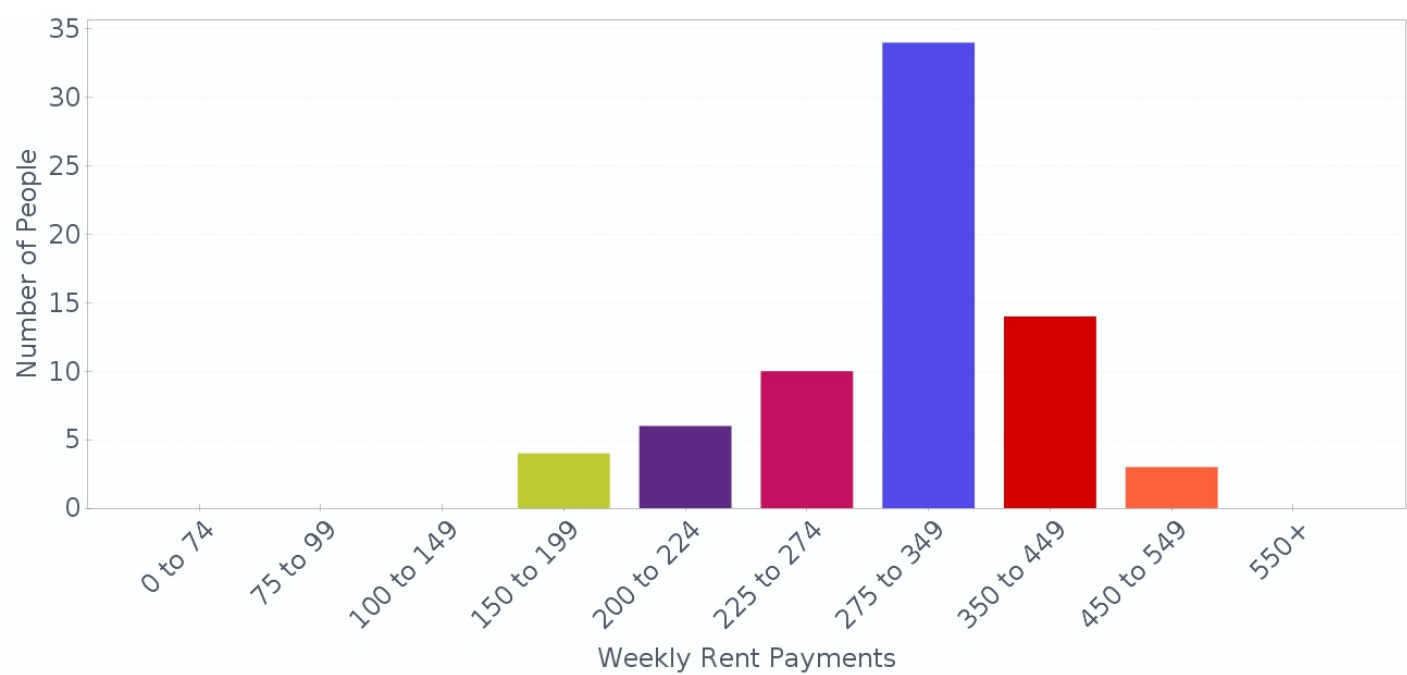
Home Ownership (2021)



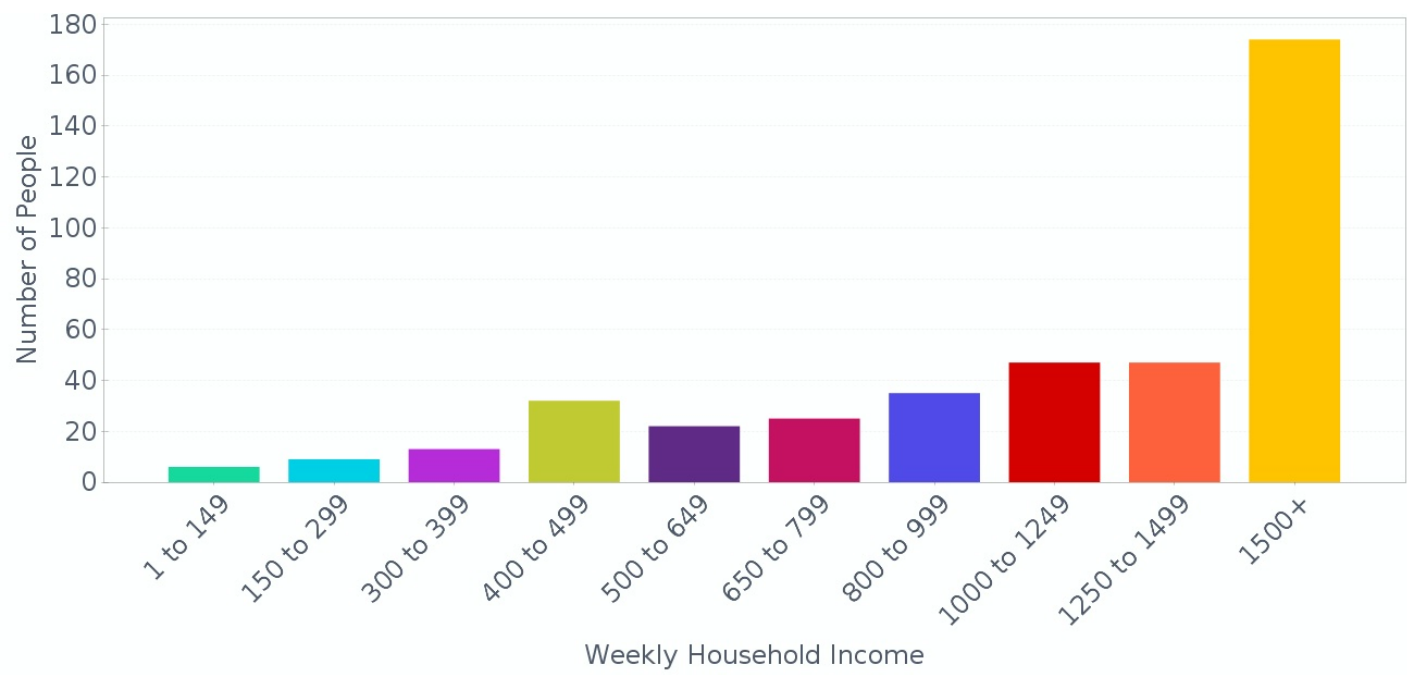
Home Loan Repayments - Monthly (2021)



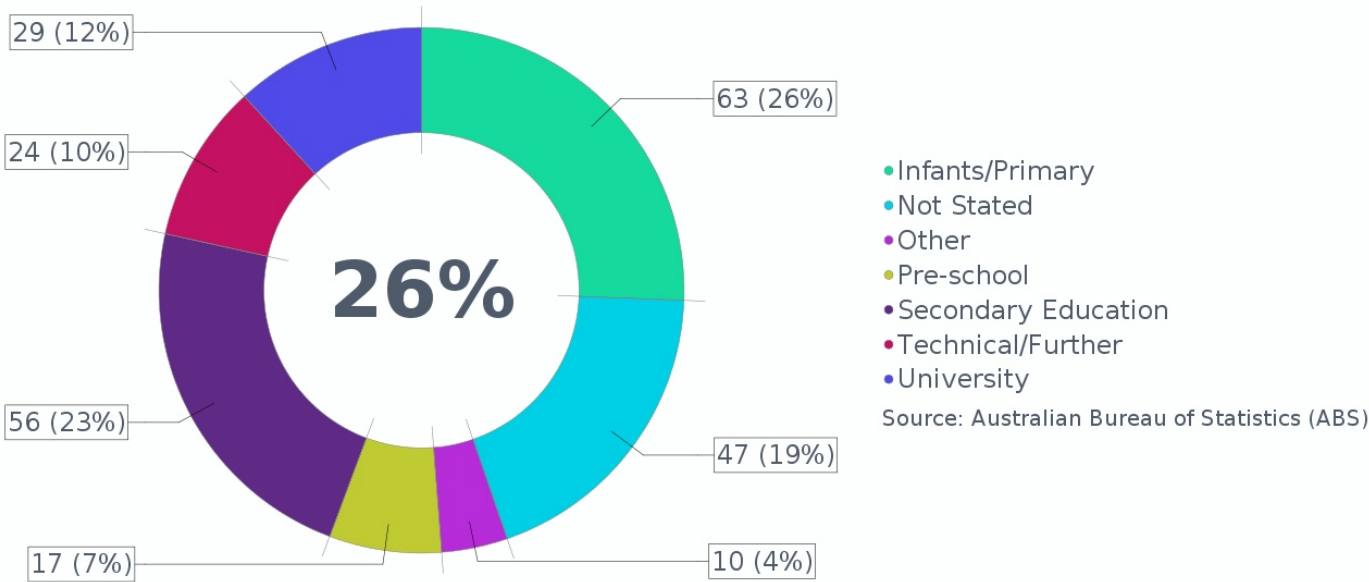
Rent Payments - Weekly (2021)



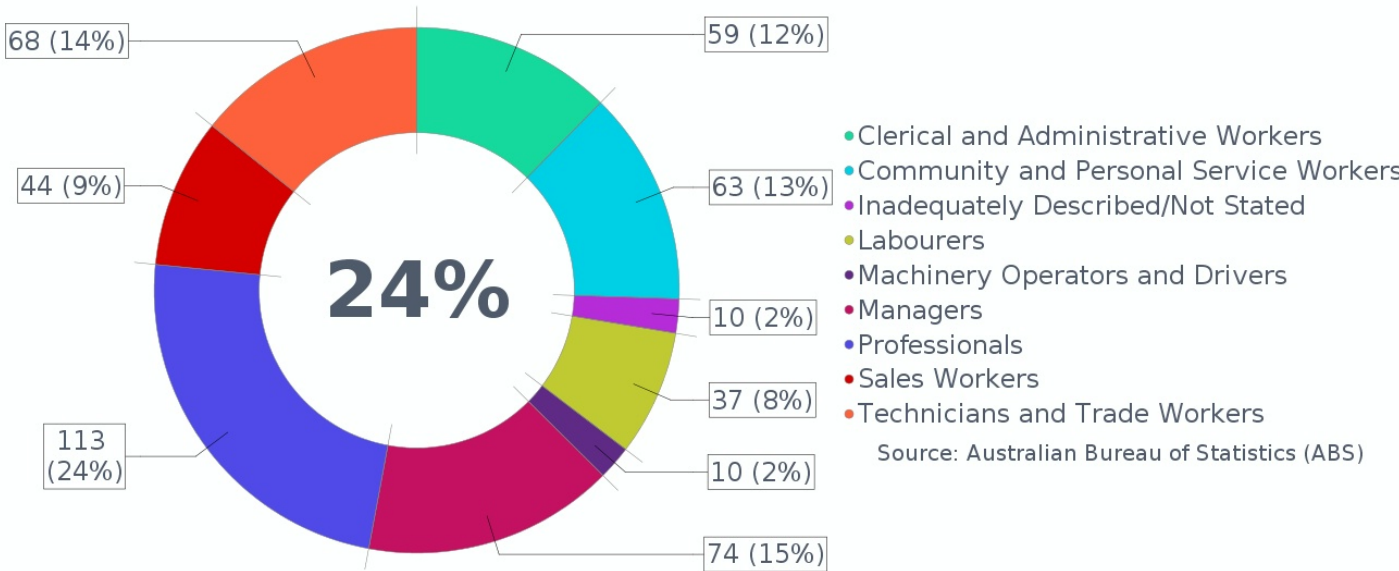
Household Income - Weekly (2021)



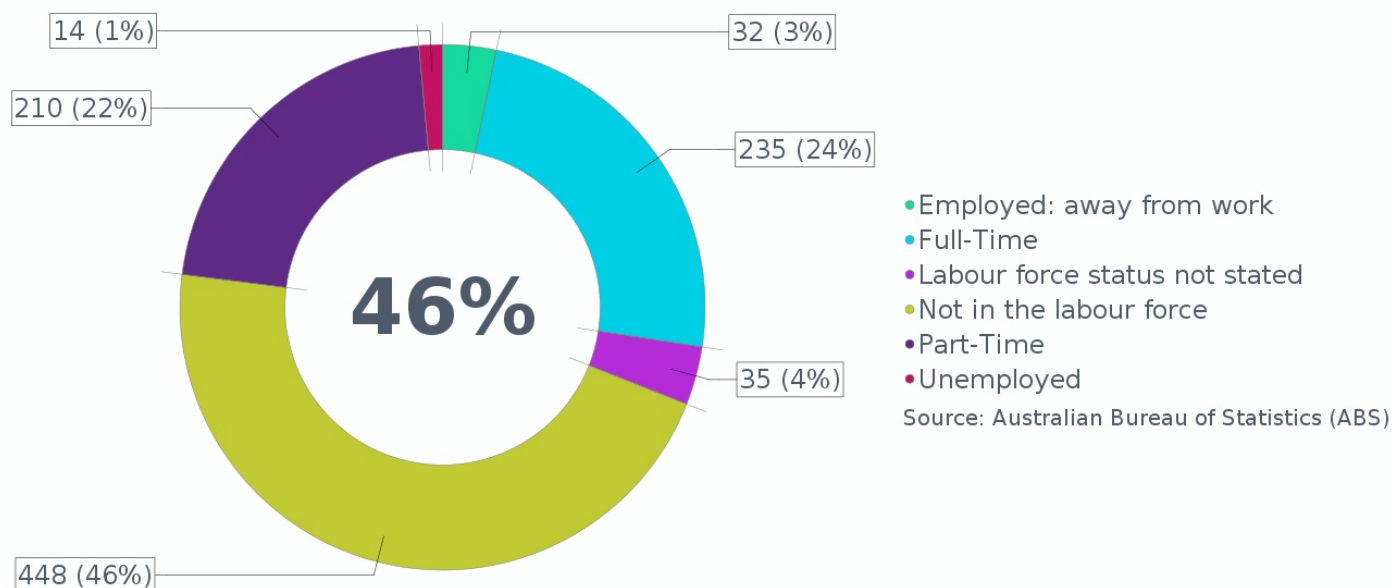
Non-School Qualification: Level of Education (2021)



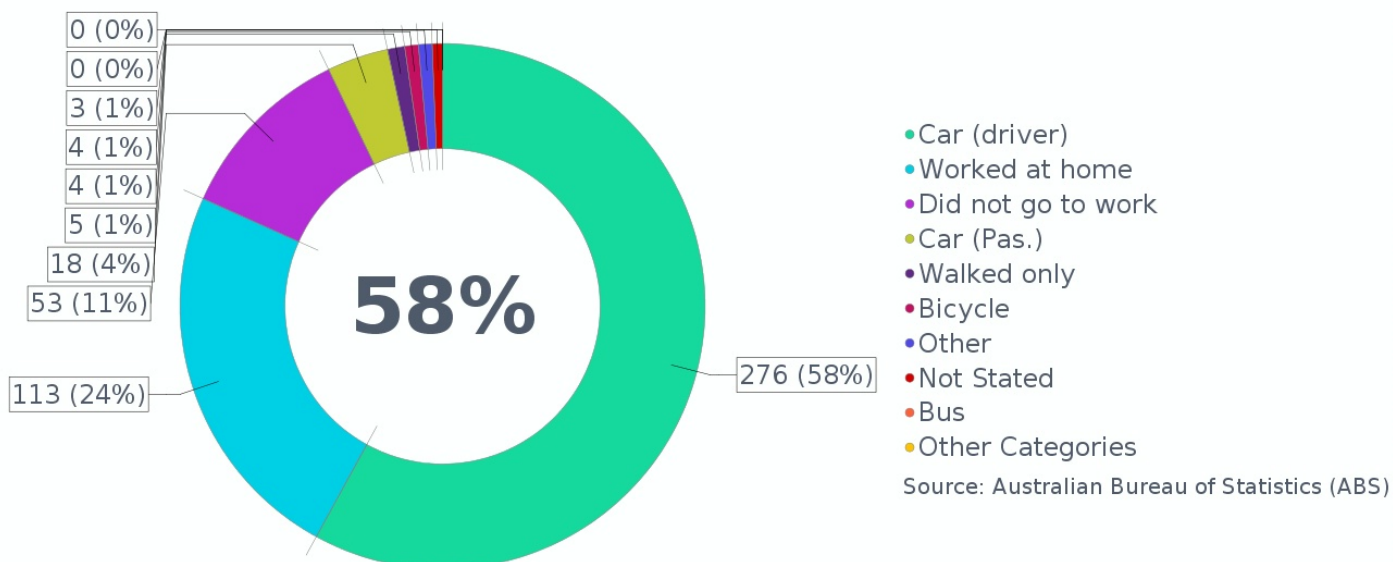
Occupation (2021)



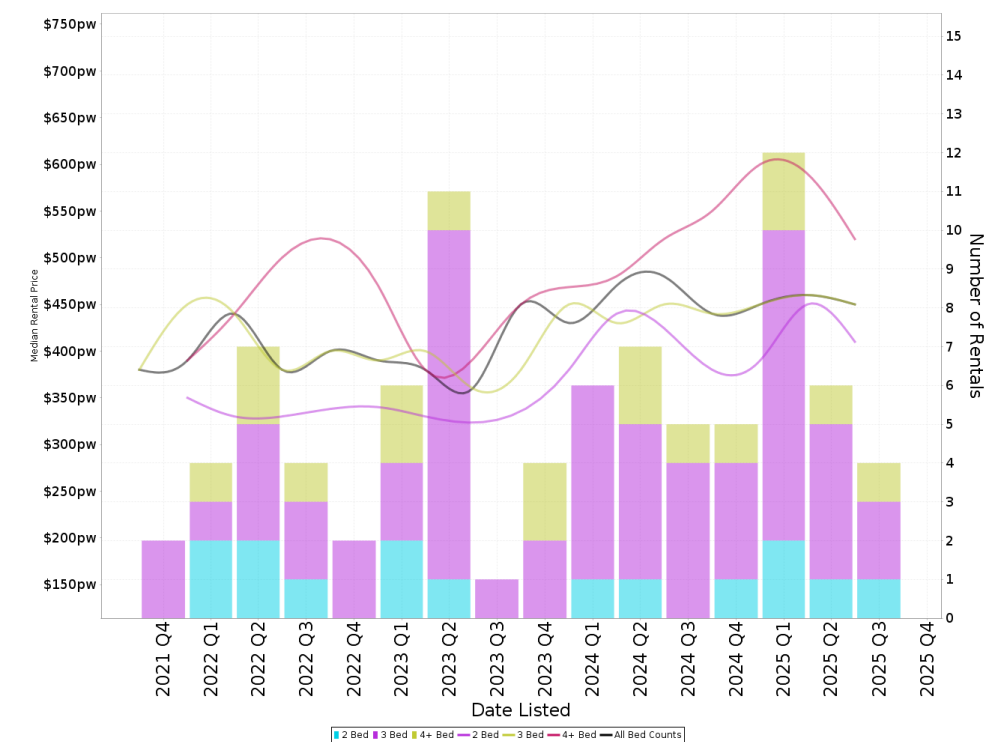
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-19.4%

Current Median Price: \$693,000
Previous Median Price: \$860,000

Based on 63 registered House sales compared over the last two rolling 12 month periods.

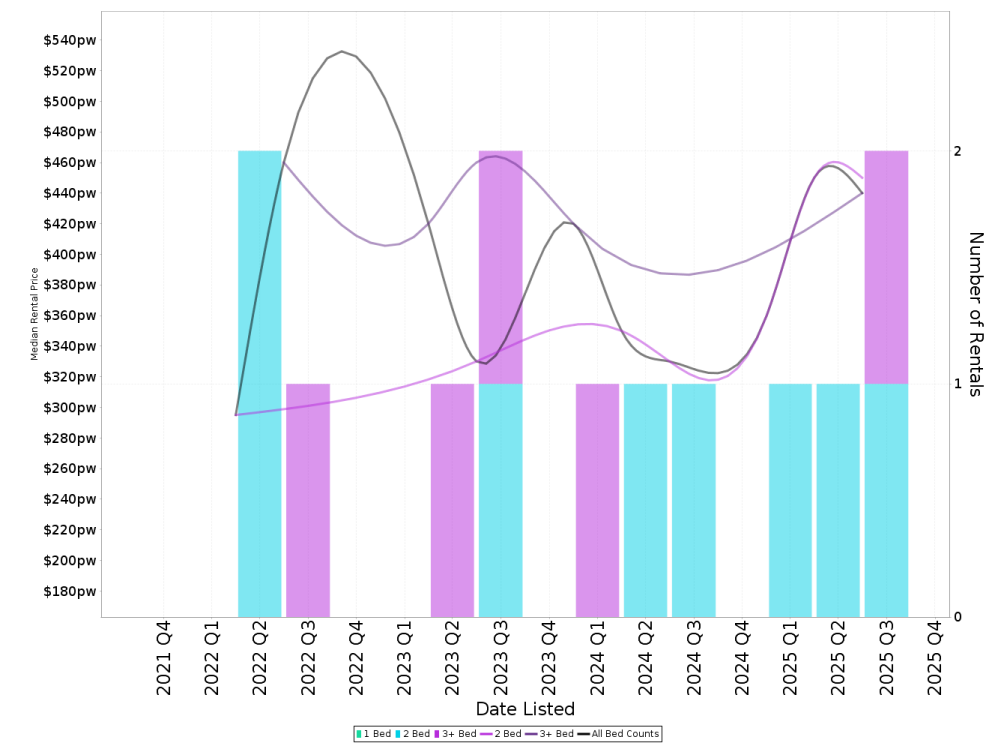
Suburb Rental Yield

+3.5%

Current Median Price: \$693,000
Current Median Rent: \$460

Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



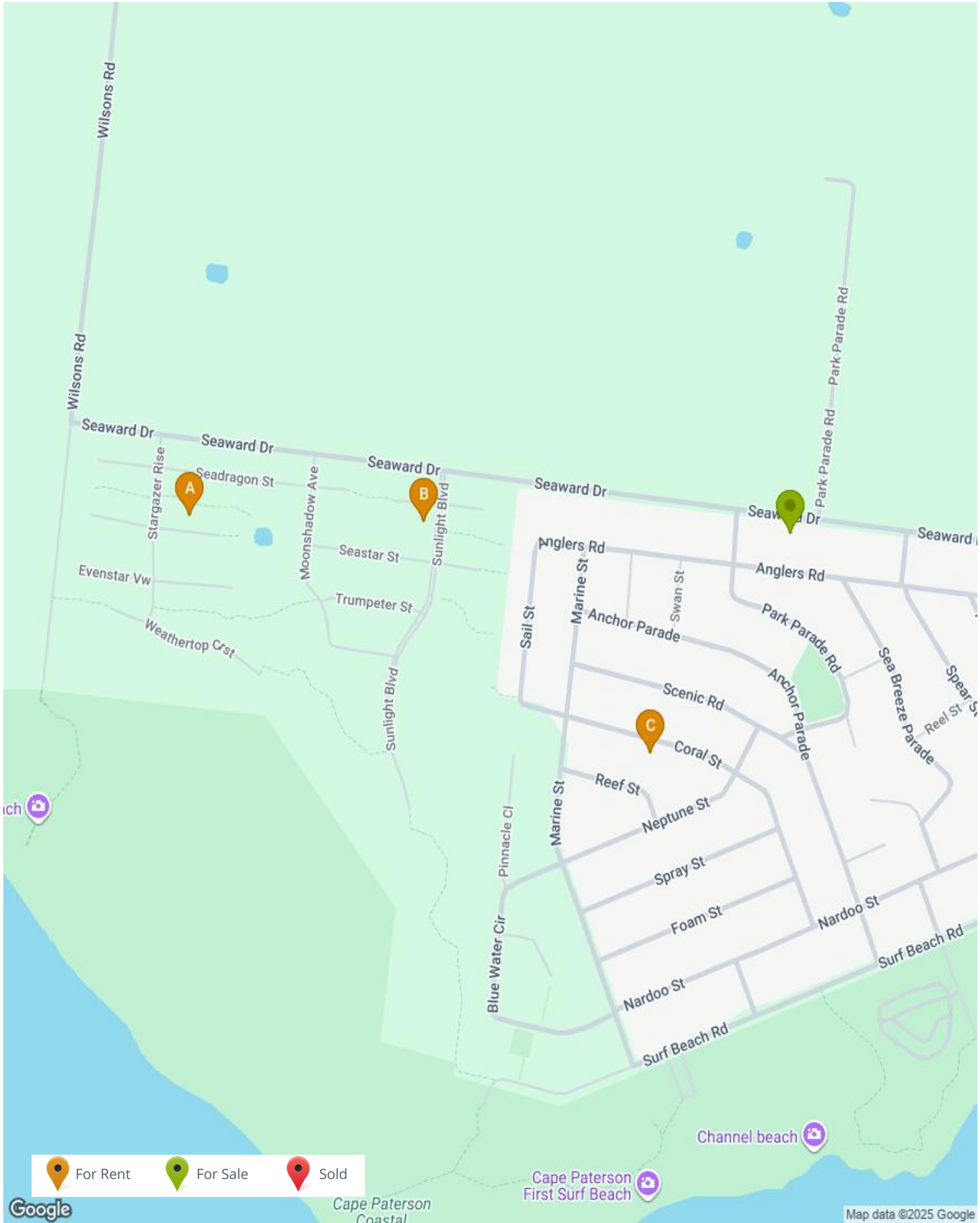
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 3 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$520 and the highest for rent price is \$590 with a median rental price of \$540. Days listed ranges from 7 to 38 days with the average currently at 18 days for these selected properties.

5 SPINIFEX CRT, CAPE PATERSON 3995		4 2 1
	Property Type: House Area: 358 m² (174 m²) RPD: 170//PS719593 Current Rent Price: \$590 per week First Rent Price: \$580 per week Month Listed: June 2025* (Rented) Days on Market: 9 Days Features: EER: 7.5, BUILD YR: 2022, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STOREYS: 1, LOWSET, CONTEMPORARY, SOLAR PANELS, ENSUITE, GARAGE, BUILT IN ROBES, MODERN A	
8 SUNLIGHT BVD, CAPE PATERSON 3995		3 2 2
	Property Type: House Area: 476 m² RPD: 16//PS719593 Current Rent Price: \$540 per week First Rent Price: \$540 per week Month Listed: August 2025* (Rented) Days on Market: 7 Days Features: BUILD YR: 2020, CONTEMPORARY, DECK, ENSUITE, FIRE PLACE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY B	
31 CORAL ST, CAPE PATERSON 3995		3 2 2
	Property Type: House Area: 555 m² RPD: 894//LP124785 Current Rent Price: \$520 per week First Rent Price: \$520 per week Month Listed: June 2025* (Rented) Days on Market: 38 Days Features: SOLAR PANELS, DECK, ENSUITE, BUILT IN ROBES C	

77 SEAWARD DRIVE, CAPE PATERSON, VIC 3995



Appraisal Price

This market analysis has been prepared on 28/11/2025 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:

\$520pw to \$570pw

Contact your agent for further information:

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