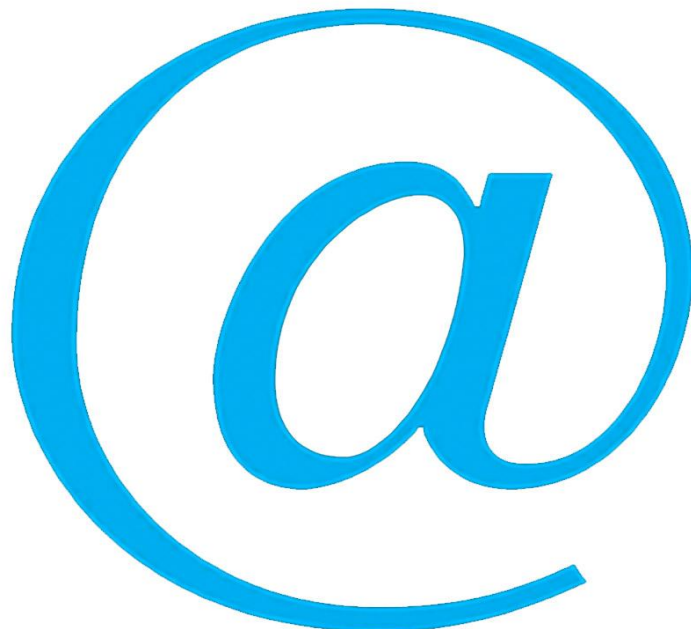


COMPARATIVE MARKET ANALYSIS

1/5 SCARBOROUGH STREET, INVERLOCH, VIC 3996

PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projection
1/5 Scarborough Street
Inverloch, VIC, 3996

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 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

1/5 SCARBOROUGH STREET, INVERLOCH, VIC 3996



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

4 2 1

Property Type: House - N/A

RPD: 1//PS516707 (10810340)

Area: 295 m²

Area \$/m²:

Water/Sewerage:

Land Use: RESIDENTIAL COMPANY SHARE UNIT (WITHIN MULTI-STOREY

Zoning

Council: BASS COAST SHIRE

Property ID: 6454715 /

UBD Ref: UBD Ref:

Features: Build Yr: 2007, Wall Type: brick, Roof Type: Colourbond, Storeys: 2, Double Storey, Brick and Tile, Contemporary, Deck, Ensuite, Fire Place, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools,

Sales History

Sale Amount: Sale Date: Vendor:

\$ 0 16/12/2013 THE PROPRIETORS

\$ 390,000 29/01/2007 THE PROPRIETORS

Area:

0 m²

0 m²

Sale Type:

Nils And Wills

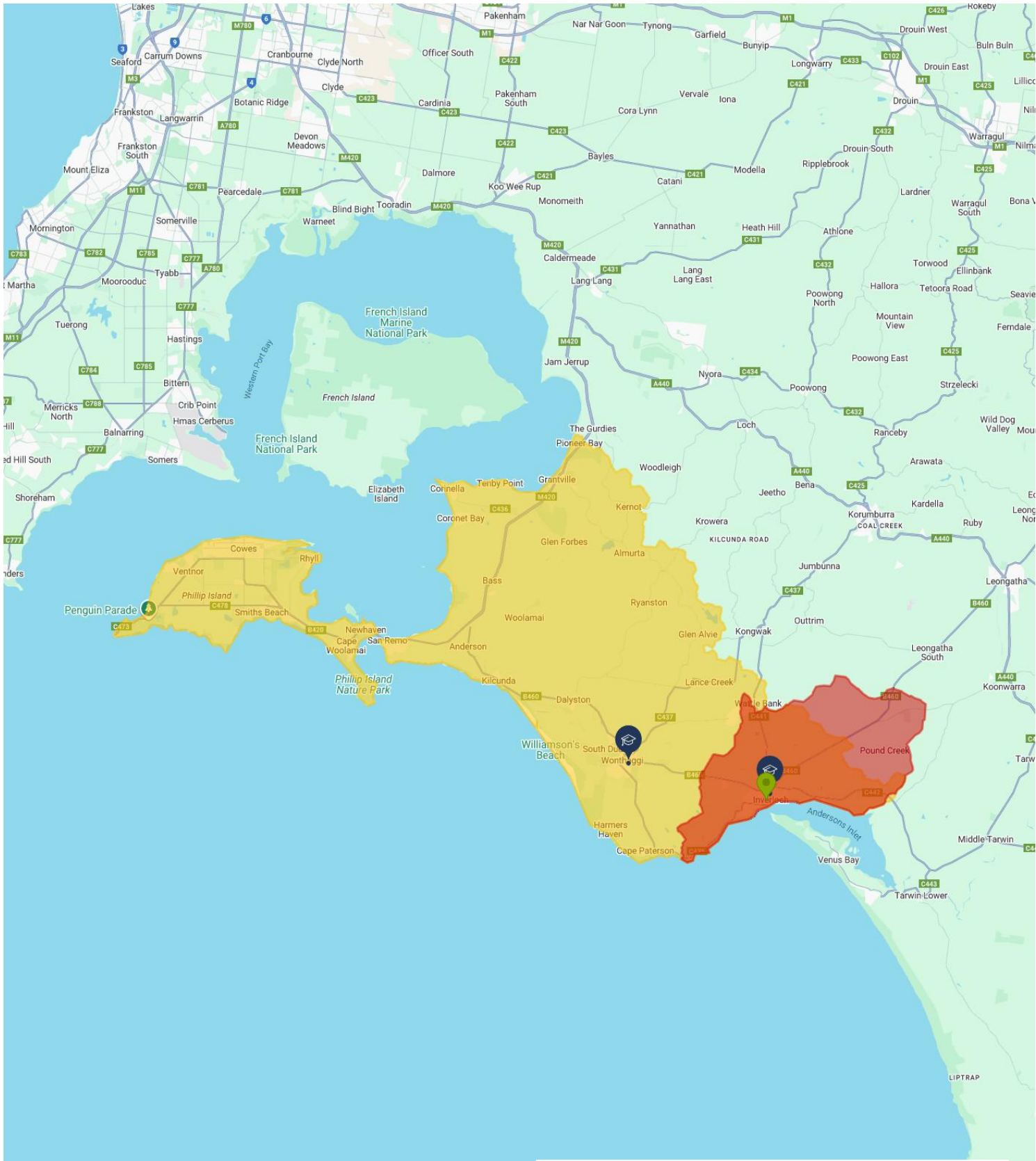
Normal Sale

Related:

No

No

School Catchment Areas



Inverloch Primary School

Prep - 6

Co-ed



Bass Coast College

7 - 12

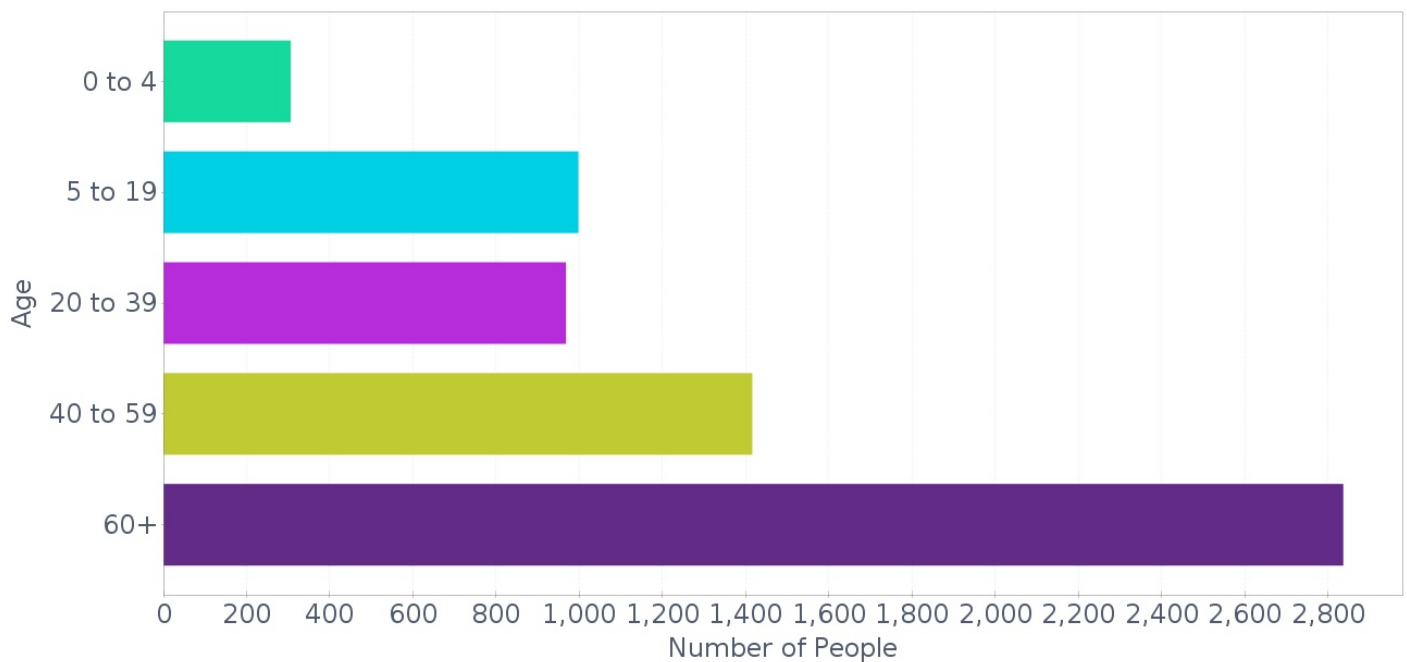
Co-ed



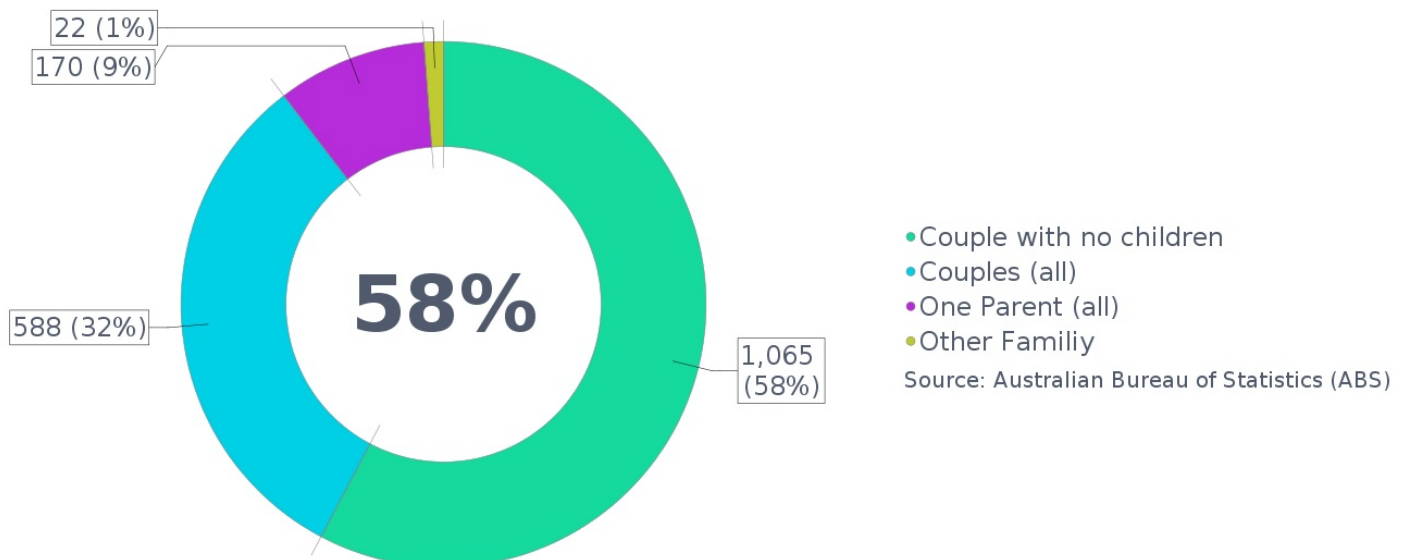
Nearby Properties For Rent



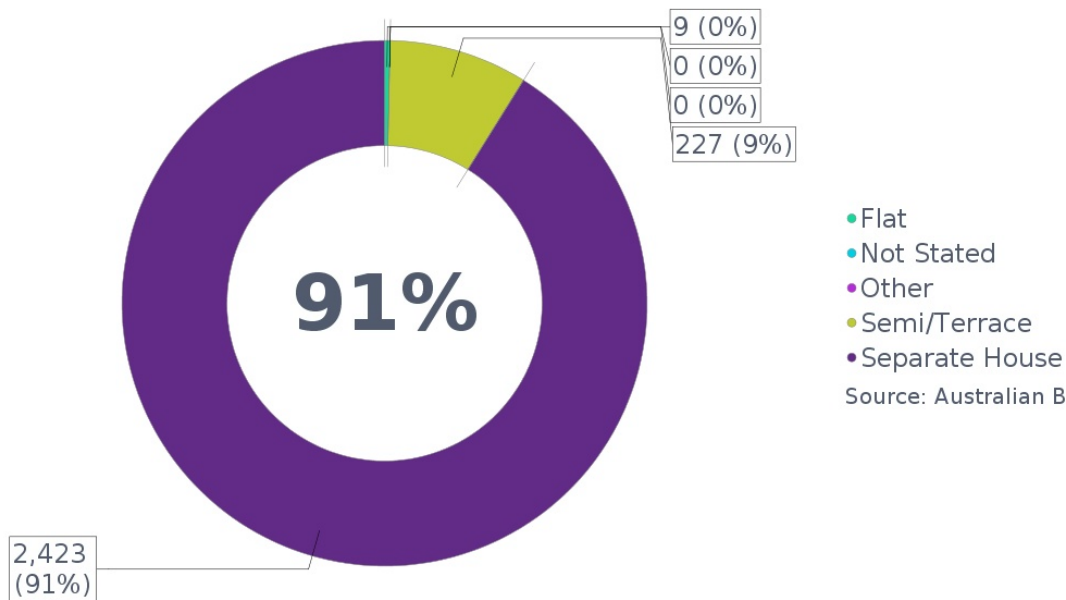
Age of Population (2021)



Family Composition (2021)

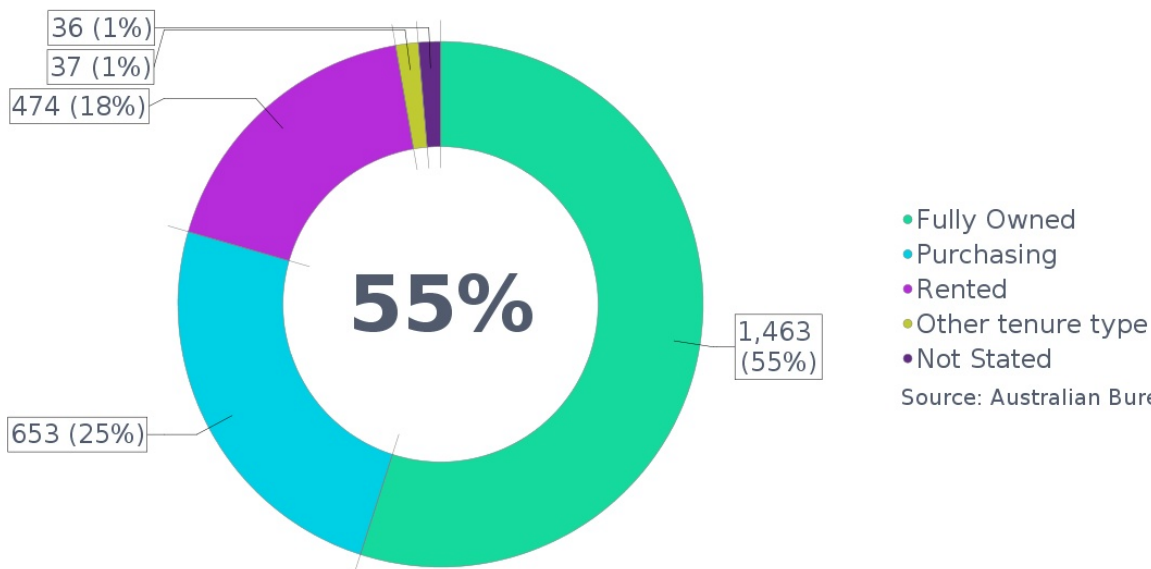


Dwelling Structure (2021)



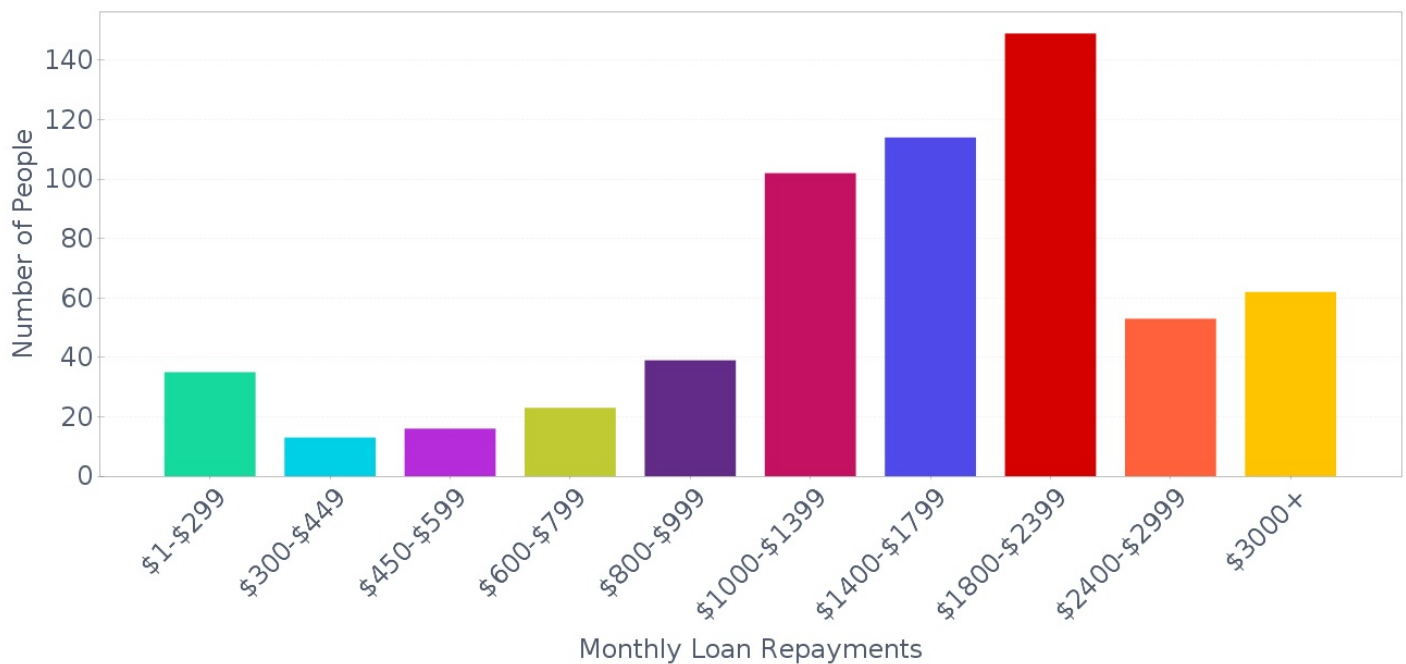
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

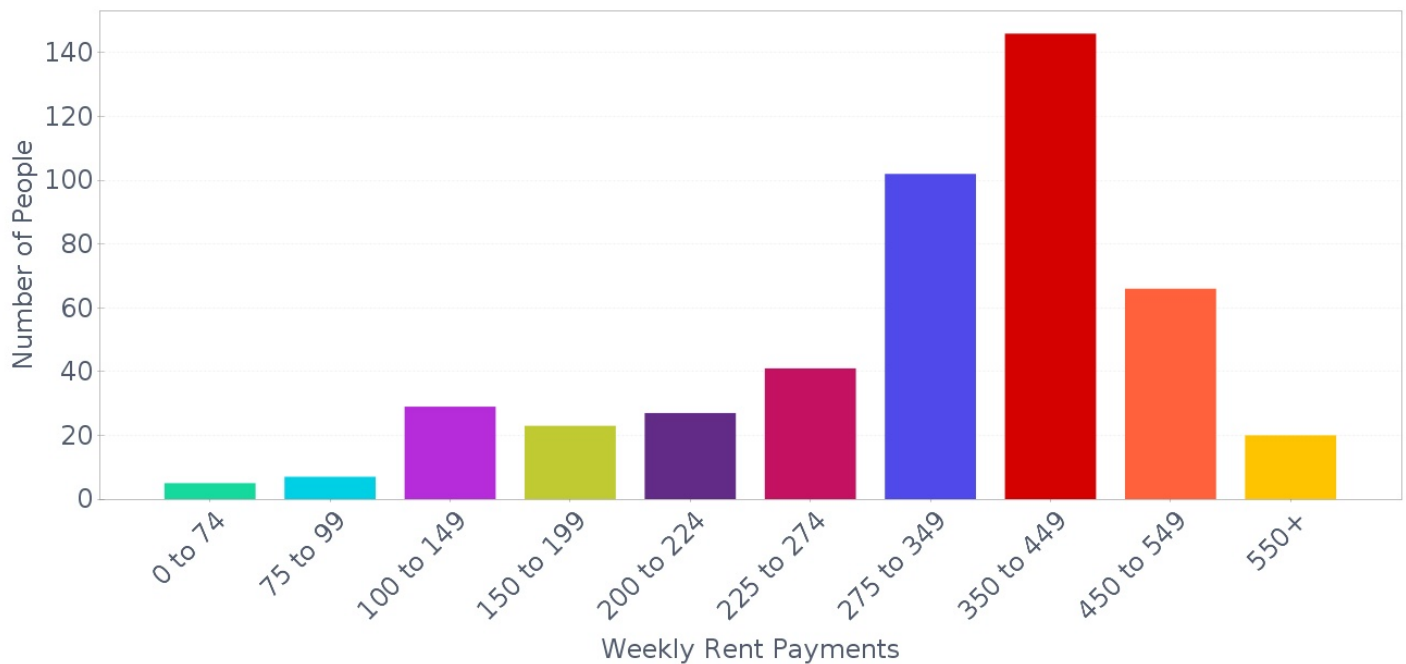


Source: Australian Bureau of Statistics (ABS)

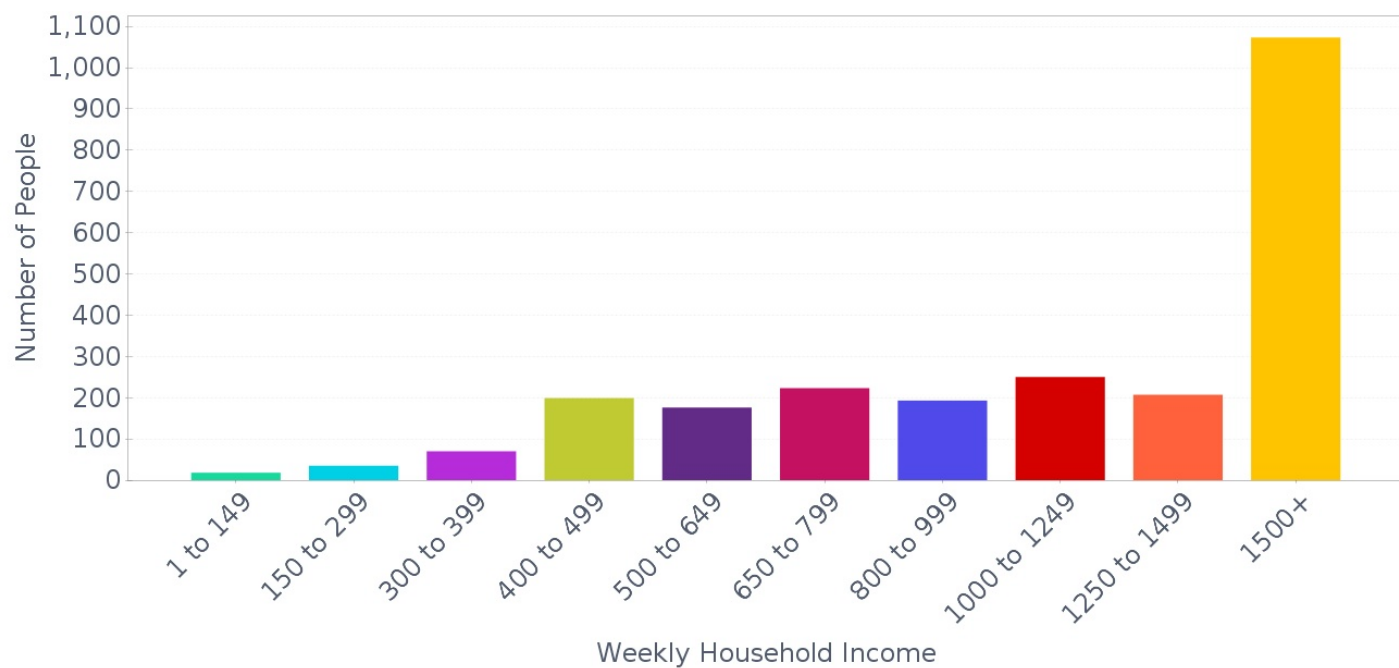
Home Loan Repayments - Monthly (2021)



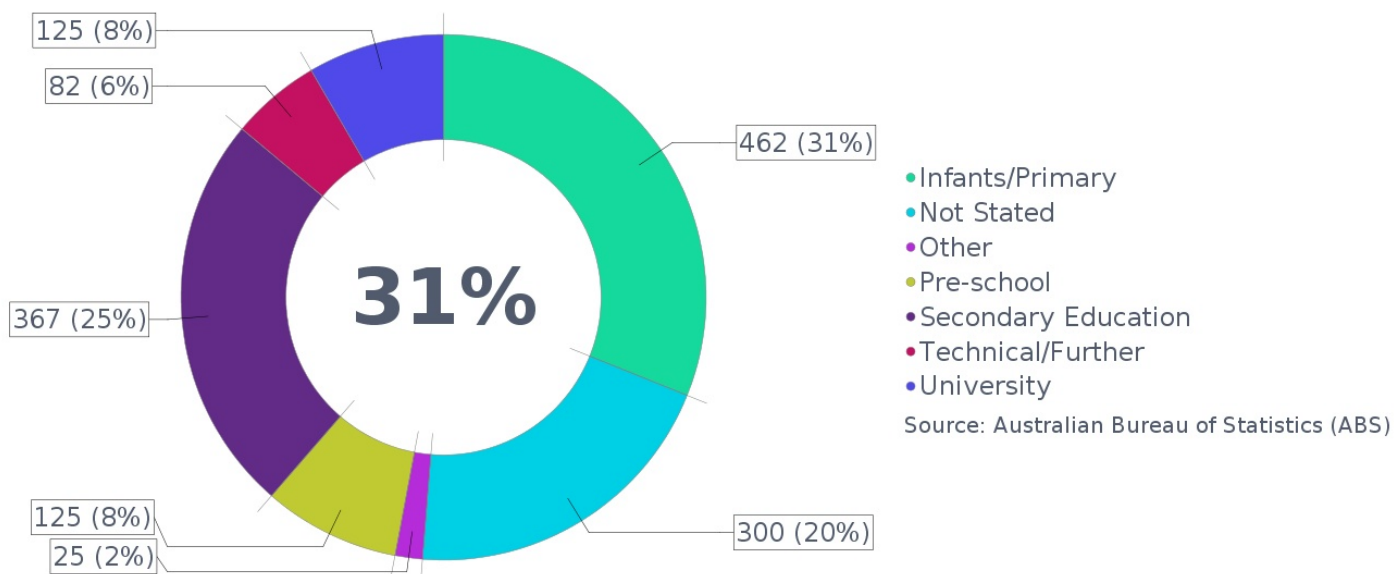
Rent Payments - Weekly (2021)



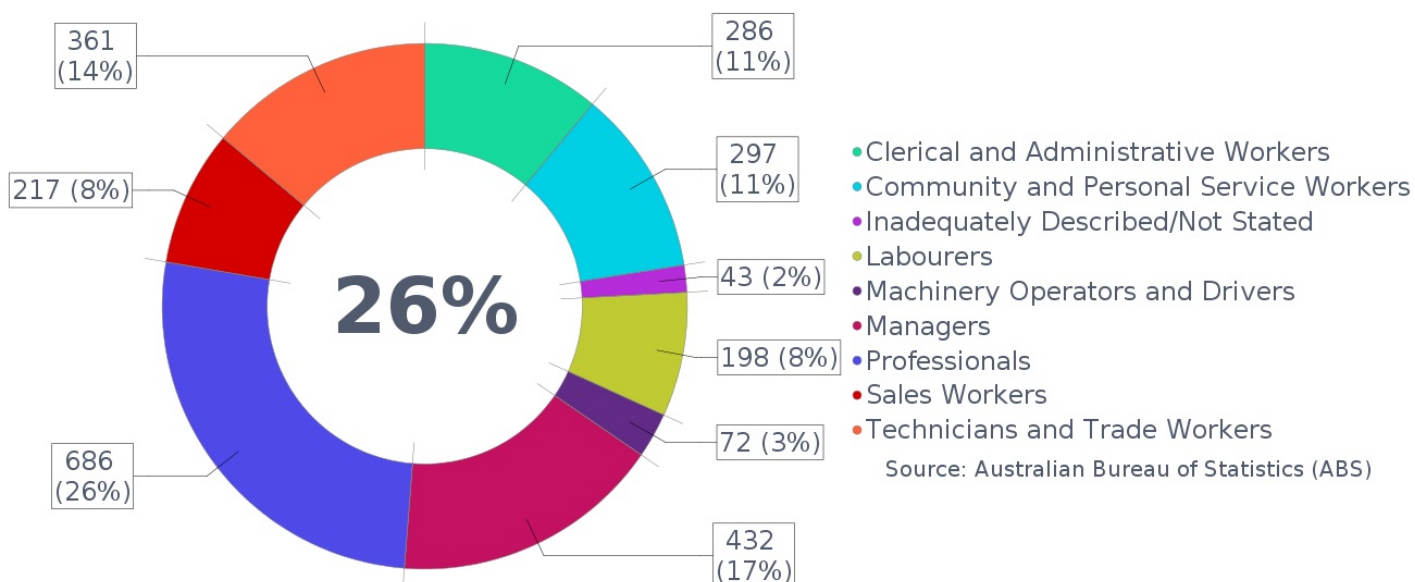
Household Income - Weekly (2021)



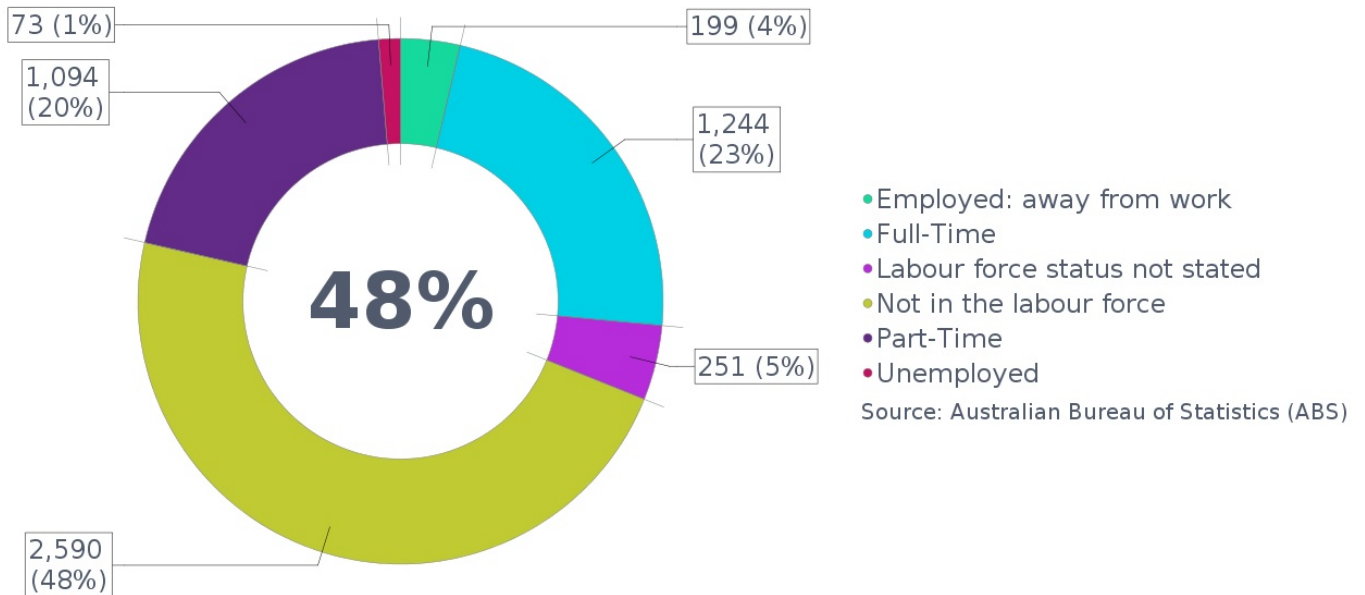
Non-School Qualification: Level of Education (2021)



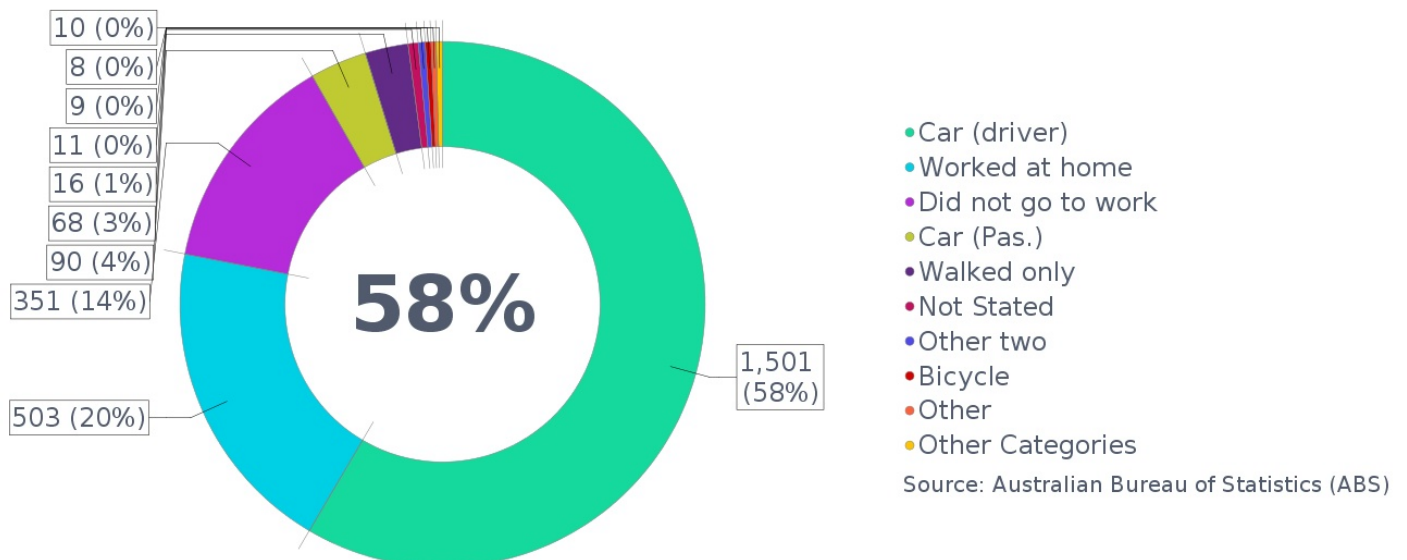
Occupation (2021)



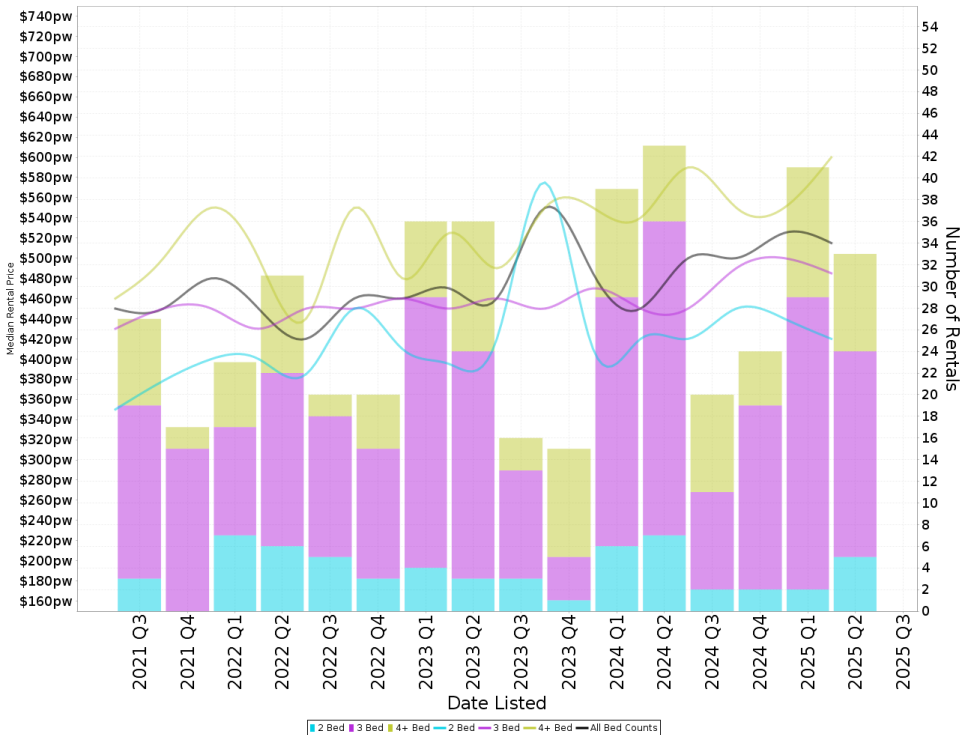
Employment (2021)



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.

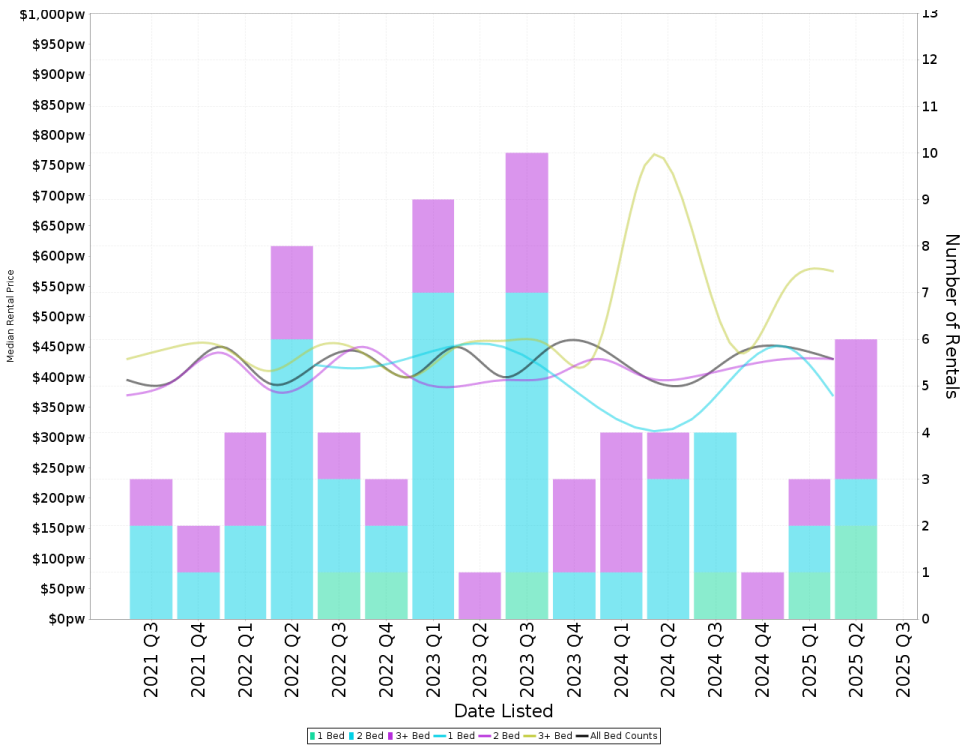
Suburb Rental Yield

+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

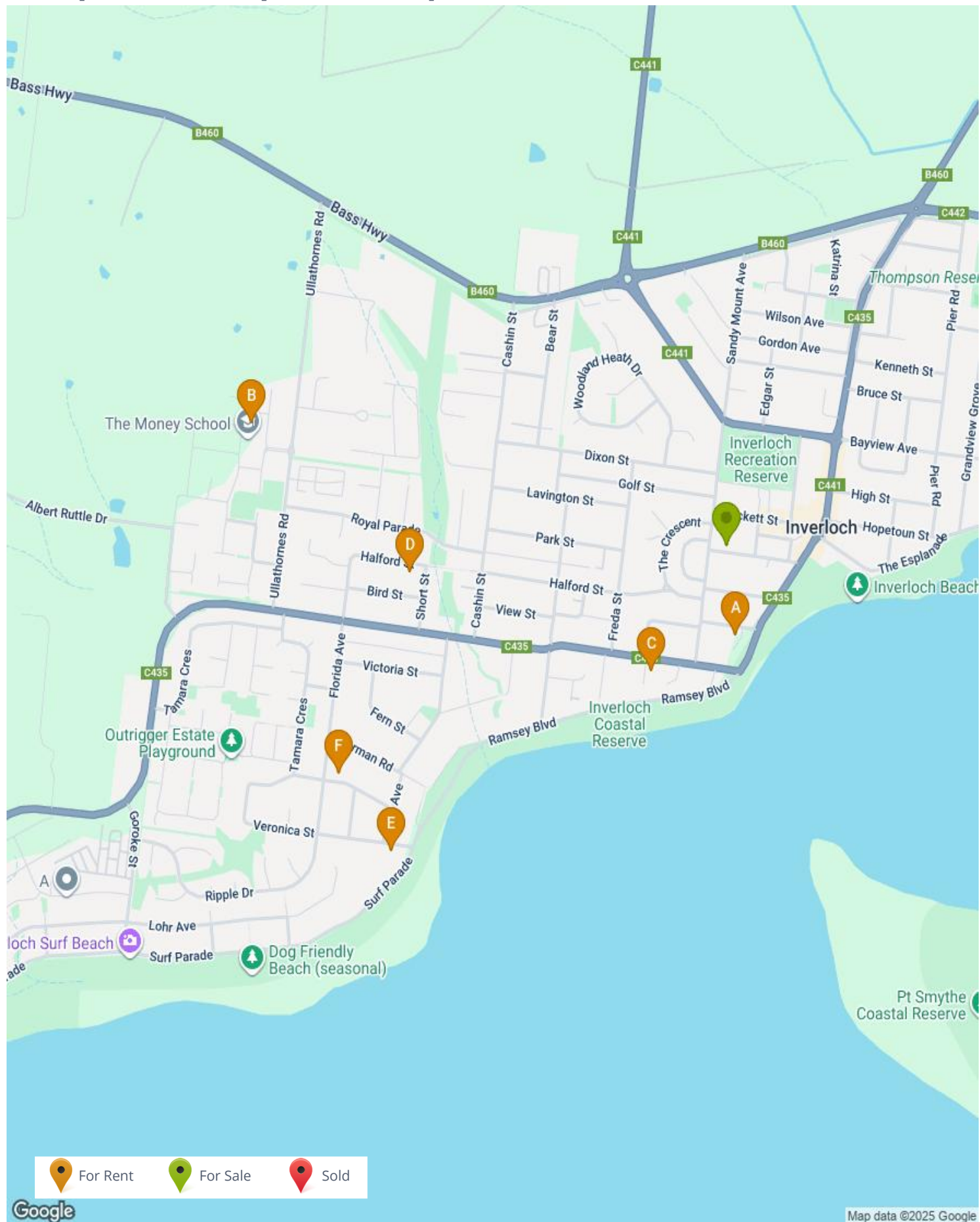
Based on 42 registered Unit sales compared over the last two rolling 12 month periods.

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.



Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$600 and the highest for rent price is \$1,000 with a median rental price of \$650. Days listed ranges from 9 to 68 days with the average currently at 25 days for these selected properties.

4 CAPRI PL, INVERLOCH 3996	<div> 4 3 2 </div>
	<div> Property Type: House Area: 391 m² RPD: 13//PS733599 Features: </div>
<div> Current Rent Price: \$1000 per week First Rent Price: \$1500 per week Month Listed: May 2025* (Rented) Days on Market: 68 Days </div>	
16 ALBATROSS DRIVE, INVERLOCH 3996	<div> 4 3 2 </div>
	<div> Property Type: House Area: 598 m² RPD: 706//PS803145 Features: </div>
<div> Current Rent Price: \$600 per week First Rent Price: \$600 per week Month Listed: April 2025* (Rented) Days on Market: 10 Days </div>	
2 HOLT CRT, INVERLOCH 3996	<div> 4 2 2 </div>
	<div> Property Type: House Area: 524 m² RPD: 9//LP113237 Features: BUILD YR: 2015, DOUBLE STOREY, ENSUITE, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, WATER FRONTAGE, ENTERTAINMENT AREA </div>
<div> Current Rent Price: \$700 per week First Rent Price: \$700 per week Month Listed: April 2025* (Rented) Days on Market: 24 Days </div>	
65 HALFORD ST, INVERLOCH 3996	<div> 4 2 2 </div>
	<div> Property Type: House Area: 658 m² RPD: 1//TP202173 Features: </div>
<div> Current Rent Price: \$700.00 Per Week First Rent Price: \$700.00 Per Week Month Listed: March 2025* (Rented) Days on Market: 9 Days </div>	
1/3 VERONICA ST, INVERLOCH 3996	<div> 3 2 2 </div>
	<div> Property Type: Unit Area: 310 m² RPD: 1//PS728720 Features: </div>
<div> Current Rent Price: \$600 per week First Rent Price: \$600 per week Month Listed: April 2025* (Rented) Days on Market: 23 Days </div>	

26 OVERLOOK DR, INVERLOCH 3996

 3  2  2



Property Type: House
Area: 645 m²
RPD: 2//PS543966

Features: IMPROVEMENTS: DISHWASHER

Current Rent Price: **\$600.00 Per Week**
First Rent Price: **\$600.00 Per Week**
Month Listed: **April 2025* (Rented)**
Days on Market: **17 Days**



1/5 SCARBOROUGH STREET, 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:

\$670pw to \$740pw

Contact your agent for further information:

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