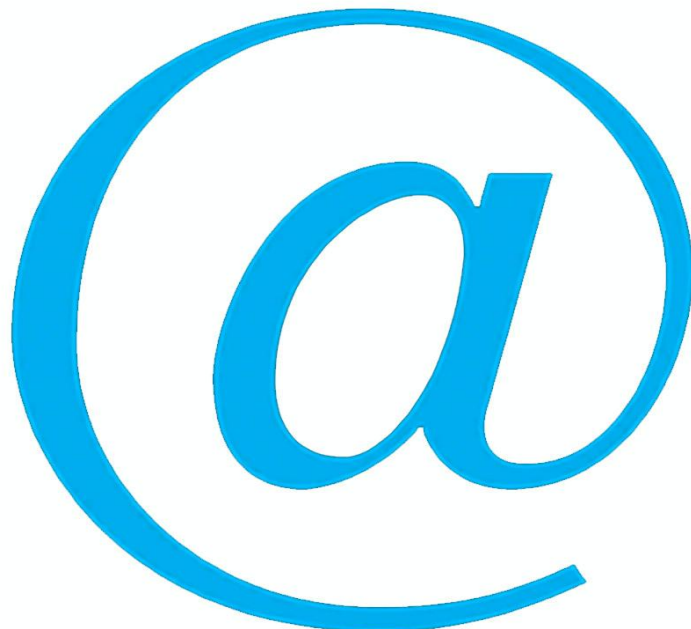


COMPARATIVE MARKET ANALYSIS

9 STARGAZER AVENUE, CAPE PATERSON, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Summary
9 Stargazer Avenue
Cape Paterson, VIC, 3995

RE: Property Rental Summary

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

9 STARGAZER AVENUE, CAPE PATERSON, VIC 3995



Owner Details

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

Property Details

3 2 2

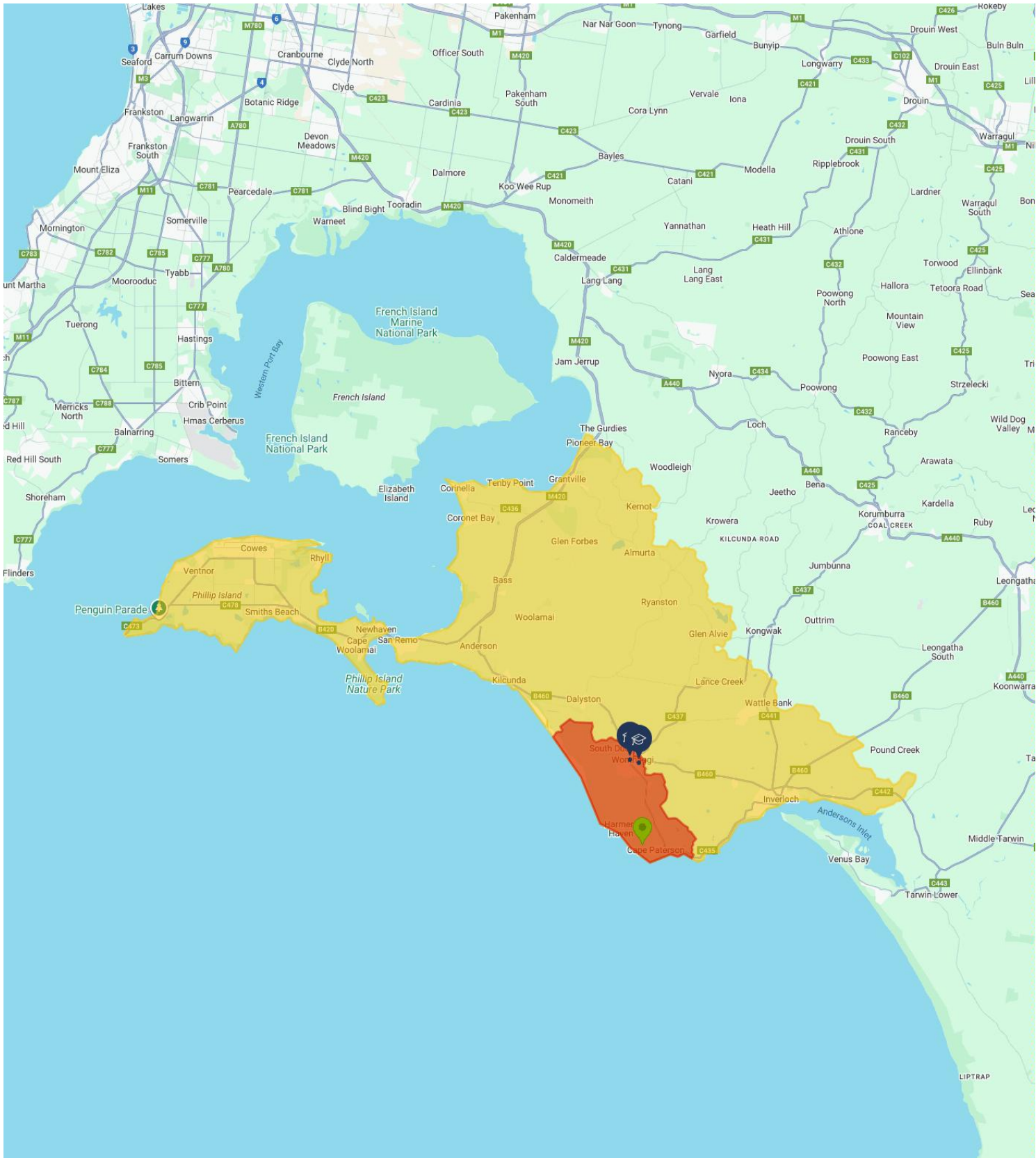
Property Type: House - N/A
 RPD: 167//PS719593 (12336036)
 Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
 Zoning:
 Council: BASS COAST SHIRE
 Features: Build Yr: 2023, Storeys: 1, Lowset, Contemporary, Solar Panels, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Entertainment Area, Fully Fenced, Main Rooms: 11

Area: 458 m²
 Area \$/m2: \$633
 Water/Sewerage:
 Property ID: 1512154374 /
 UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 290,000	18/02/2021	THE PROPRIETORS	0 m²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



Bass Coast College

7 - 12

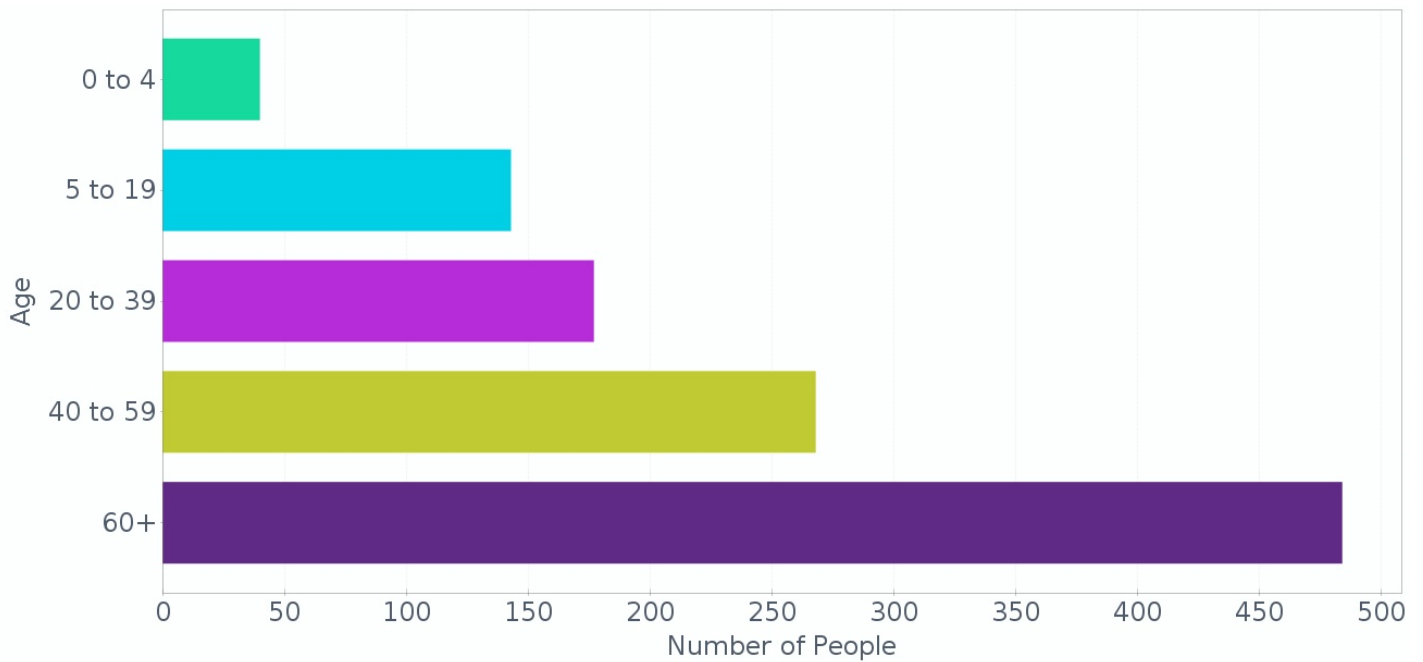
Co-ed



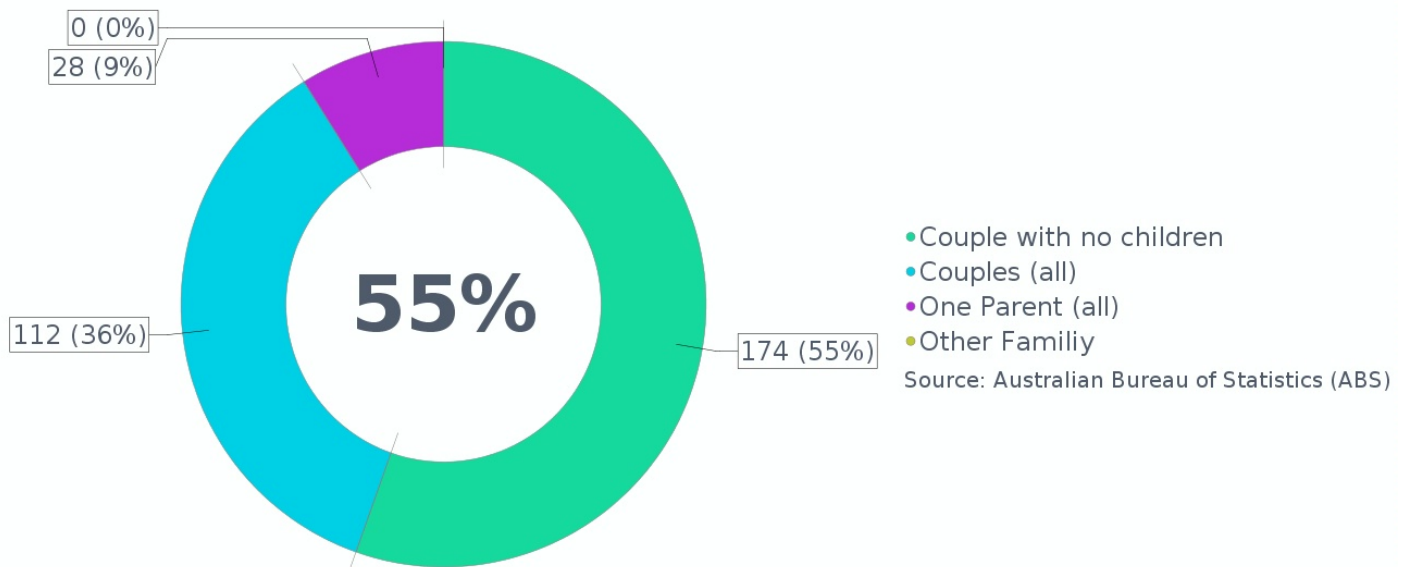
Nearby Properties For Rent



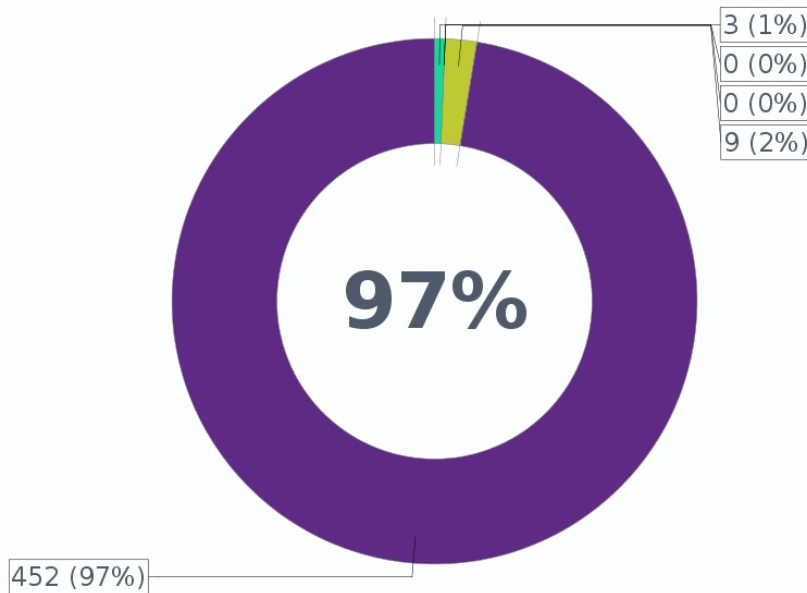
Age of Population (2021)



Family Composition (2021)



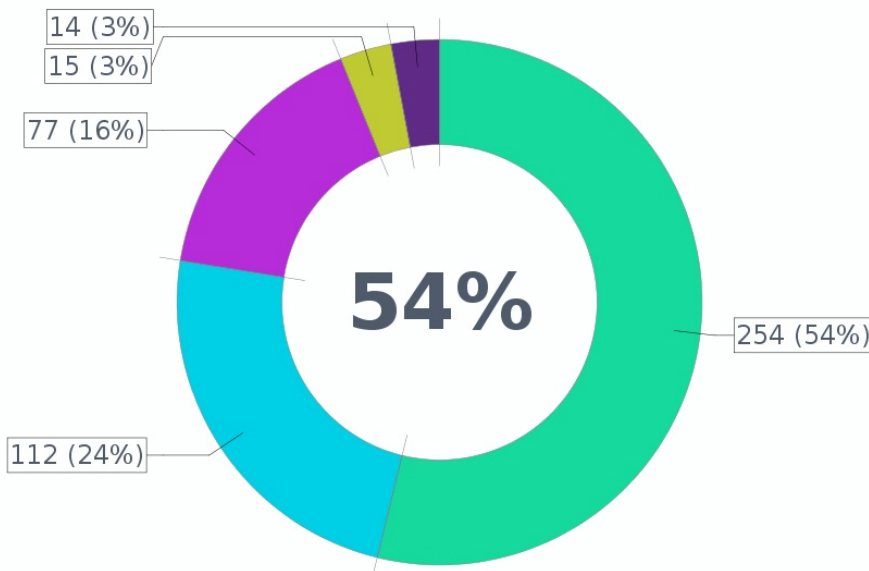
Dwelling Structure (2021)



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

Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)



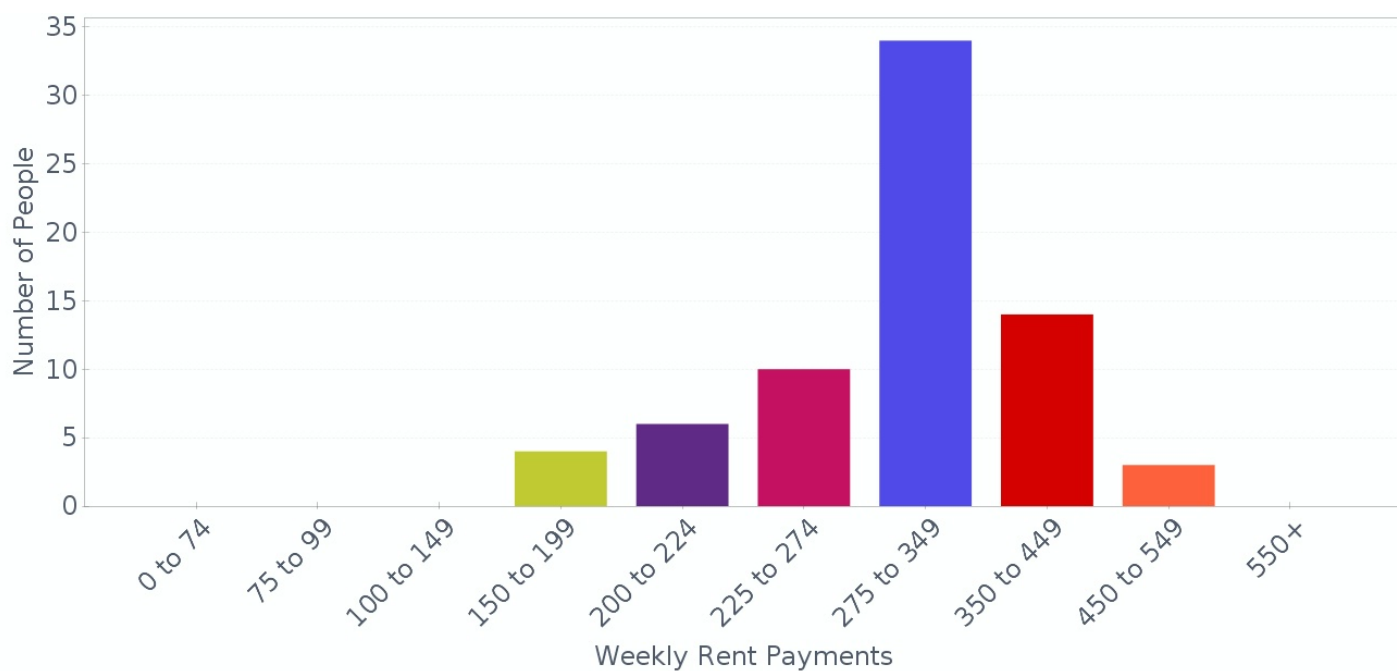
- Fully Owned
- Purchasing
- Rented
- Other tenure type
- Not Stated

Source: Australian Bureau of Statistics (ABS)

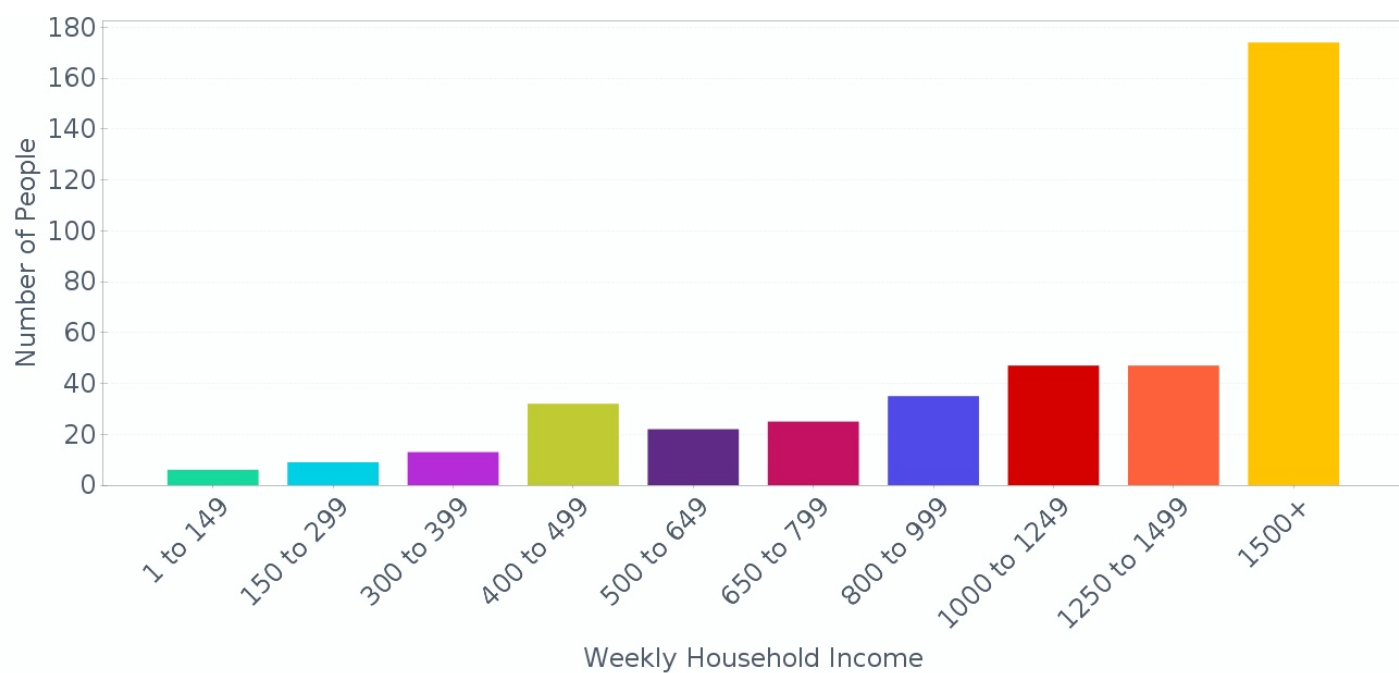
Home Loan Repayments - Monthly (2021)



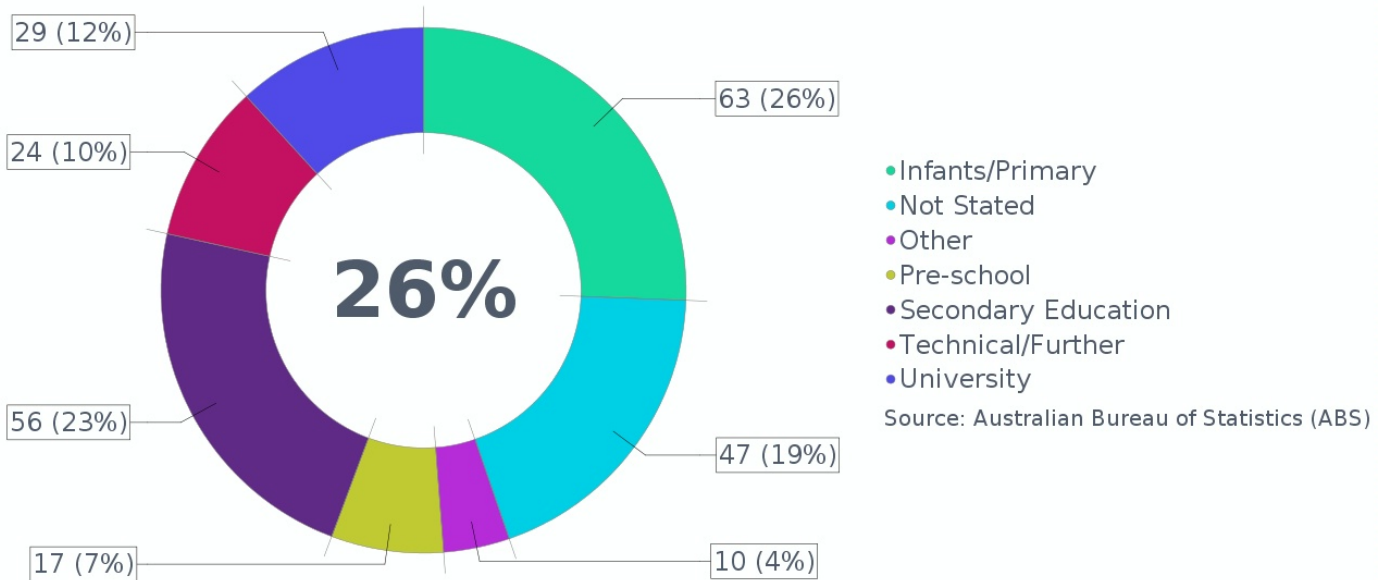
Rent Payments - Weekly (2021)



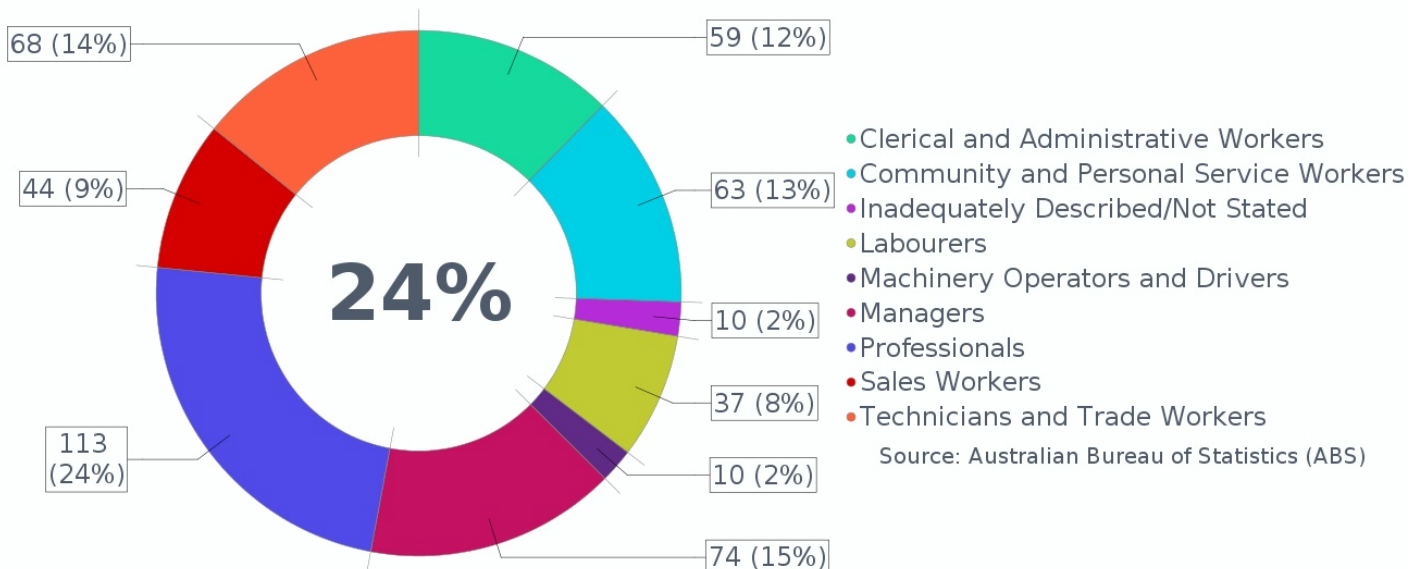
Household Income - Weekly (2021)



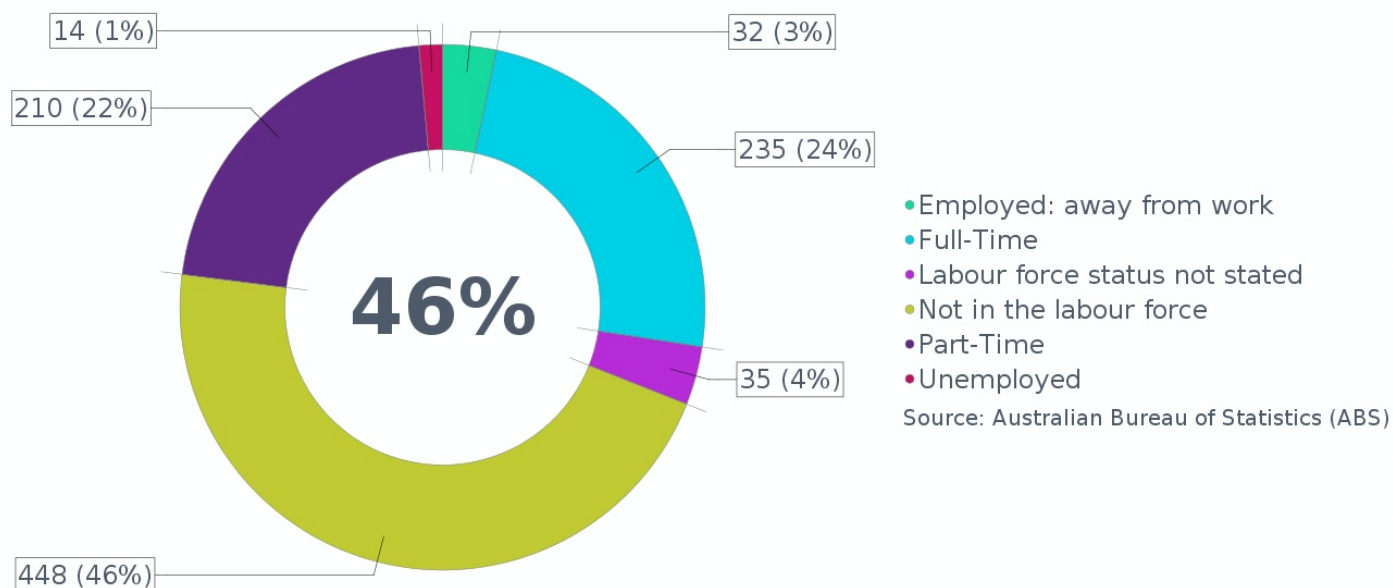
Non-School Qualification: Level of Education (2021)



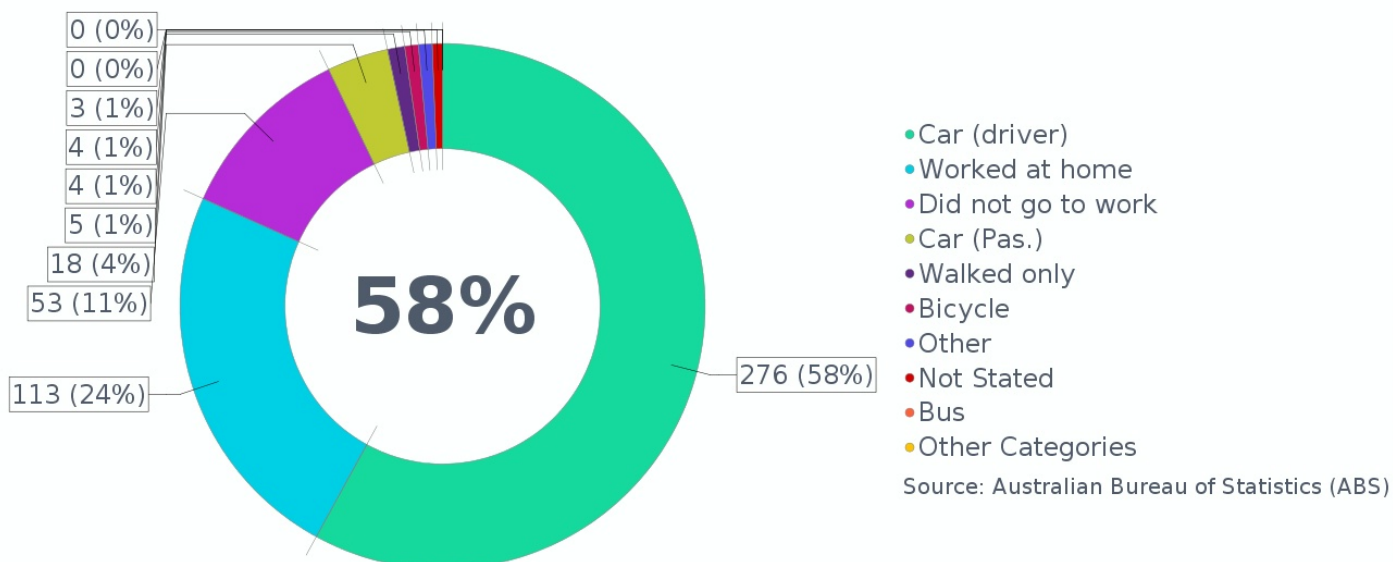
Occupation (2021)



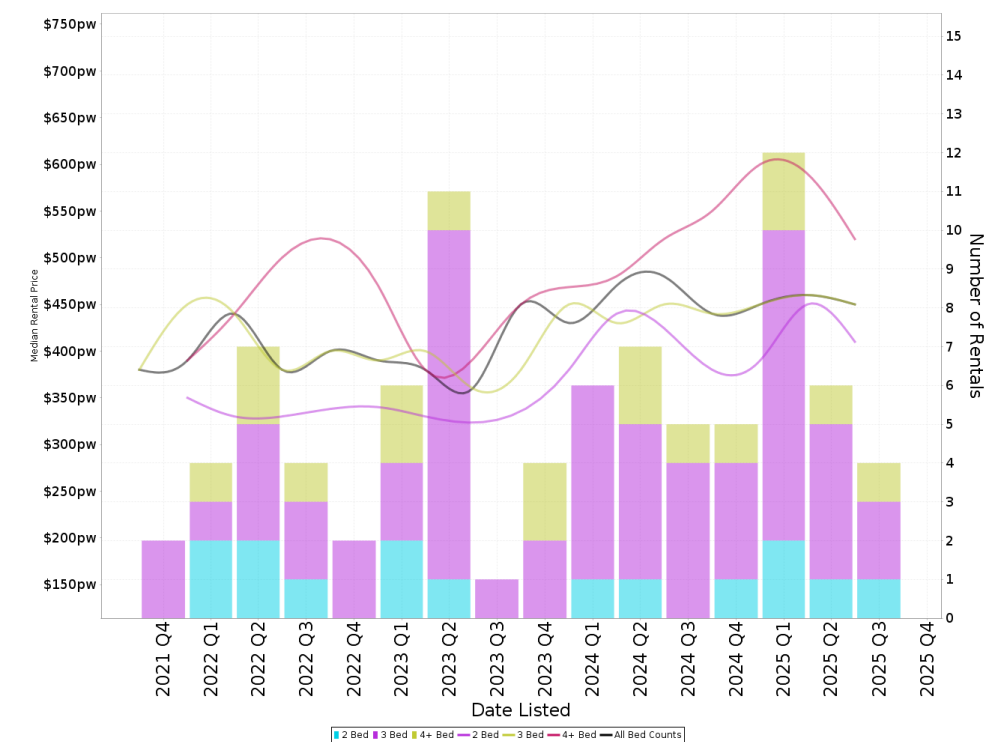
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-19.5%

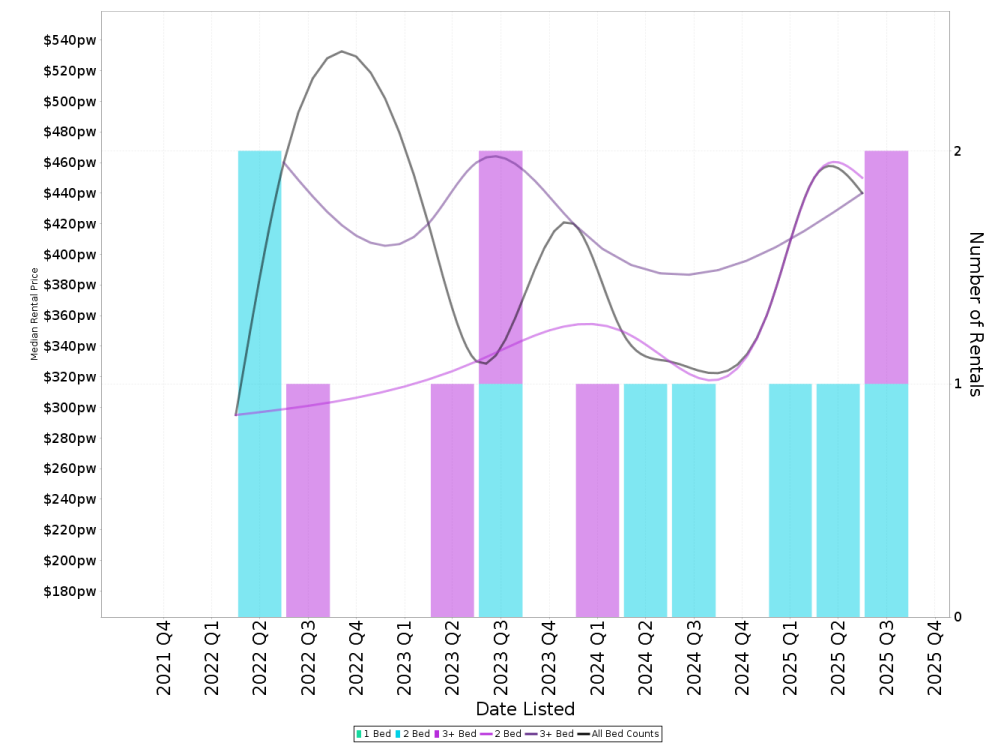
Current Median Price: \$692,500
Previous Median Price: \$860,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$692,500
Current Median Rent: \$460
Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



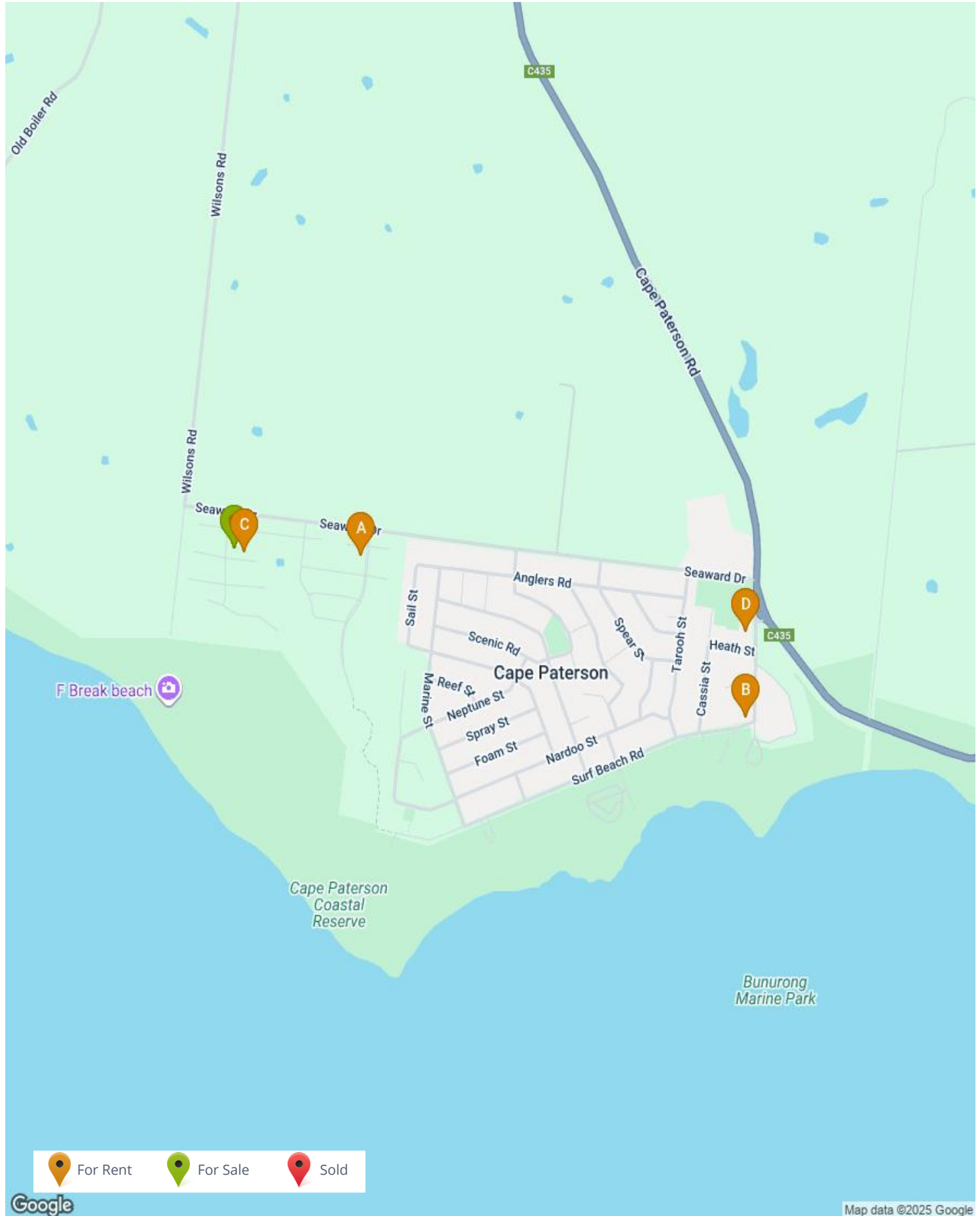
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$410 and the highest for rent price is \$590 with a median rental price of \$560. Days listed ranges from 7 to 76 days with the average currently at 27 days for these selected properties.

8 SUNLIGHT BVD, CAPE PATERSON 3995		3 2 2
	Property Type: House Area: 476 m ² 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	
5/582 CAPE PATERSON RD, CAPE PATERSON 39		3 2 2
	Property Type: House Area: 767 m ² RPD: S2//PS829125	Current Rent Price: \$580 per week First Rent Price: \$580 per week Month Listed: May 2025* (Rented) Days on Market: 18 Days
	Features:	
5 SPINIFEX CRT, CAPE PATERSON 3995		4 2 1
	Property Type: House Area: 358 m ² (174 m ²) 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	
2/562 CAPE PATERSON RD, CAPE PATERSON 39		2 1 1
	Property Type: House Area: 800 m ² RPD: 2//PS331204	Current Rent Price: \$410 per week First Rent Price: \$410 per week Month Listed: August 2025 Days on Market: 76 Days
	Features: AIR CONDITIONED	

9 STARGAZER AVENUE, CAPE PATERSON, VIC 3995



Appraisal Price

This market analysis has been prepared on 19/10/2025 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:

\$500pw to \$550pw

Contact your agent for further information:

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