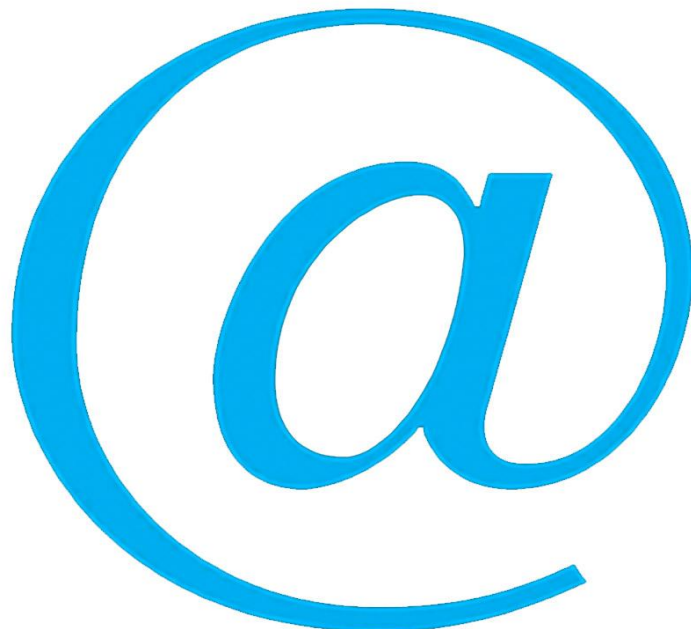


COMPARATIVE MARKET ANALYSIS

7-9 NORMAN ROAD, INVERLOCH, VIC 3996
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projection
7-9 Norman Road
Inverloch, VIC, 3996

RE: Rental Property 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.

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

7-9 NORMAN ROAD, INVERLOCH, VIC 3996



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: 12//LP30078 (8903790)

 6 2 4

Area: 1,374 m²

Area \$/m2:

Water/Sewerage:

Property ID: 4525306 / VIC5283726

UBD Ref: UBD Ref:

Land Use: HOUSE (PREVIOUSLY OCCUPIED)

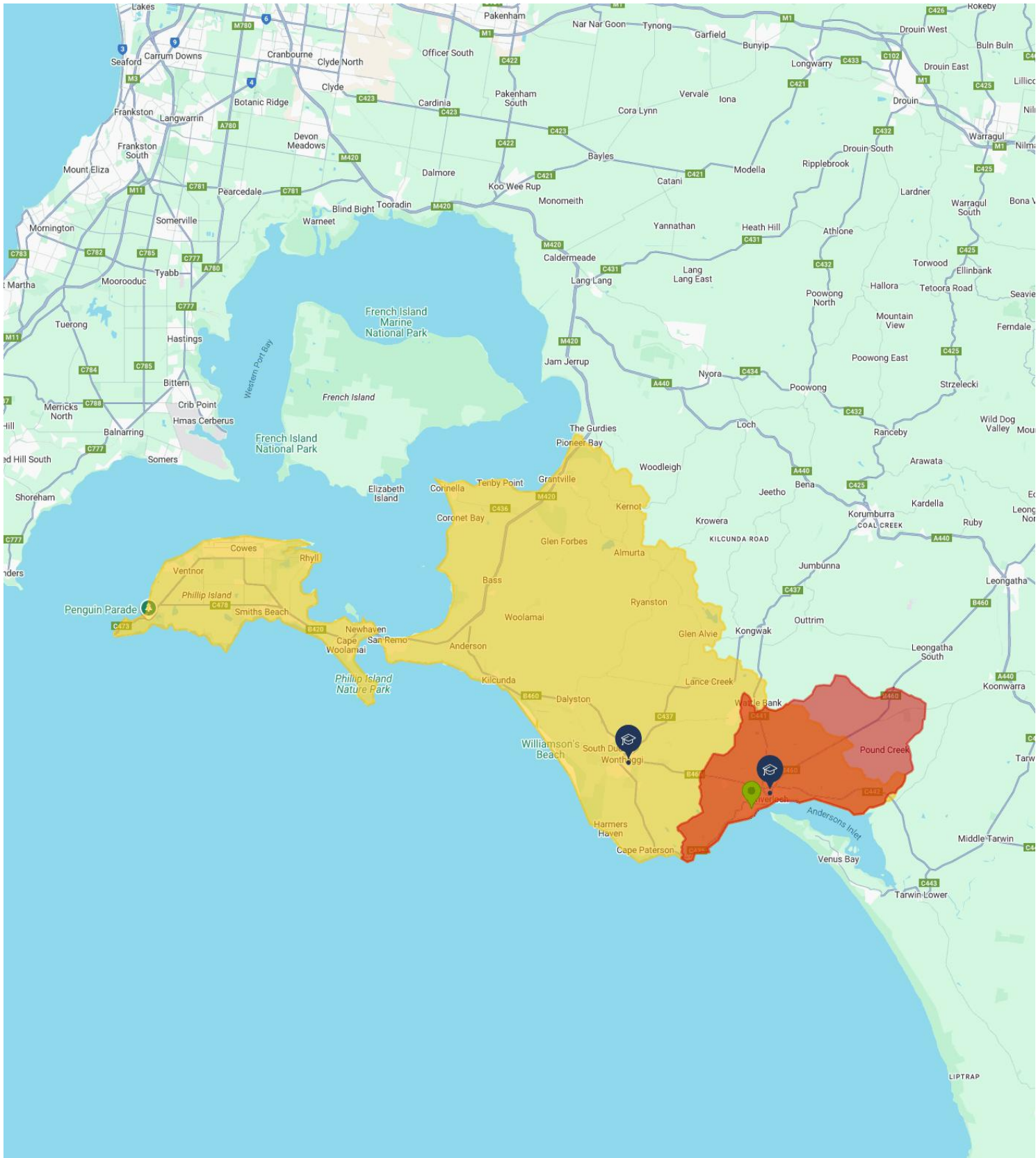
Zoning

Council: BASS COAST SHIRE

Features: Storeys: 1, Lowset, Contemporary, Ensuite, Fire Place, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s, Main Rooms: 11

Sales History

School Catchment Areas



Inverloch Primary School

Prep - 6

Co-ed



Bass Coast College

7 - 12

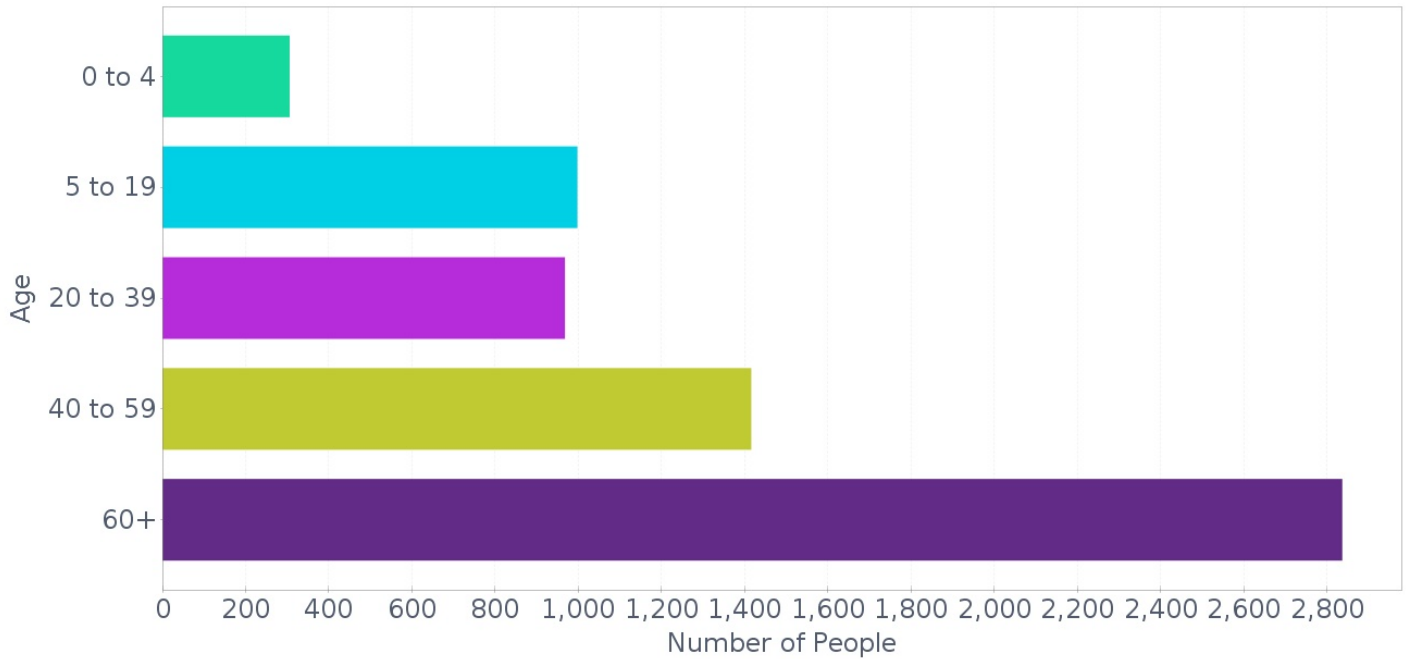
Co-ed



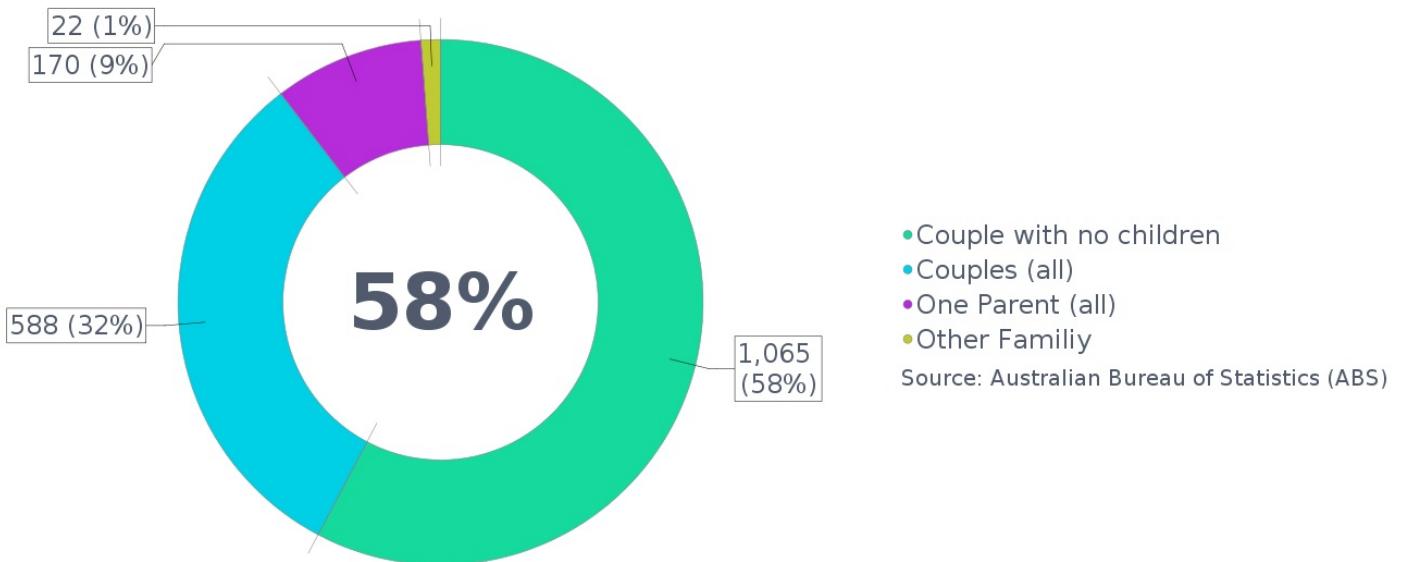
Nearby Properties For Rent



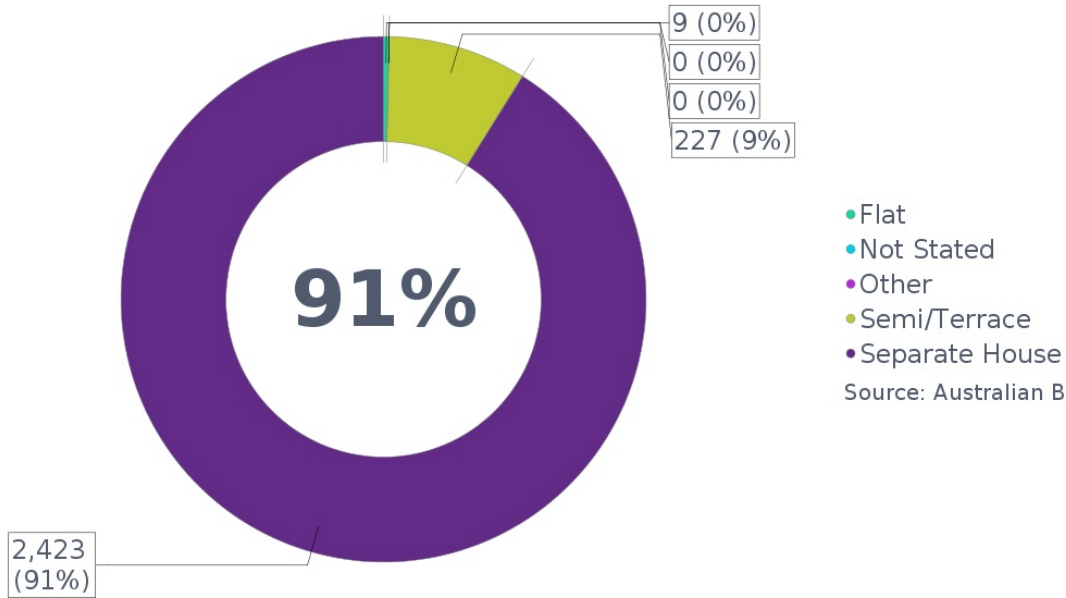
Age of Population (2021)



Family Composition (2021)

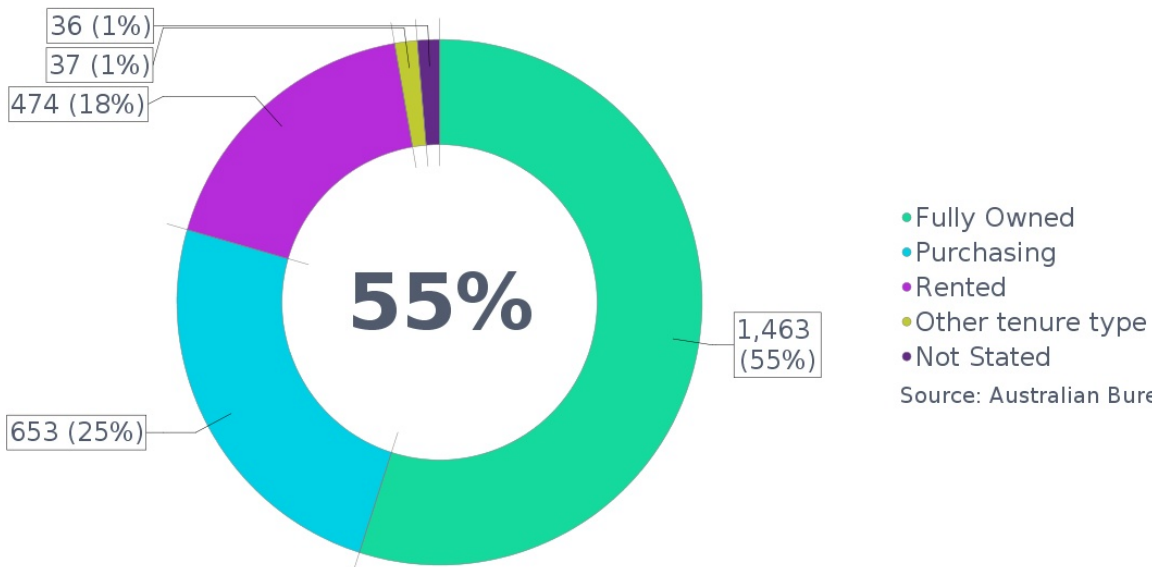


Dwelling Structure (2021)



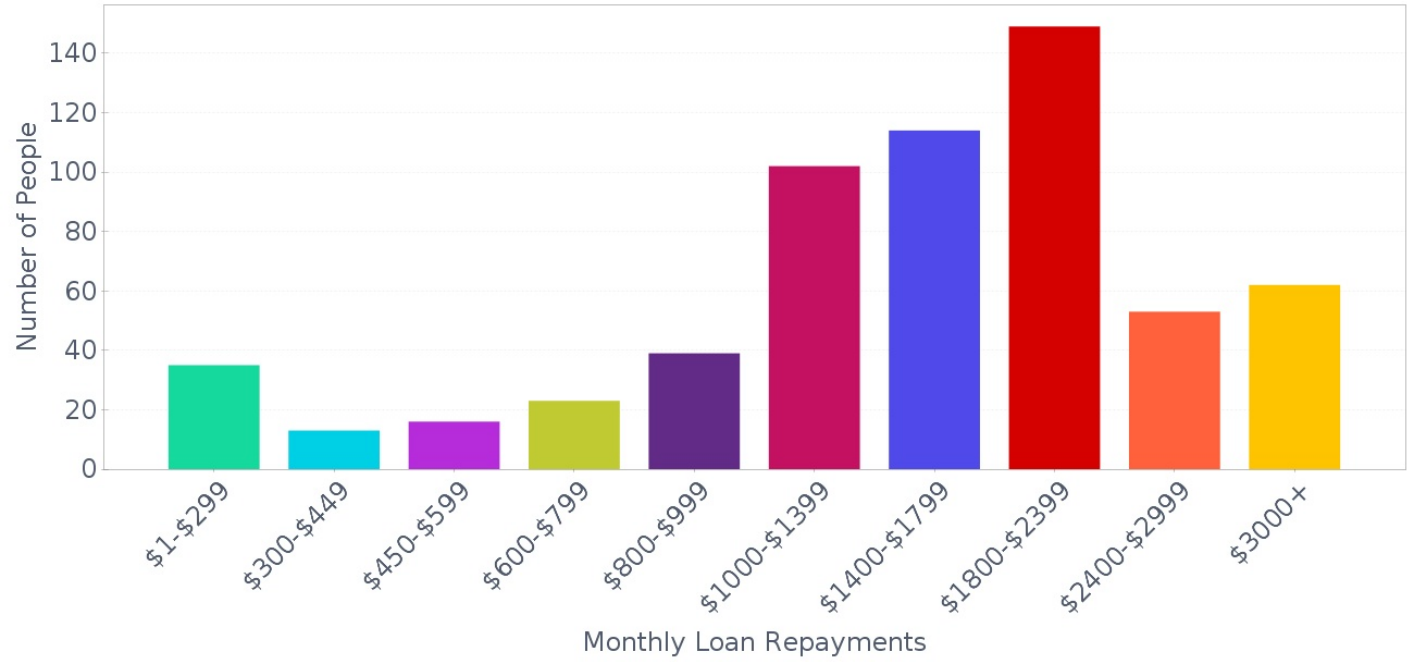
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

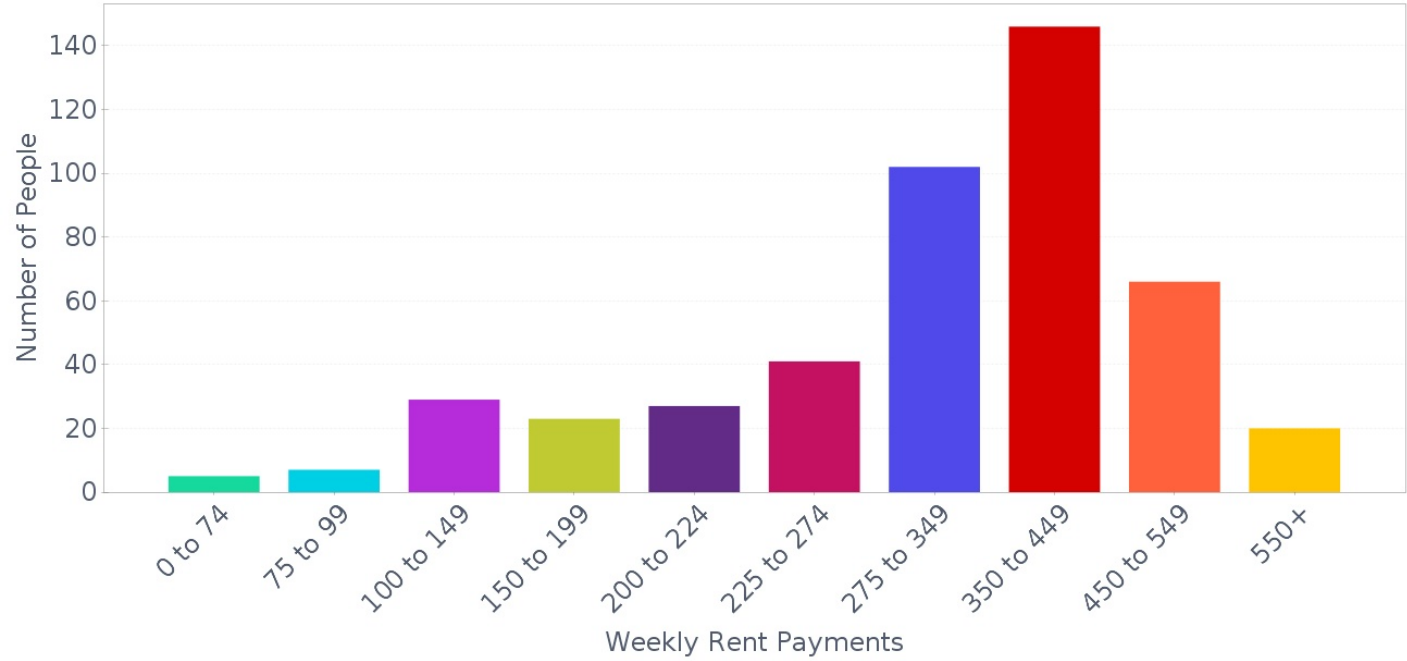


Source: Australian Bureau of Statistics (ABS)

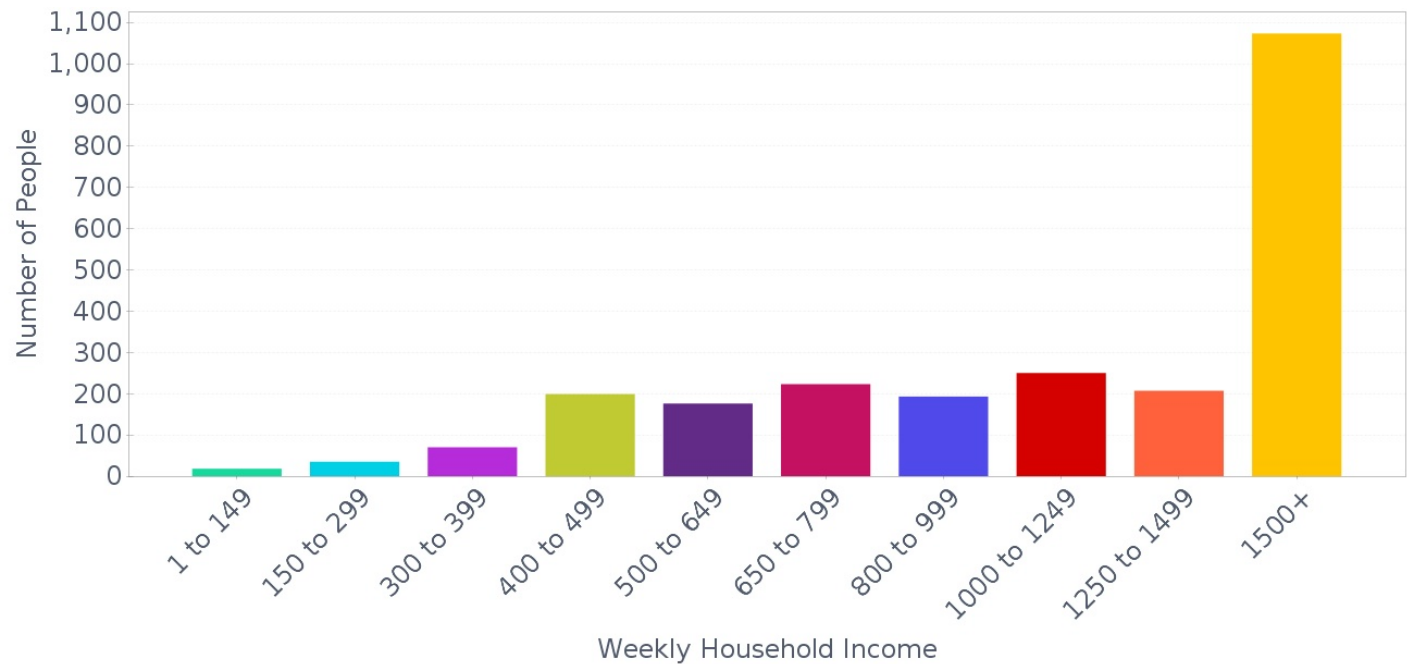
Home Loan Repayments - Monthly (2021)



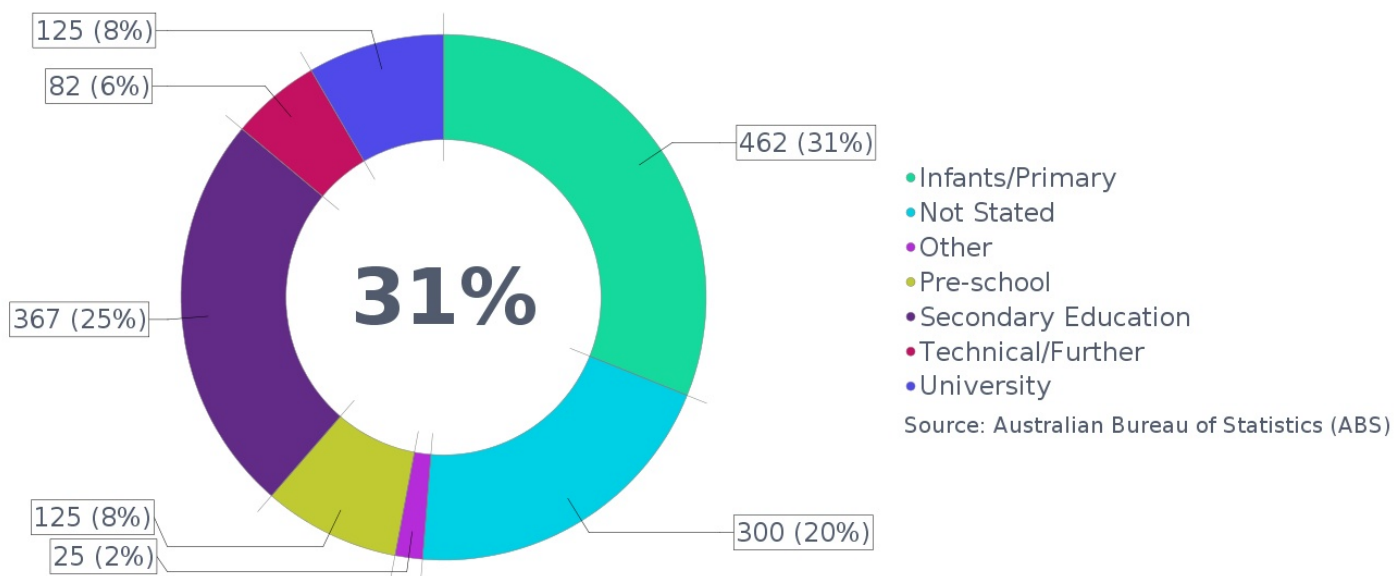
Rent Payments - Weekly (2021)



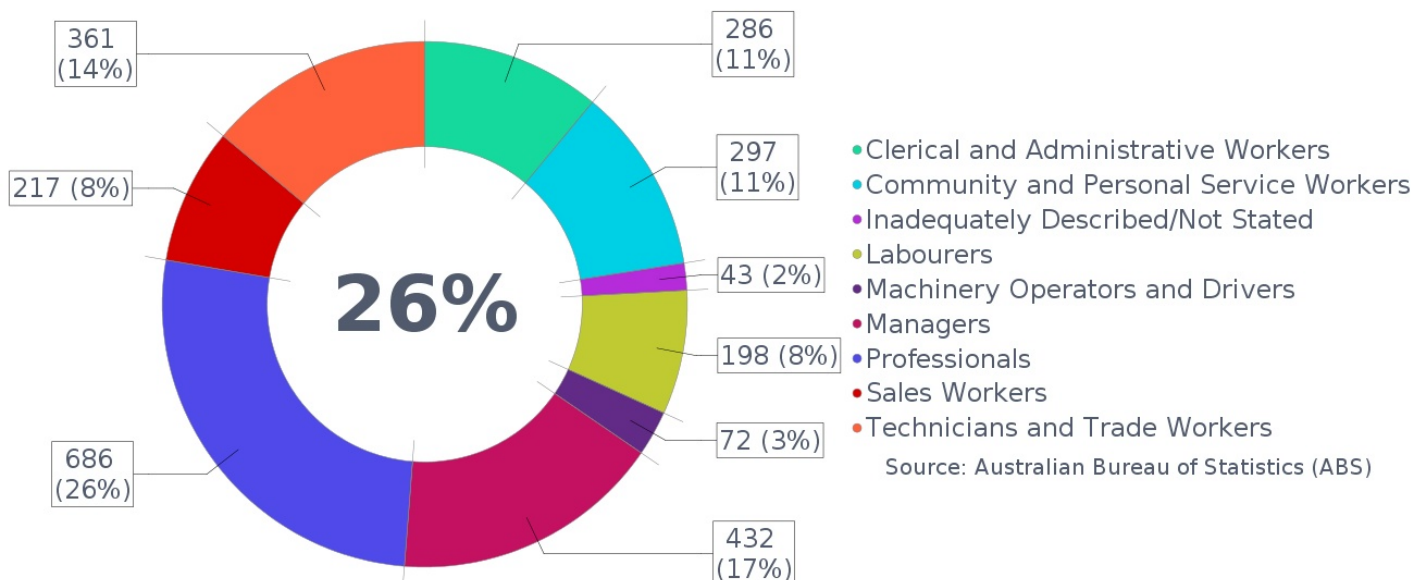
Household Income - Weekly (2021)



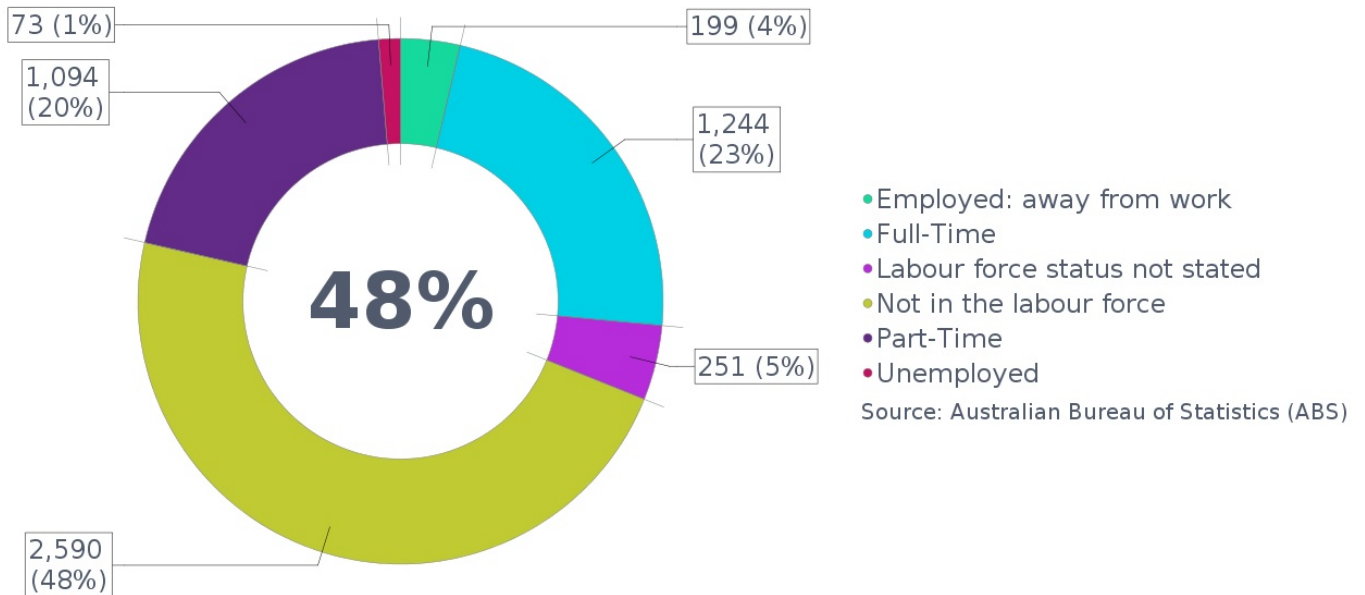
Non-School Qualification: Level of Education (2021)



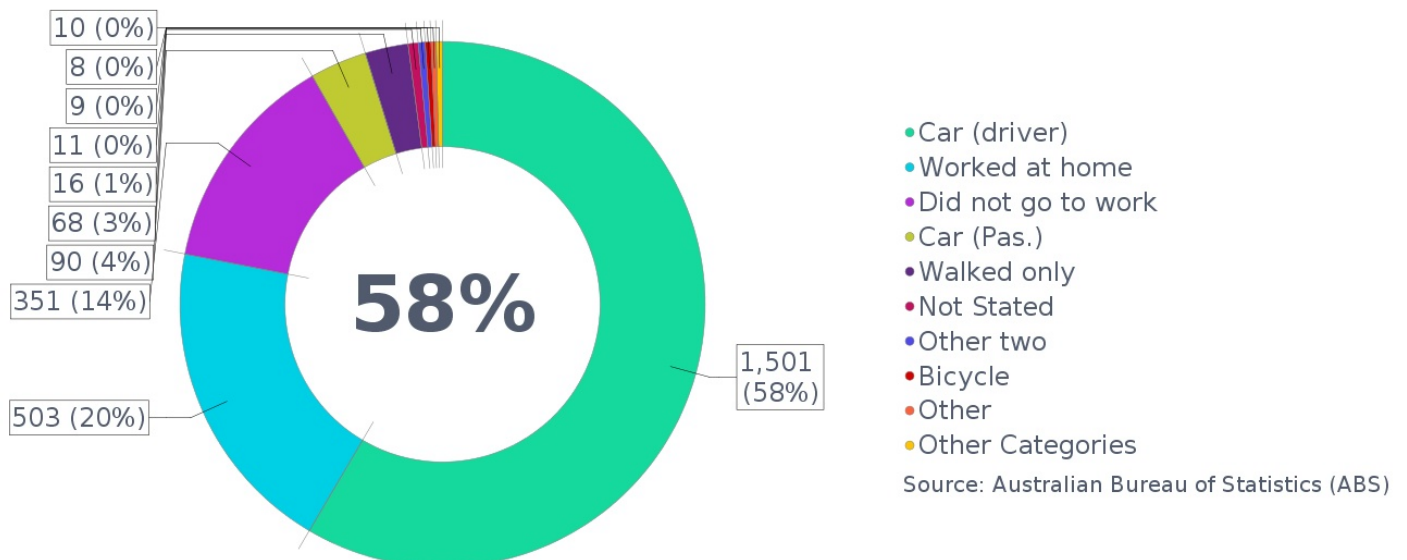
Occupation (2021)



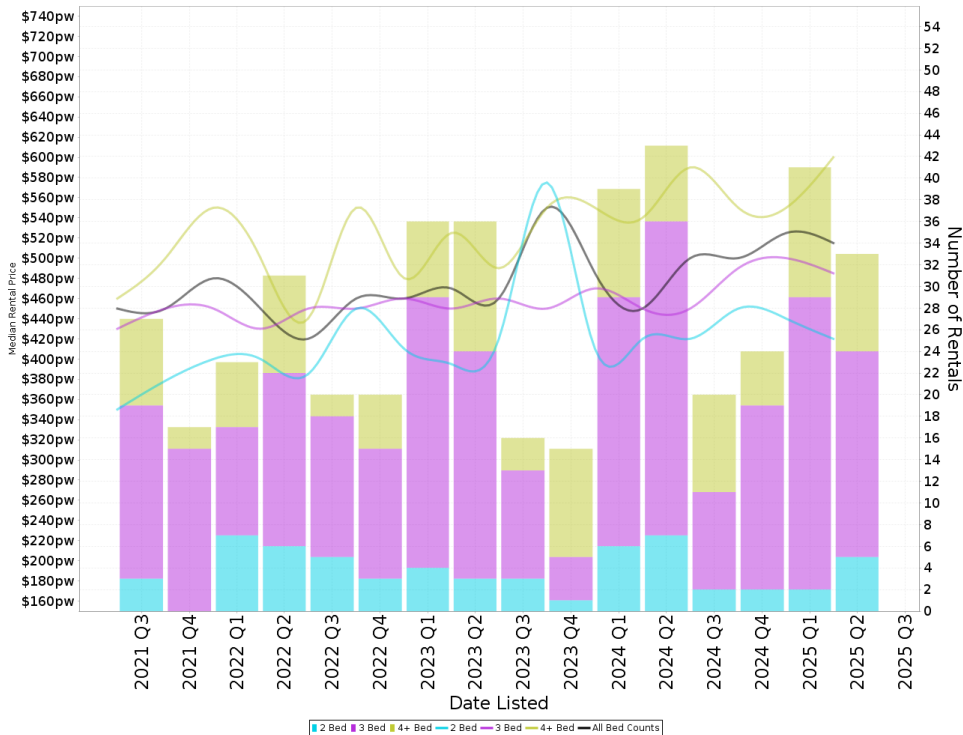
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$825,000
Previous Median Price: \$887,500

Based on 253 registered House sales compared over the last two rolling 12 month periods.

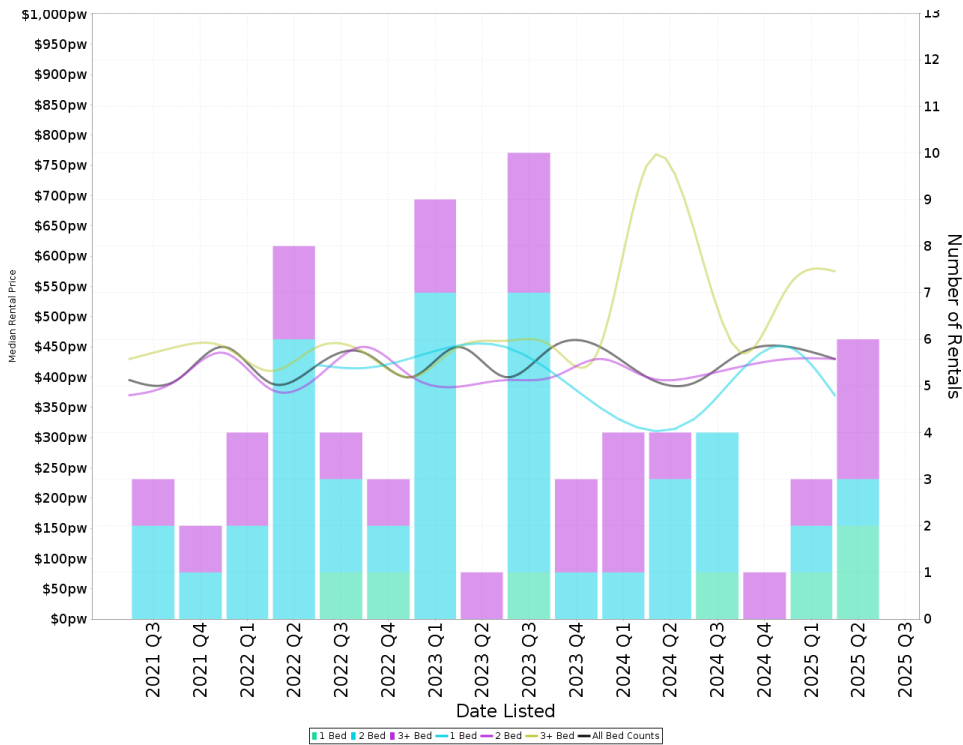
Suburb Rental Yield

+3.2%

Current Median Price: \$825,000
Current Median Rent: \$515

Based on 118 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-19.2%

Current Median Price: \$638,500
Previous Median Price: \$790,000

Based on 42 registered Unit sales compared over the last two rolling 12 month periods.

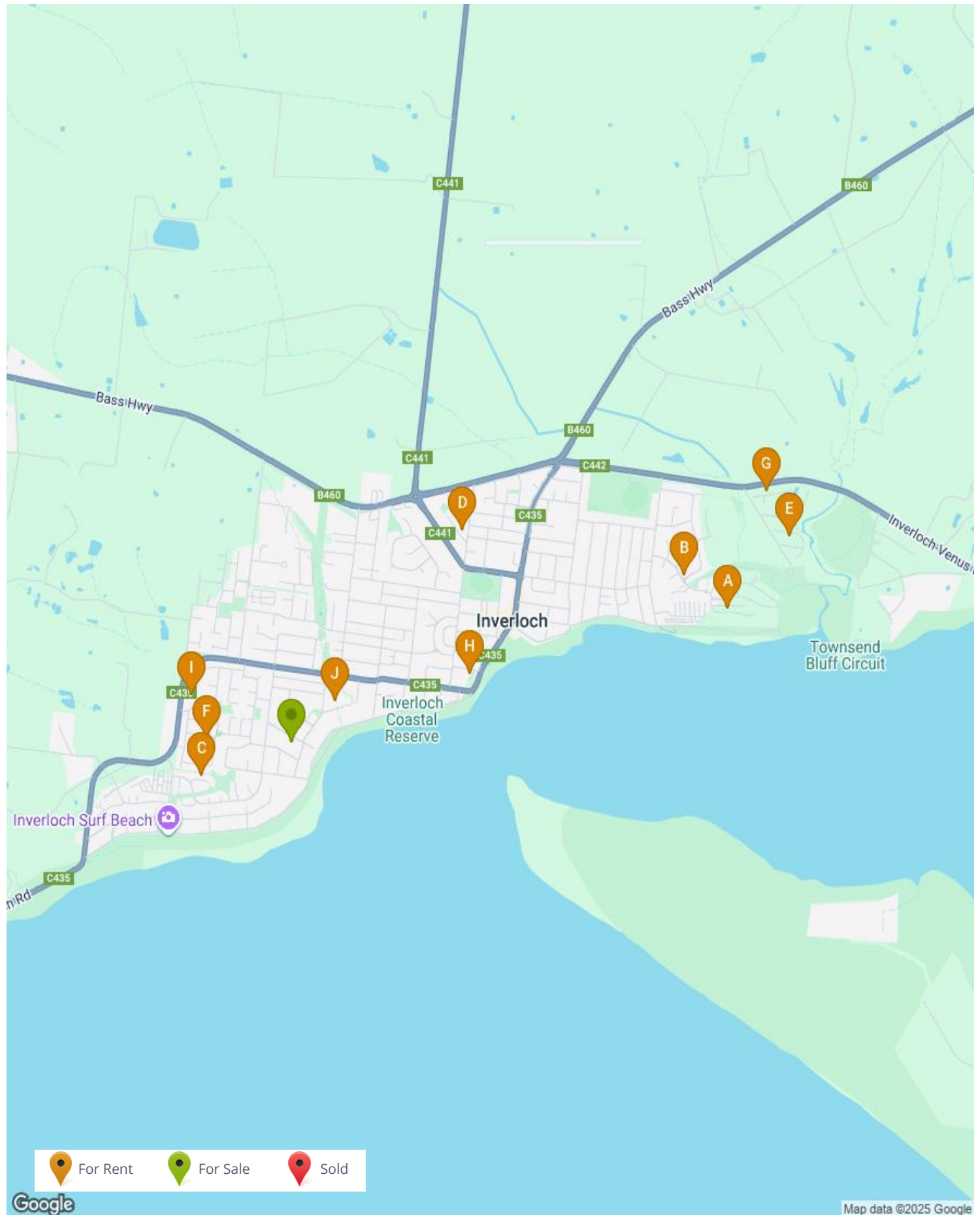
Suburb Rental Yield

+3.5%

Current Median Price: \$638,500
Current Median Rent: \$430

Based on 14 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 10 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 \$1,000 with a median rental price of \$580. Days listed ranges from 9 to 68 days with the average currently at 32 days for these selected properties.

15 LOMANDRA TCE, INVERLOCH 3996

5 3 2



Property Type: House
Area: 402 m²
RPD: 96//PS632968

Current Rent Price: **\$720 per week**
First Rent Price: **\$720 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **9 Days**

Features: CONTEMPORARY, DECK, ENSUITE, FIRE PLACE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA,

17 MEANDERRI DR, INVERLOCH 3996

4 2 4



Property Type: House
Area: 567 m²
RPD: 111//LP202004

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **August 2025* (Rented)**
Days on Market: **21 Days**

Features: DECK, IMPROVEMENTS: COURTYARD, DISHWASHER

5 FAIRFAX CRT, INVERLOCH 3996

4 2 2



Property Type: House
Area: 548 m²
RPD: 92//LP217755

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **12 Days**

Features: CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, FULLY FENCED

4 MARION CRT, INVERLOCH 3996

4 2 1



Property Type: House
Area: 588 m²
RPD: 1//TP180619

Current Rent Price: **\$530 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **41 Days**

Features:

7 CLIFFY PL, INVERLOCH 3996

4 2 2



Property Type: House
Area: 615 m²
RPD: 77//PS820130

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **25 Days**

Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING, FLOORBOARDS, DISHWASHER

10 OUTRIGGER DR, INVERLOCH 3996

4 2 2



Property Type: House
Area: 655 m² (240 m²)
RPD: 23//PS511256

Current Rent Price: **\$650 per week**
First Rent Price: **\$750 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **50 Days**

Features: IMPROVEMENTS: SECURE PARKING



32 ANSER PL, INVERLOCH 3996

4 2 2



Property Type: House
Area: 648 m²
RPD: 47//PS735462

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **13 Days**

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER, FLOORBOARDS, GARDEN



4 CAPRI PL, INVERLOCH 3996

4 3 2



Property Type: House
Area: 391 m²
RPD: 13//PS733599

Current Rent Price: **\$1000 per week**
First Rent Price: **\$1500 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **68 Days**

Features:



21 TAMARA CRES, INVERLOCH 3996

4 2 2



Property Type: House
Area: 577 m²
RPD: 23//LP208033

Current Rent Price: **\$560 per week**
First Rent Price: **\$575 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **37 Days**

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER, GARDEN, SECURE PARKING



7 BEACON CRT, INVERLOCH 3996

4 2 2



Property Type: House
Area: 1,867 m²
RPD: 1//TP108281

Current Rent Price: **\$520 per week**
First Rent Price: **\$560 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **53 Days**

Features: FIRE PLACE, BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: FLOORBOARDS, CLOSE TO SHOPS



7-9 NORMAN ROAD, INVERLOCH, VIC 3996



Appraisal Price

This market analysis has been prepared on 29/08/2025 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:

\$650pw to \$750pw

Contact your agent for further information:

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