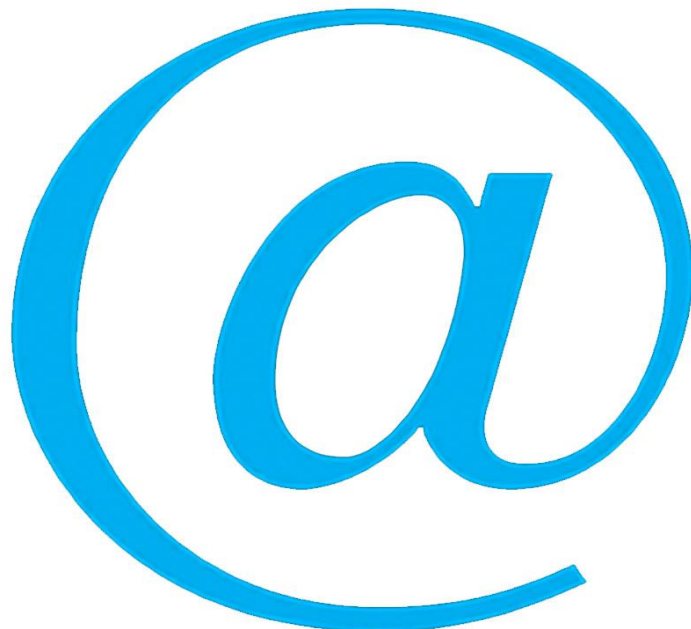


COMPARATIVE MARKET ANALYSIS

26 MERRIN CRESCENT, WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Harrison John Campbell
26 Merrin Crescent
Wonthaggi, VIC, 3995

RE: Property Rental Appraisal

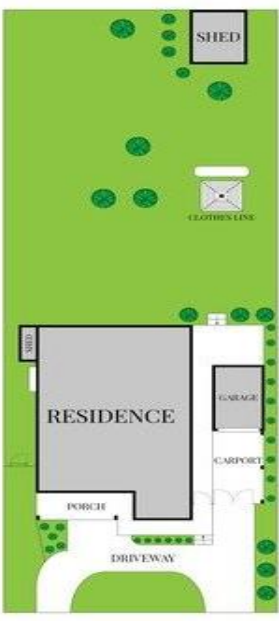
We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Kind Regards

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

26 MERRIN CRESCENT, WONTHAGGI, VIC 3995



26 Merrin Crescent, Wonthaggi

This floor plan is for illustrative purposes only and no warranty is given accuracy.
Purchasers are advised to carry out their own investigation.
For more information contact Ray White Wonthaggi Victoria
40 McBride Avenue, Wonthaggi Victoria 3995 | (03) 5672 1833



Owner Details

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

Owner Type: Owner Occupied

Property Details

4 bedrooms, 1 bathroom, 1 carport

Property Type: House - N/A
RPD: //CP159529 (9610184)

Area: 1,000 m²

Area \$/m²: \$440

Land Use: DETACHED DWELLING

Water/Sewerage:

Zoning: BASS COAST SHIRE

Property ID: 4774780 / VIC5275806

Council: BASS COAST SHIRE

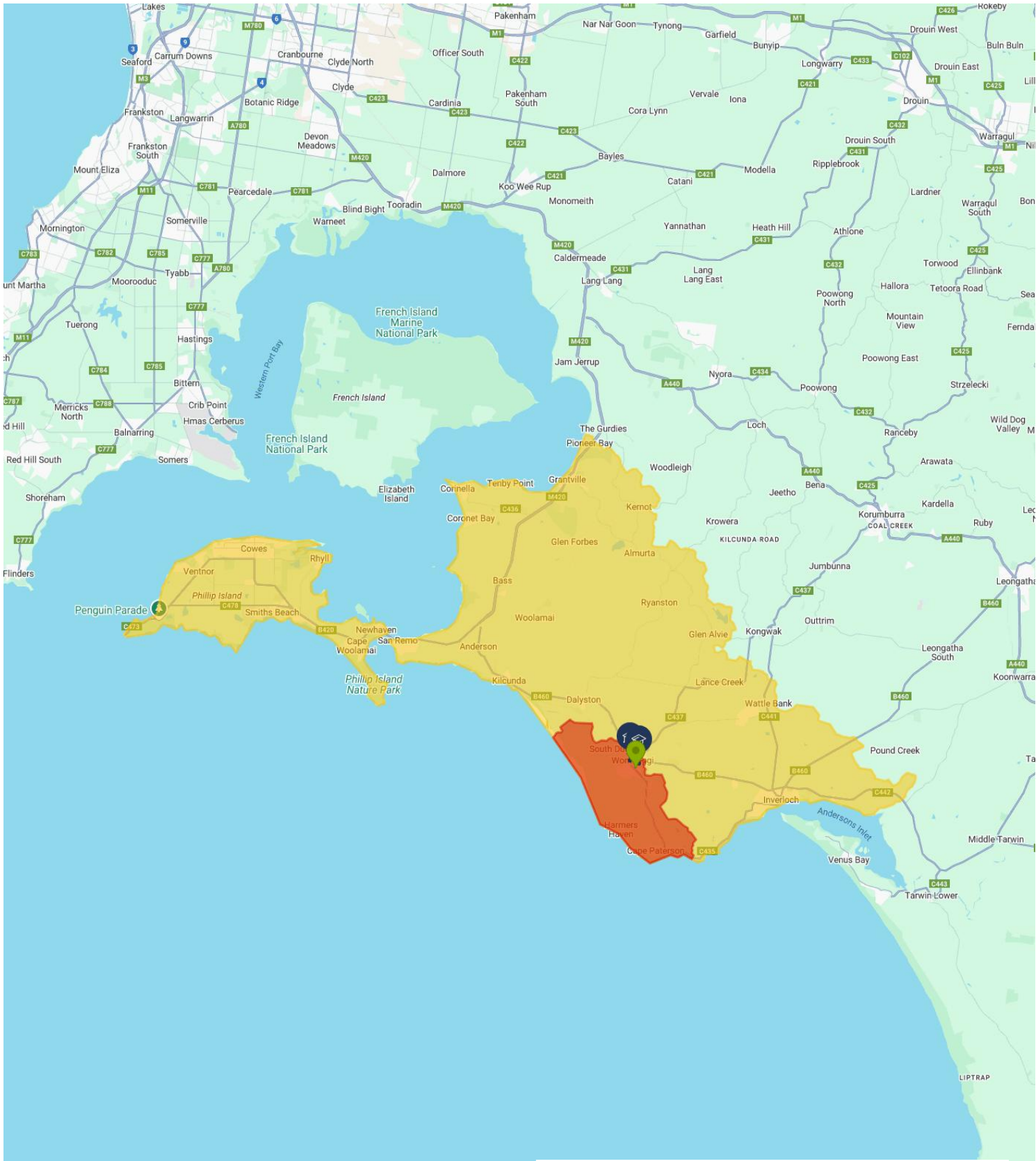
UBD Ref: UBD Ref:

Features: Contemporary, Deck, Verandah/Deck, Built in Robes, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 440,000	11/02/2021	THE PROPRIETORS	993 m²	Normal Sale	No
\$ 0	24/06/2004	THE PROPRIETORS	1,000 m²	Nils And Wills	No
\$ 64,500	14/01/2000	THE PROPRIETORS	1,000 m²	Normal Sale	No
\$ 62,000	04/12/1996	THE PROPRIETORS	1,000 m²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



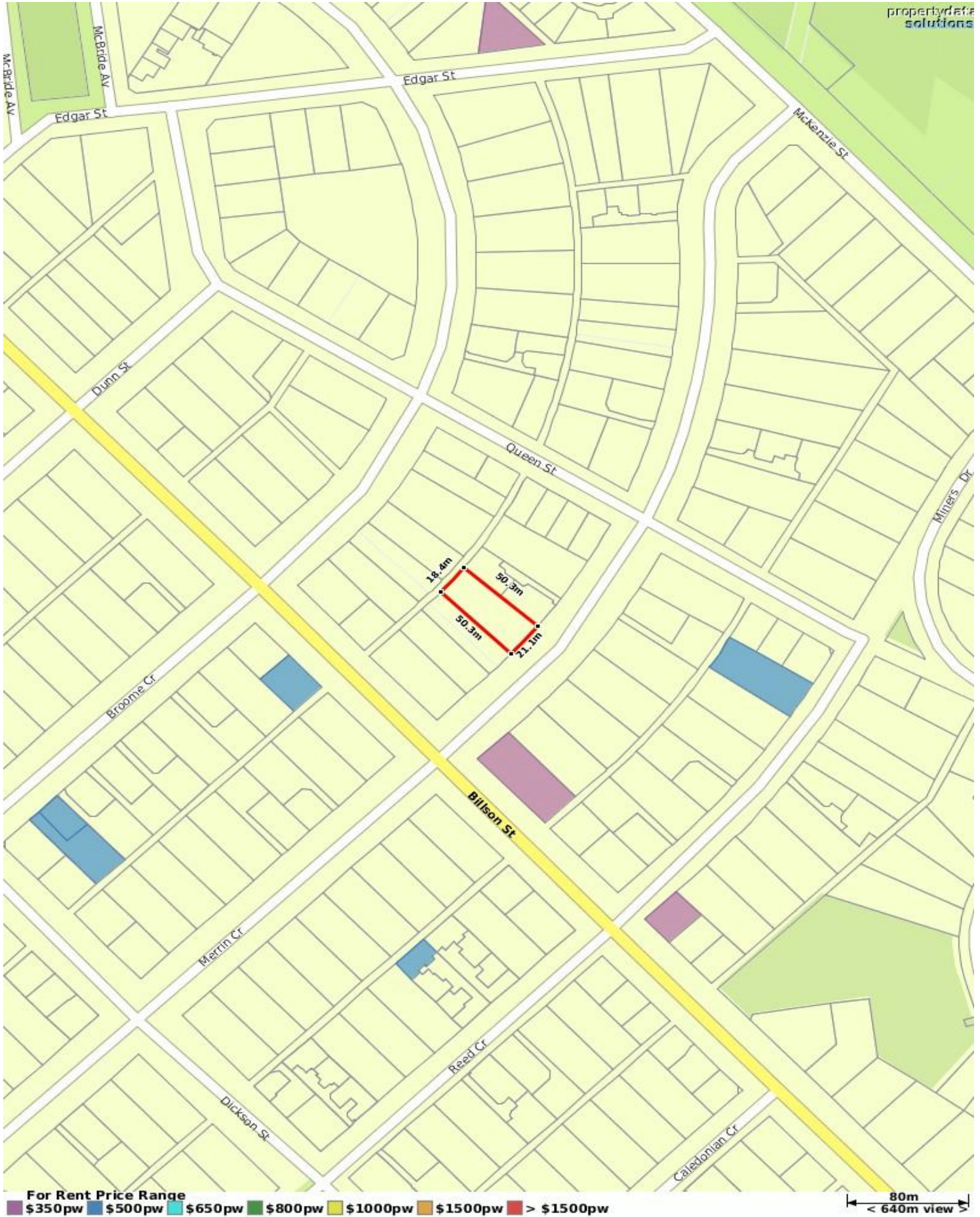
Bass Coast College

7 - 12

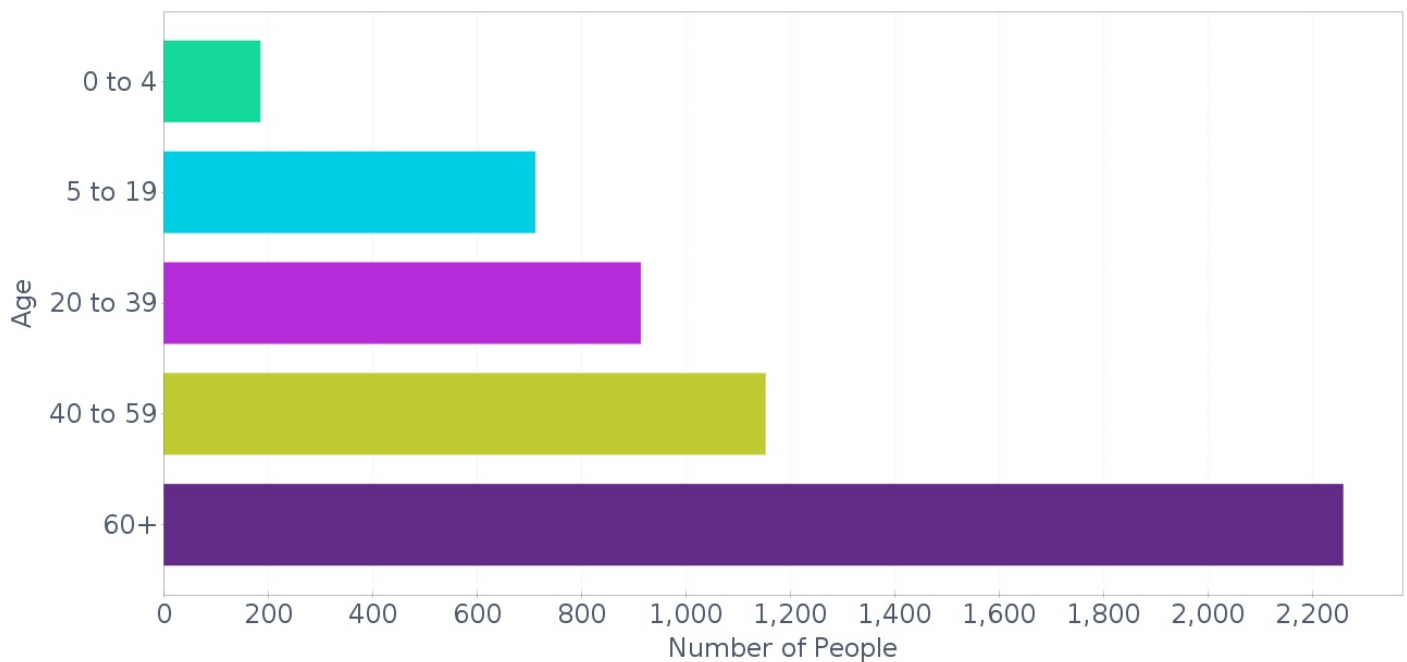
Co-ed



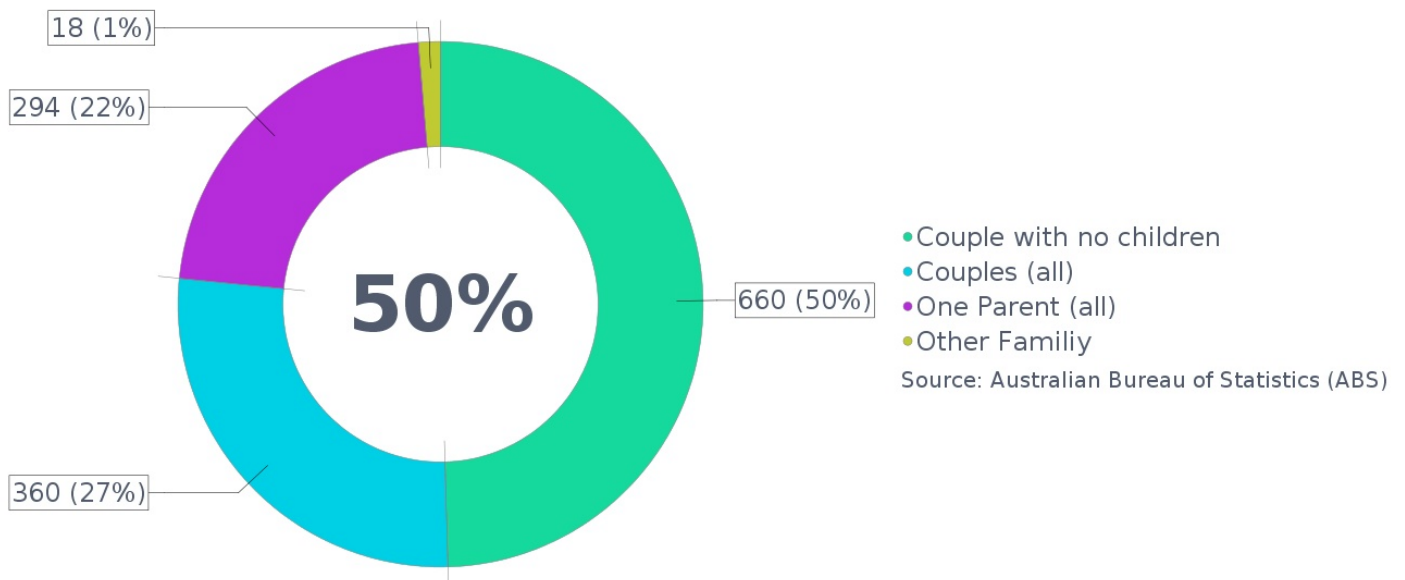
Nearby Properties For Rent



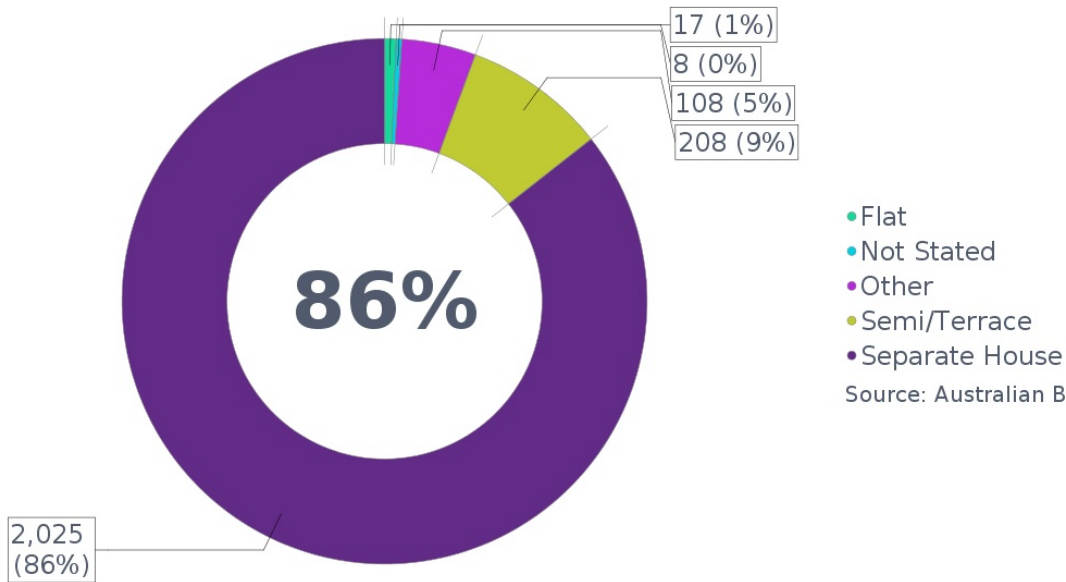
Age of Population (2021)



Family Composition (2021)

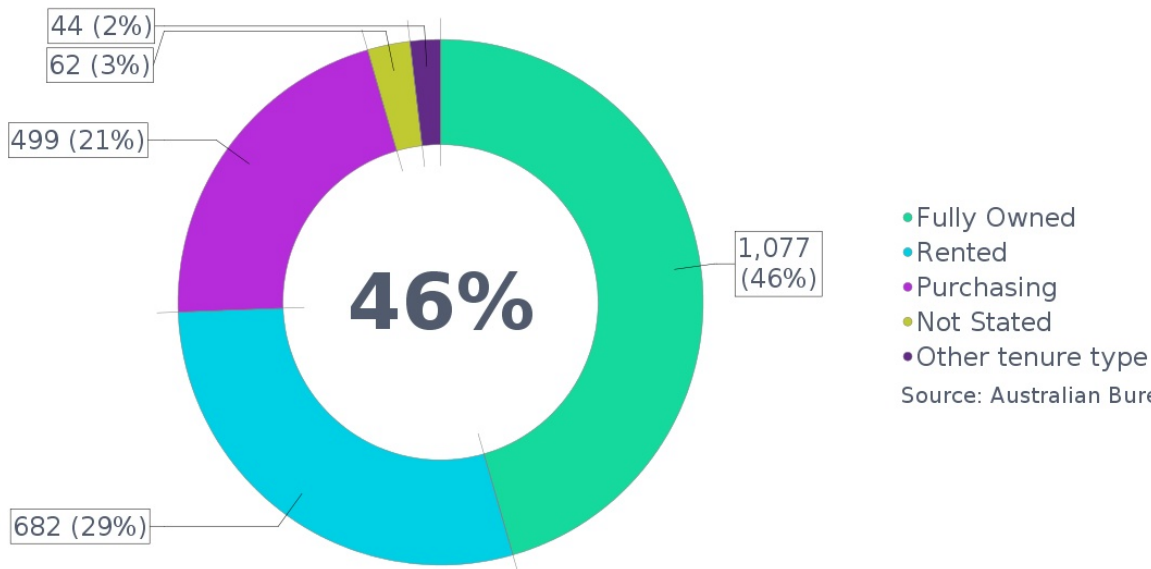


Dwelling Structure (2021)



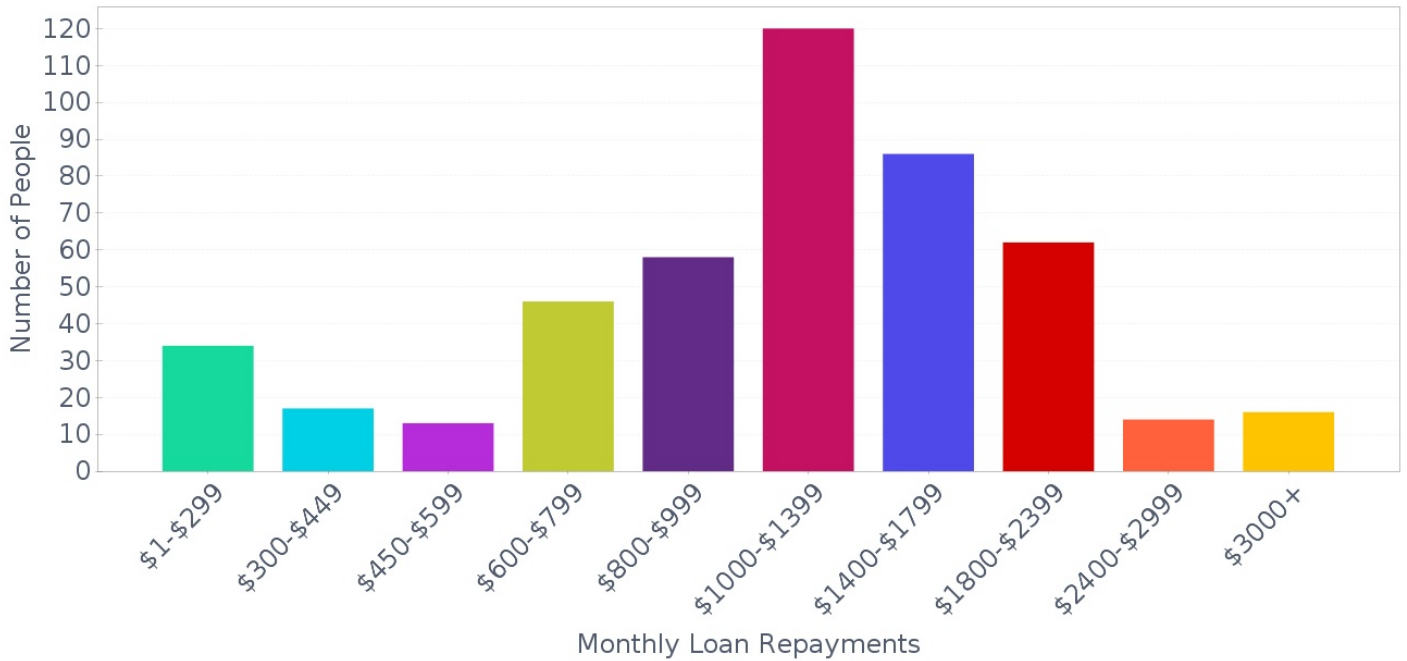
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

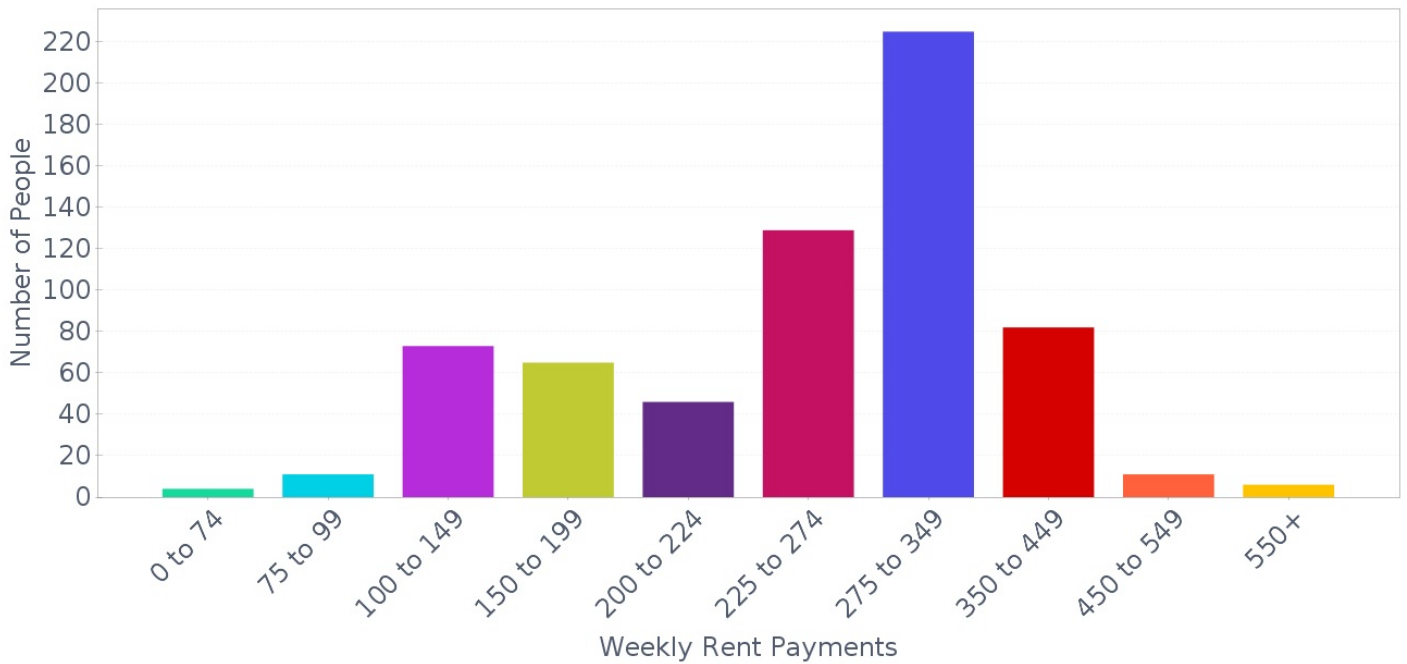


Source: Australian Bureau of Statistics (ABS)

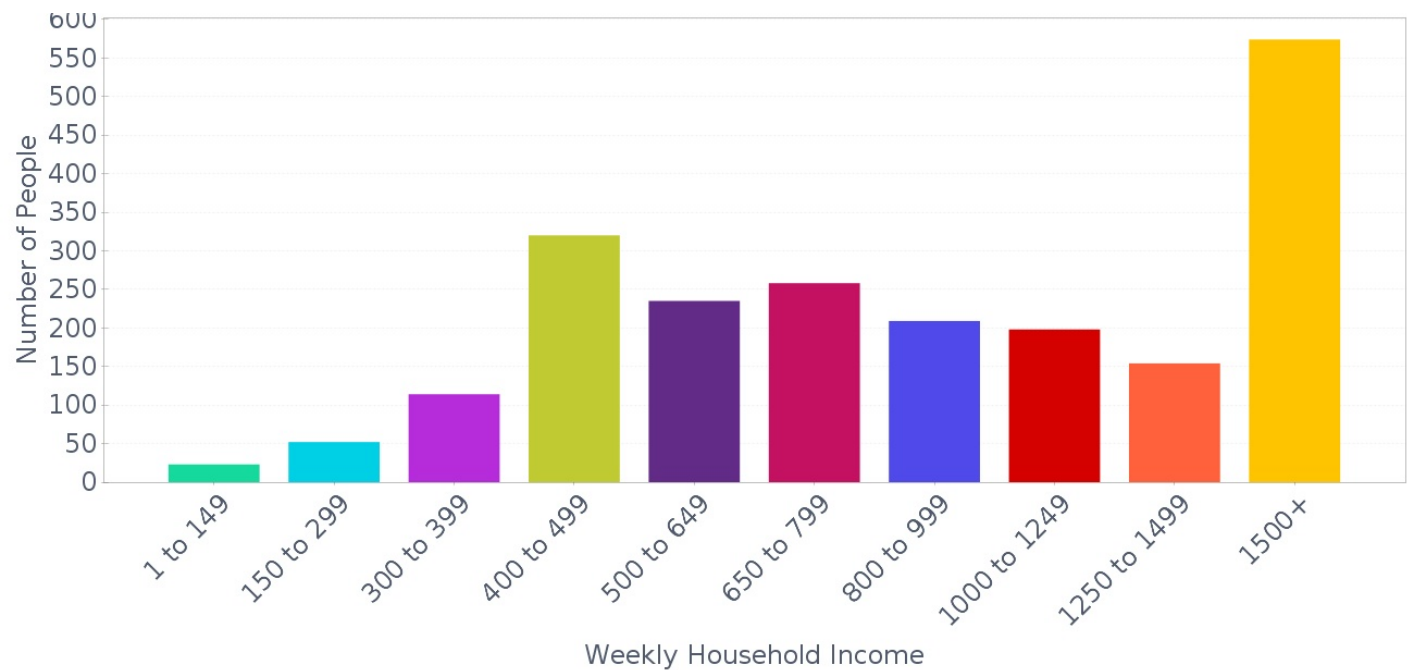
Home Loan Repayments - Monthly (2021)



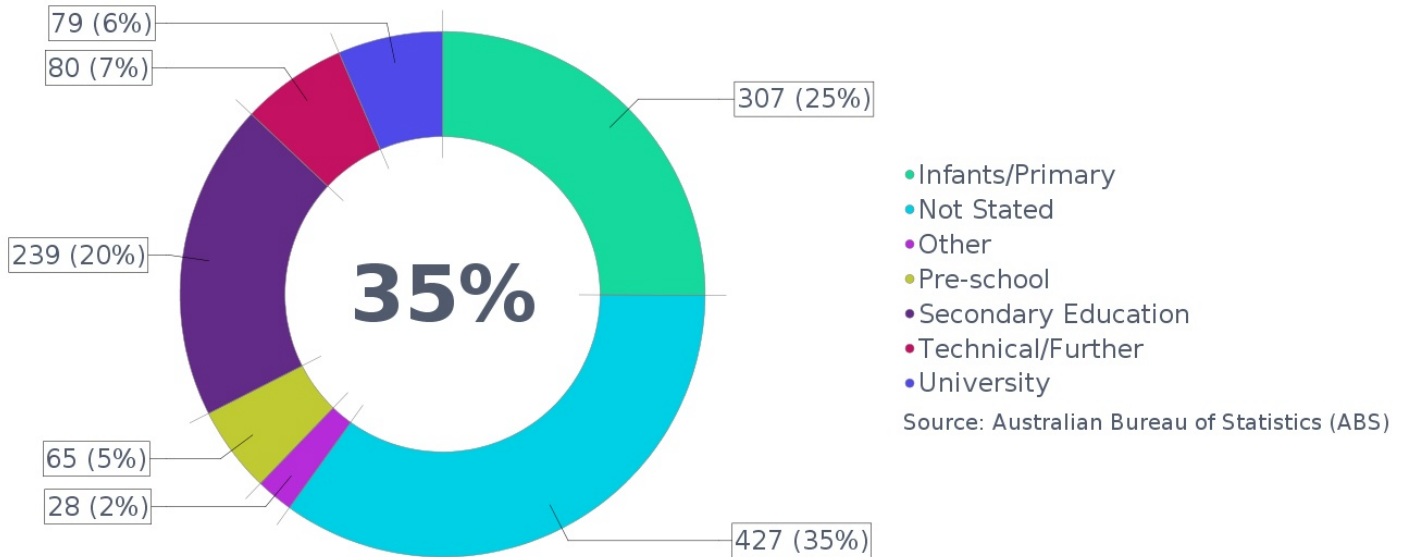
Rent Payments - Weekly (2021)



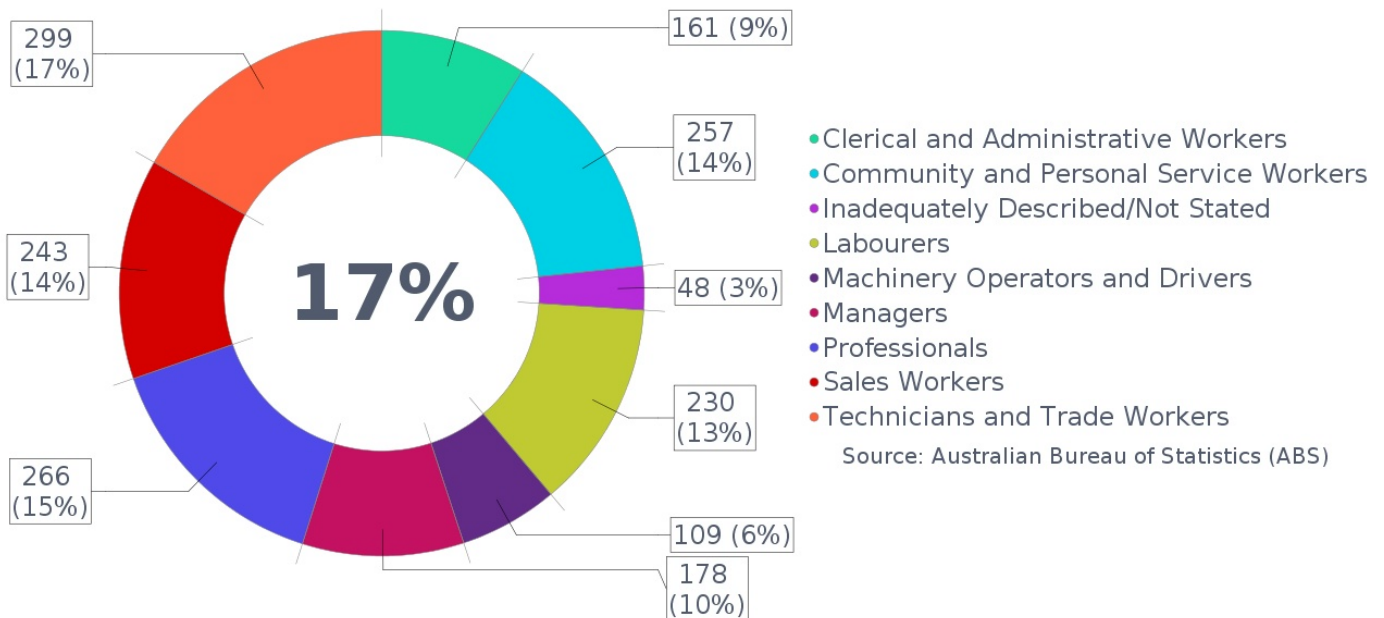
Household Income - Weekly (2021)



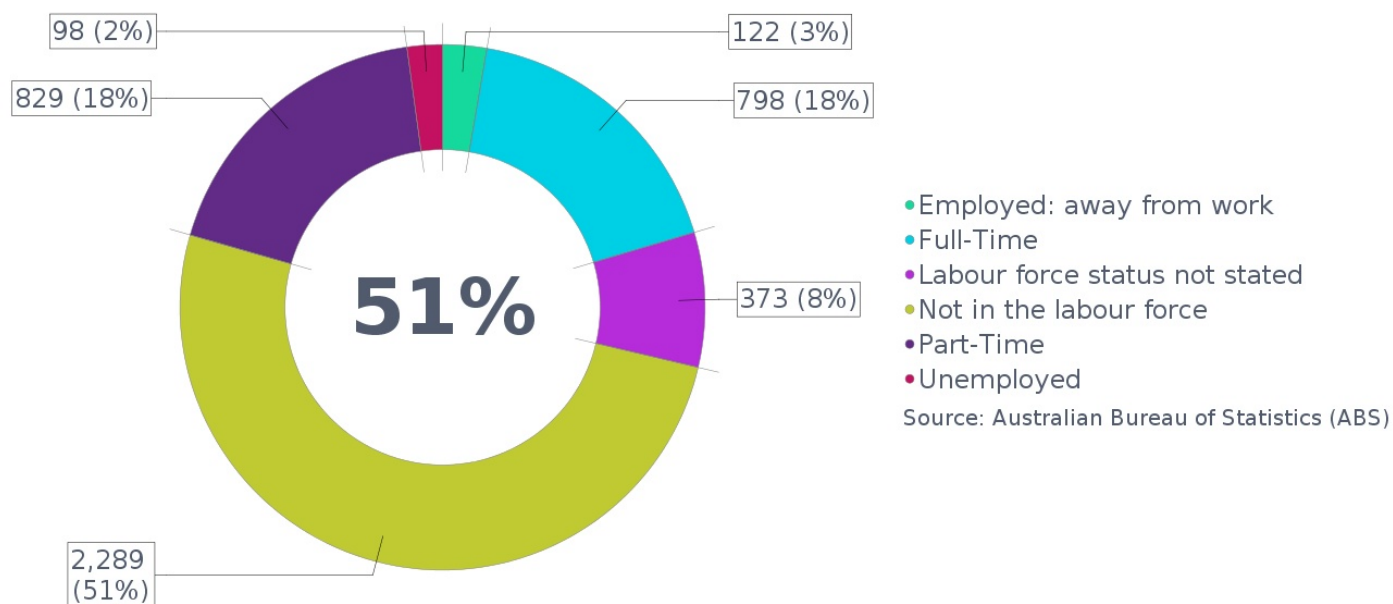
Non-School Qualification: Level of Education (2021)



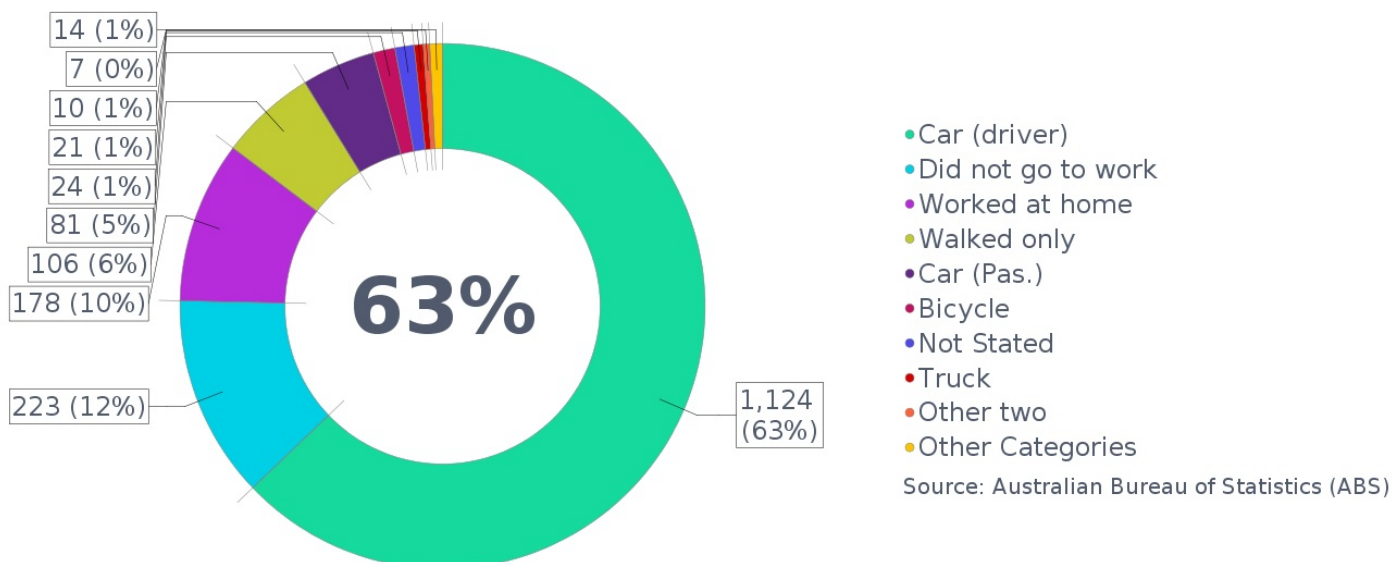
Occupation (2021)



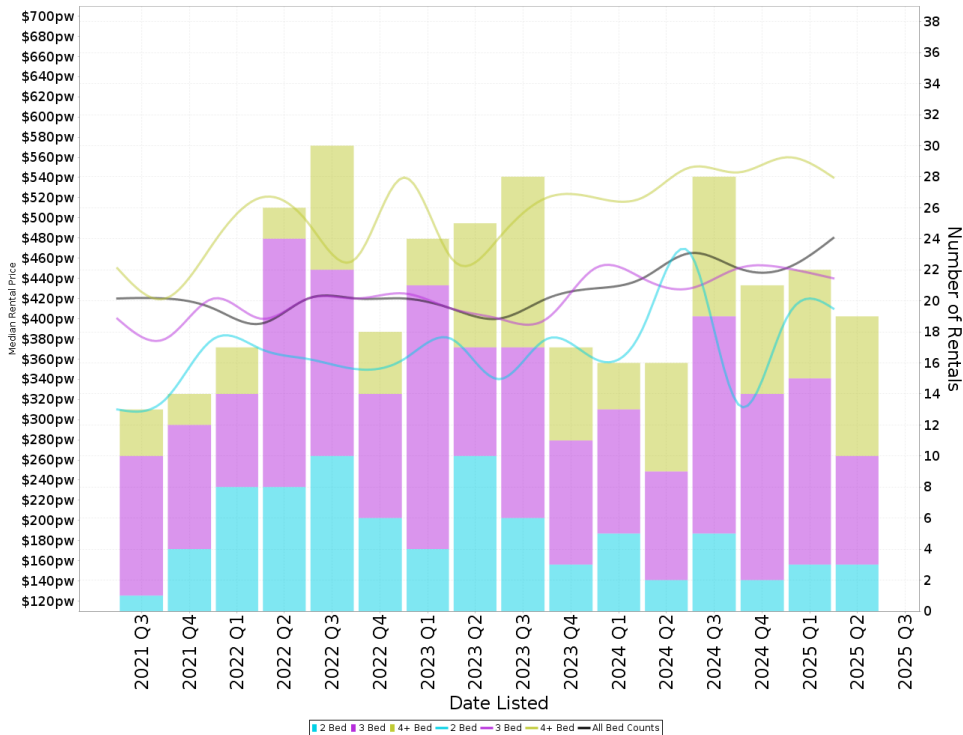
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.9%

Current Median Price: \$555,000
Previous Median Price: \$560,000

Based on 171 registered House sales compared over the last two rolling 12 month periods.

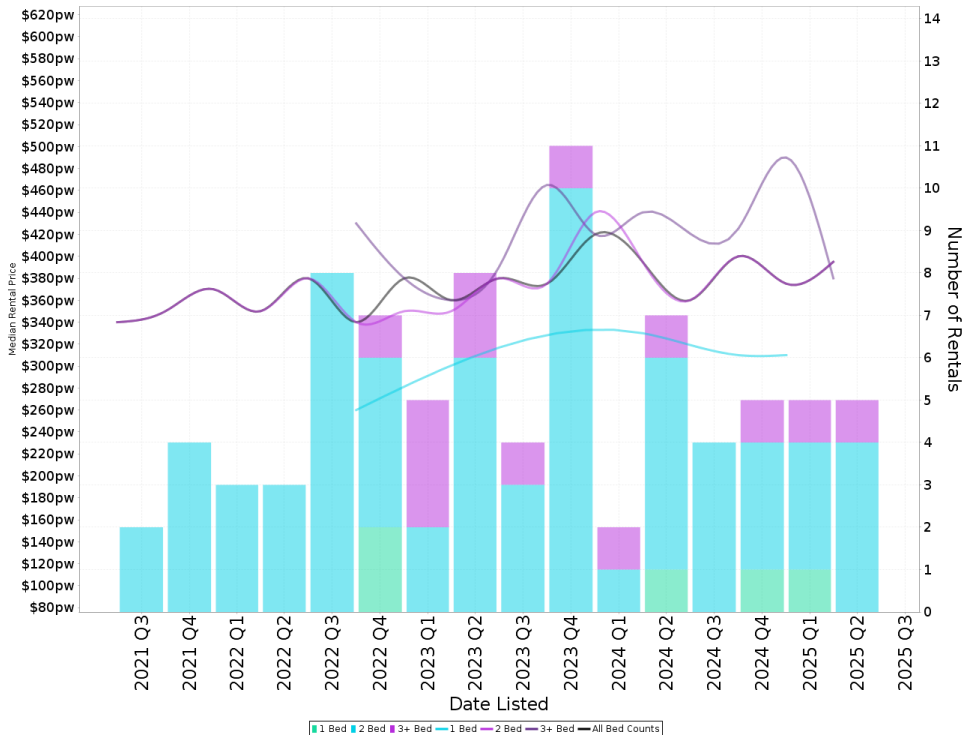
Suburb Rental Yield

+4.3%

Current Median Price: \$555,000
Current Median Rent: \$460

Based on 90 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.7%

Current Median Price: \$410,000
Previous Median Price: \$435,000

Based on 57 registered Unit sales compared over the last two rolling 12 month periods.

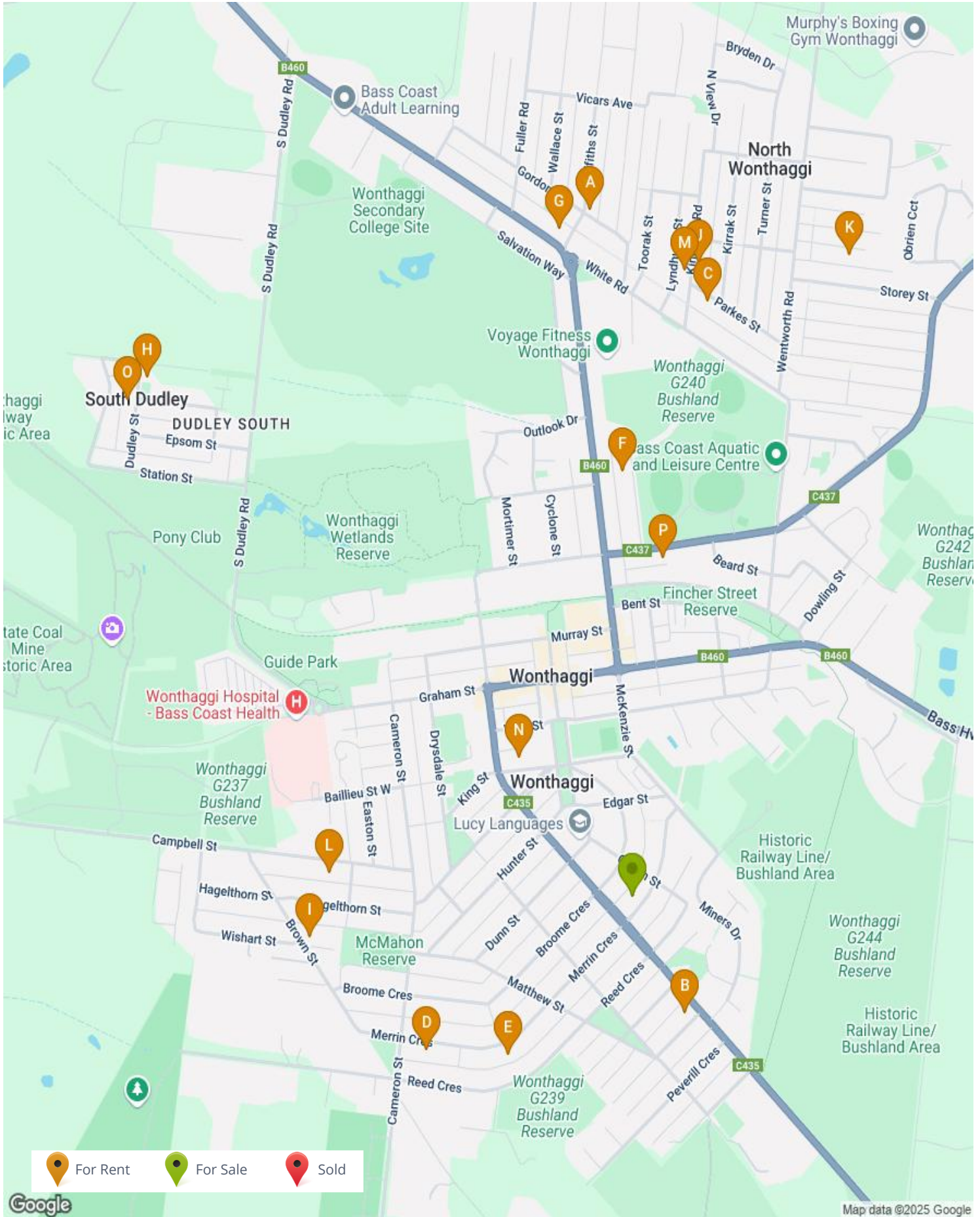
Suburb Rental Yield

+4.9%

Current Median Price: \$410,000
Current Median Rent: \$390

Based on 19 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 16 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$400 and the highest for rent price is \$560 with a median rental price of \$445. Days listed ranges from 1 to 154 days with the average currently at 36 days for these selected properties.

16 GORDON ST, NORTH WONTHAGGI 3995		4 1 2
	Property Type: House Area: 804 m ² (139 m ²) RPD: 2/4/LP5562 Features:	Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: May 2025* (Rented) Days on Market: 10 Days
4 STEWART ST, WONTHAGGI 3995		4 2 2
	Property Type: House Area: 995 m ² RPD: 11/67/PP5871 Features:	Current Rent Price: \$510 per week First Rent Price: \$520 per week Month Listed: April 2025* (Rented) Days on Market: 28 Days
37 PARKES ST, NORTH WONTHAGGI 3995		3 1 1
	Property Type: House Area: 770 m ² RPD: 41//LP5387 Features:	Current Rent Price: \$400 per week First Rent Price: \$400 per week Month Listed: July 2025 Days on Market: 1 Day
101A MERRIN CRES, WONTHAGGI 3995		3 1 2
	Property Type: House Area: 449 m ² RPD: 1//PS823837 Features:	Current Rent Price: \$420 per week First Rent Price: \$420 per week Month Listed: July 2025 Days on Market: 16 Days
75 MERRIN CRES, WONTHAGGI 3995		3 1 1
	Property Type: House Area: 1,020 m ² RPD: 8/45/PP5871 Features:	Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: July 2025* (Rented) Days on Market: 19 Days

23 STRICKLAND ST, WONTHAGGI 3995

3 1 -



Property Type: House
Area: 775 m²
RPD: 37/101/PP5871

Features:

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **8 Days**



162 WHITE RD, NORTH WONTHAGGI 3995

3 1 2



Property Type: House
Area: 758 m² (111 m²)
RPD: 11/1/LP5562

Features:

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **19 Days**



20 DUDLEY ST, SOUTH DUDLEY 3995

3 2 1



Property Type: House
Area: 307 m²
RPD: 2//PS919898

Features:

Current Rent Price: **\$480 per week**
First Rent Price: **\$480 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **28 Days**



26 WISHART ST, WONTHAGGI 3995

3 1 1



Property Type: House
Area: 601 m² (111 m²)
RPD: 2//PS629424

Features:

Current Rent Price: **\$435 per week**
First Rent Price: **\$455 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **38 Days**



8 KINGSTON RD, NORTH WONTHAGGI 3995

3 2 1



Property Type: House
Area: 412 m² (130 m²)
RPD: 1//PS638494

Features:

Current Rent Price: **\$420 per week**
First Rent Price: **\$420 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **34 Days**



17 MARY ST, NORTH WONTHAGGI 3995

3 Beds 2 Baths 3 Cars



Property Type: House
Area: 710 m²
RPD: 84/A/LP6133

Features: FULLY FENCED

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **10 Days**



25A CAMPBELL ST, WONTHAGGI 3995

3 Beds 1 Bath 1 Car



Property Type: House
Area: 1,009 m²
RPD: 12/55/PP5871

Features:

Current Rent Price: **\$435 per week**
First Rent Price: **\$460 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **48 Days**



9 KINGSTON RD, NORTH WONTHAGGI 3995

3 Beds 1 Bath 1 Car



Property Type: House
Area: 452 m²
RPD: 2//PS900517

Features:

Current Rent Price: **\$430 per week**
First Rent Price: **\$430 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **18 Days**



20 BAILLIEU STREET E, WONTHAGGI 3995

3 Beds 2 Baths 1 Car



Property Type: House
Area: 715 m²
RPD: 16/8/PP5871

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$575**
Month Listed: **March 2025* (Rented)**
Days on Market: **98 Days**



21 DUDLEY ST, SOUTH DUDLEY 3995

3 Beds 1 Bath 4 Cars



Property Type: House
Area: 593 m²
RPD: 148/C/LP5417

Features:

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **March 2025* (Rented)**
Days on Market: **54 Days**



36 KORUMBURRA RD, WONTHAGGI 3995

 3  1  4



Property Type: House
Area: 576 m² (139 m²)
RPD: 14/103/PP5871

Features:

Current Rent Price: **\$450 per week**
First Rent Price: **\$450**
Month Listed: **February 2025* (Rented)**
Days on Market: **154 Days**



26 MERRIN CRESCENT, WONTHAGGI, VIC 3995



RayWhite

26 Merrin Crescent, Wonthaggi

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Appraisal Price

This market analysis has been prepared on 30/07/2025 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:

\$430pw to \$470pw

Contact your agent for further information:

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