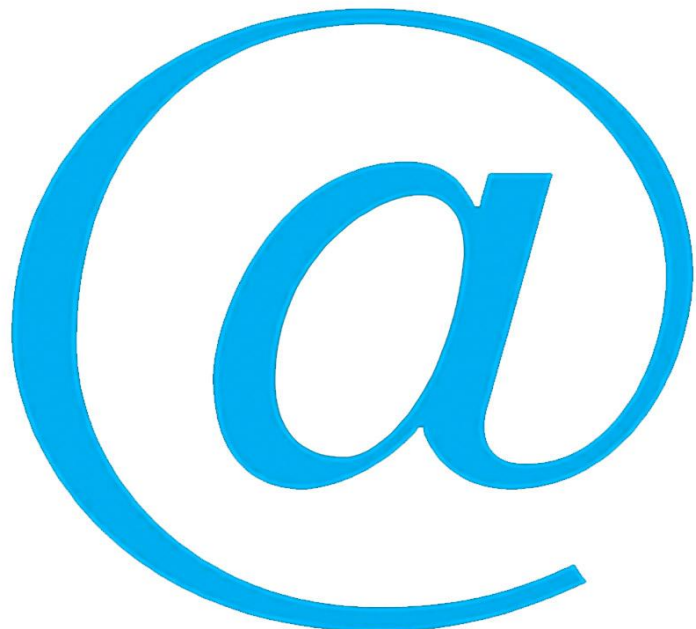


COMPARATIVE MARKET ANALYSIS

59 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996

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





Rental Projection
59 Woodland Heath Drive
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

59 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996



Owner Details

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

Property Details

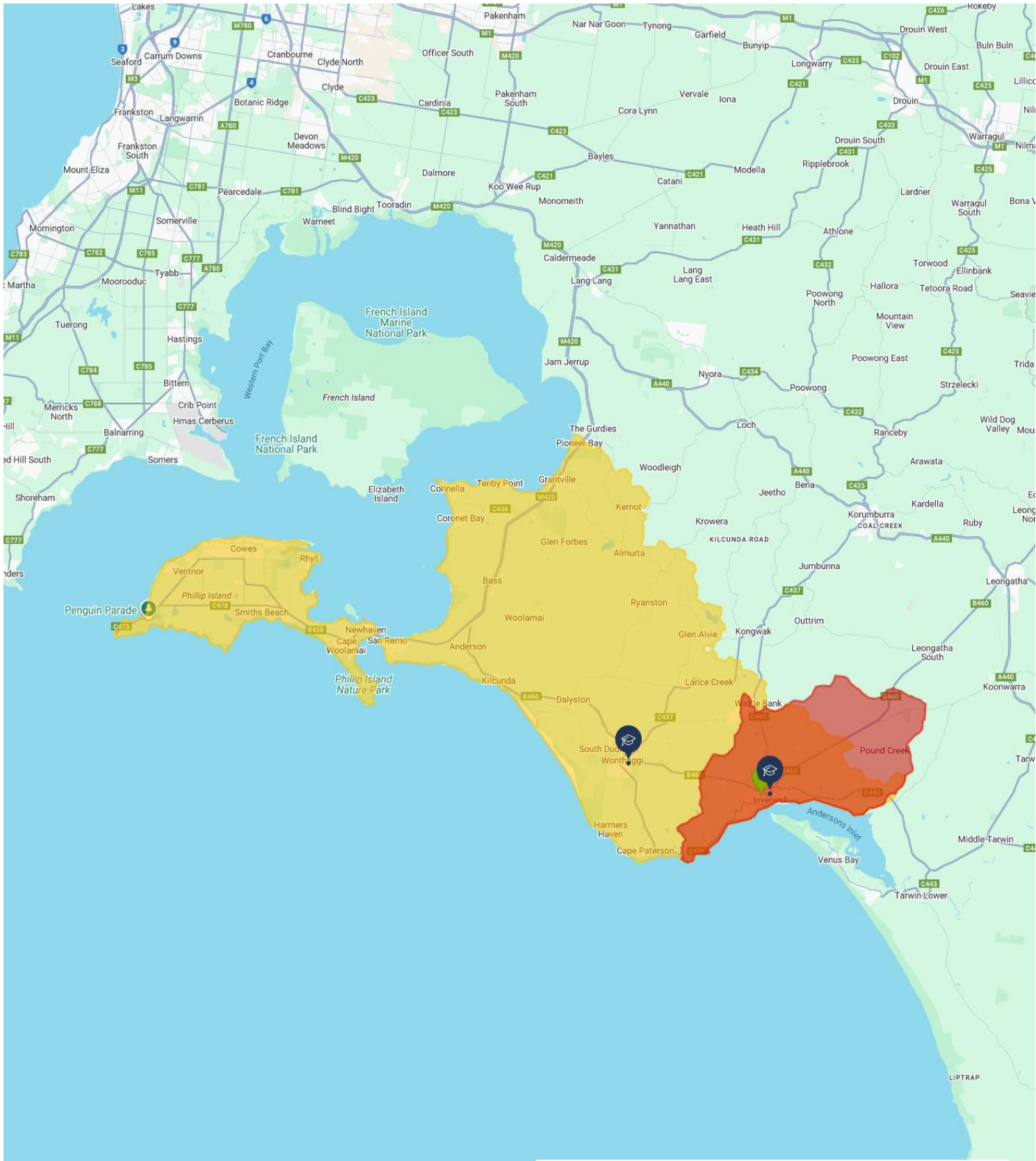
3
 2
 3

Property Type:	House - N/A	Area:	720 m²
RPD:	108//PS511721 (11118831)	Area \$/m2:	\$292
Land Use:	DETACHED DWELLING (EXISTING)	Water/Sewerage:	
Zoning		Property ID:	16260588 /
Council:	BASS COAST SHIRE	UBD Ref:	UBD Ref:
Features:	Build Yr: 2015, Storeys: 1, Lowset, Brick and Tile, Contemporary, Solar Panels, Deck, Ensuite, Fire Place, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport,		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 210,000	30/04/2008	THE PROPRIETORS	720 m²	Normal Sale	No

School Catchment Areas



Inverloch Primary School

Prep - 6

Co-ed



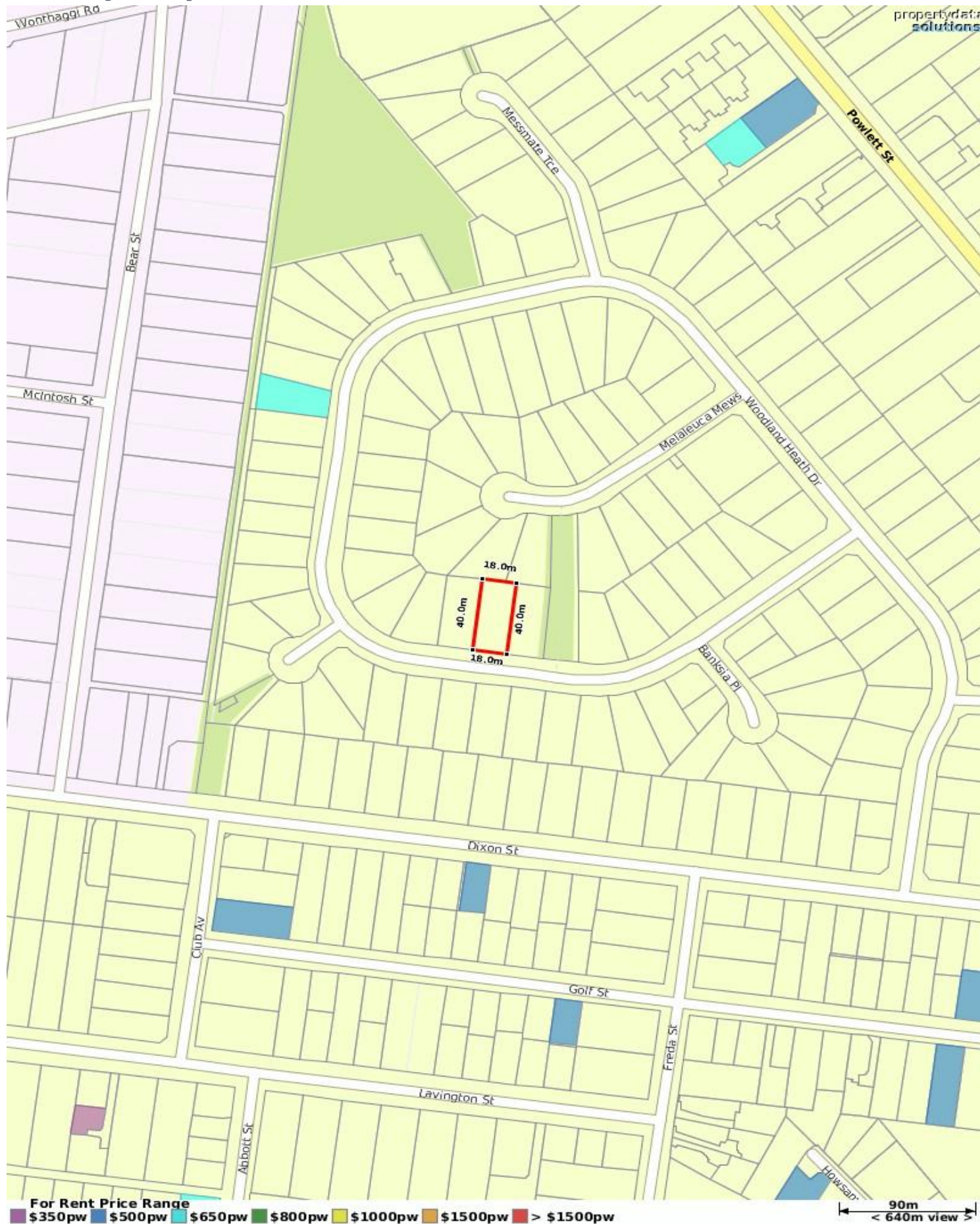
Bass Coast College

7 - 12

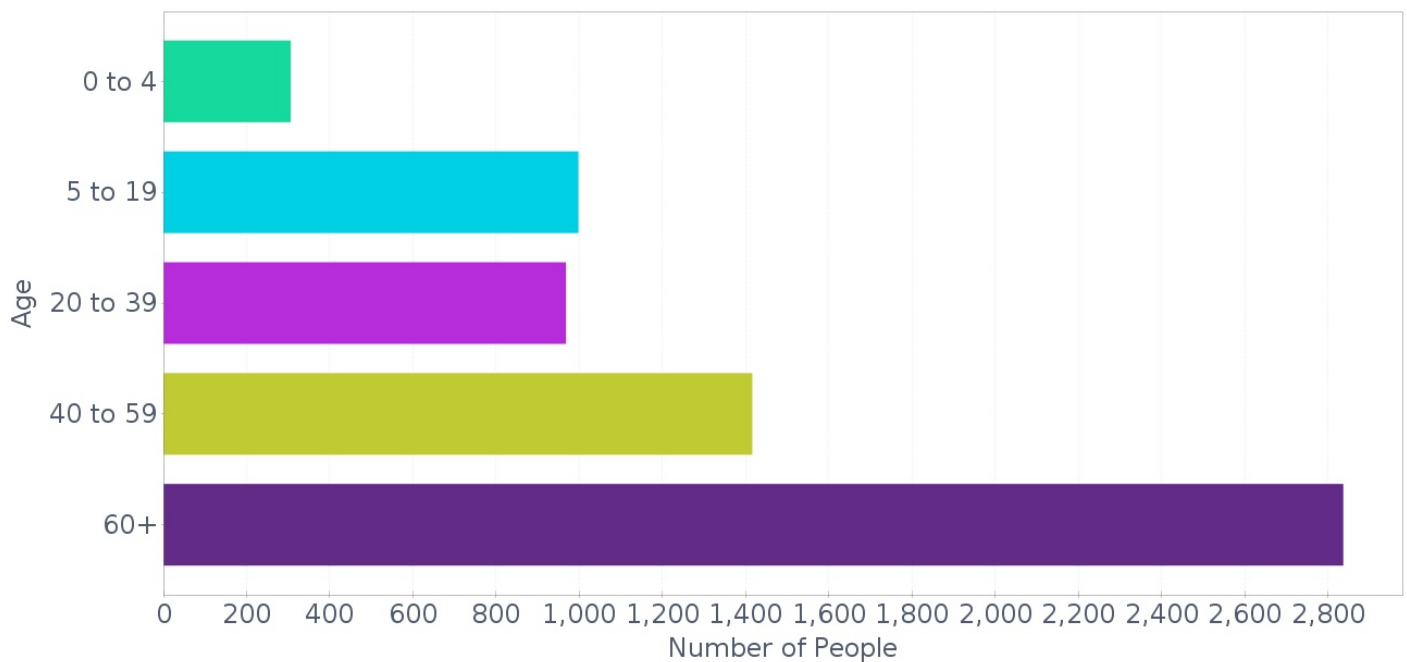
Co-ed



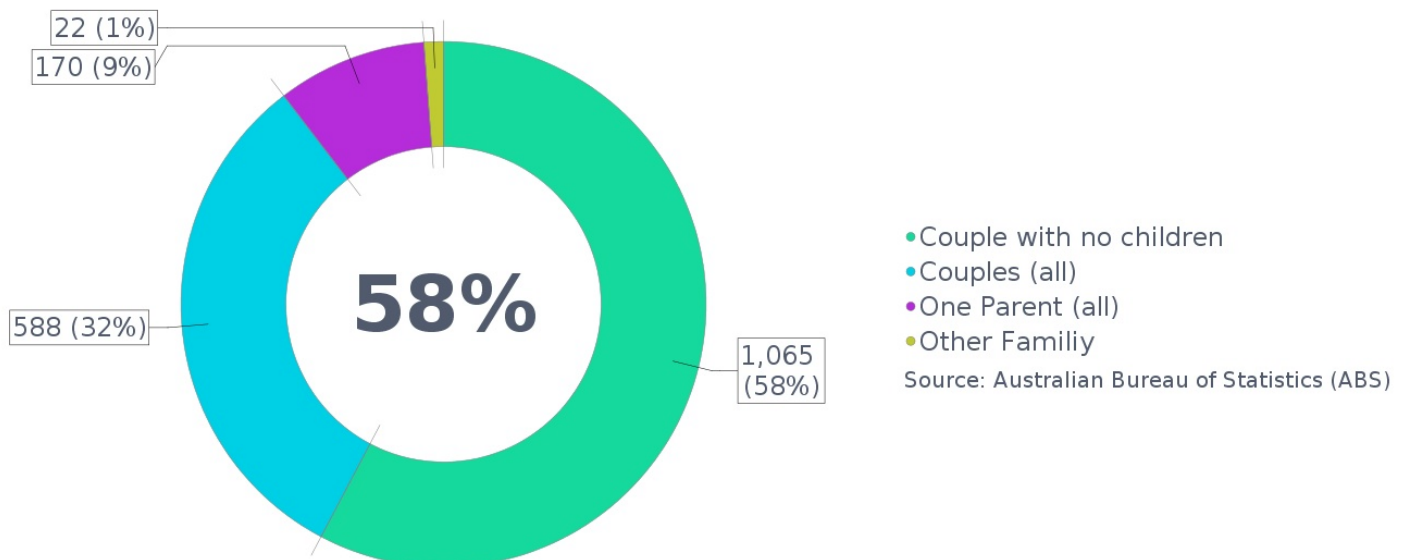
Nearby Properties For Rent



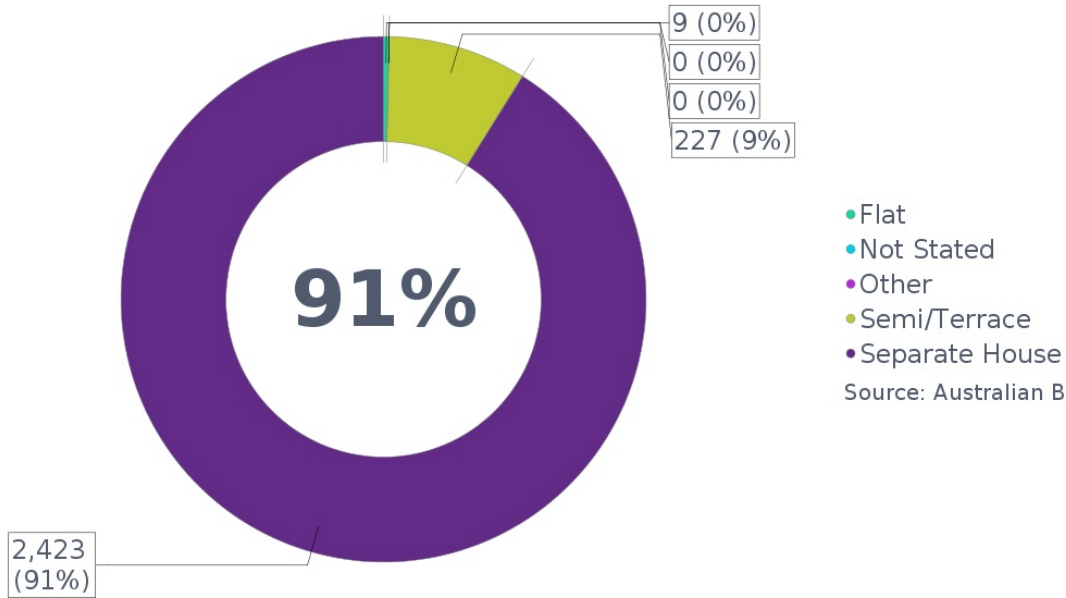
Age of Population (2021)



Family Composition (2021)

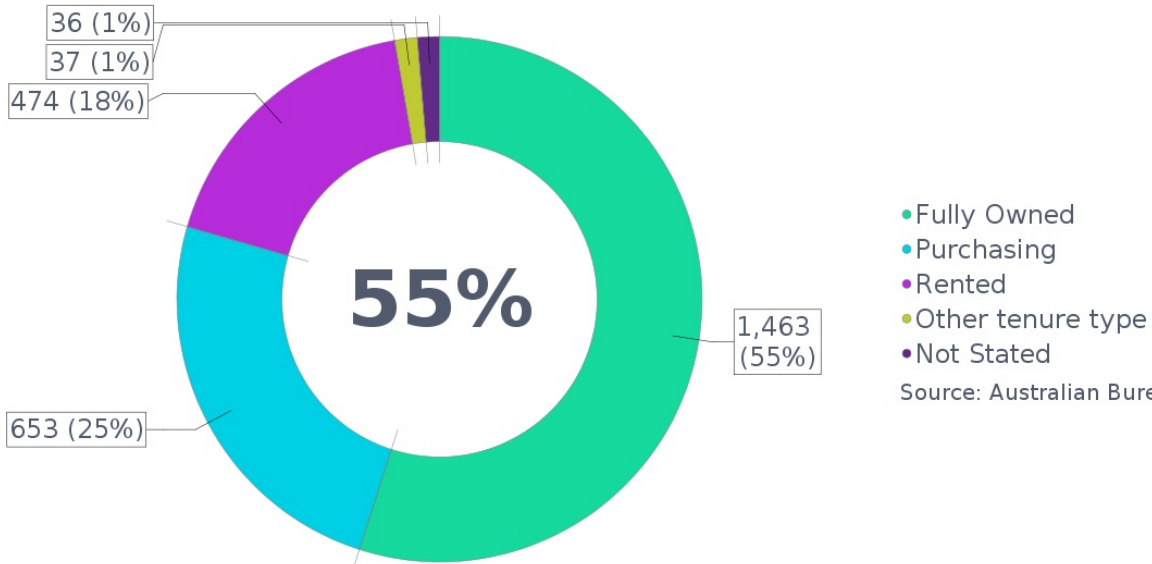


Dwelling Structure (2021)



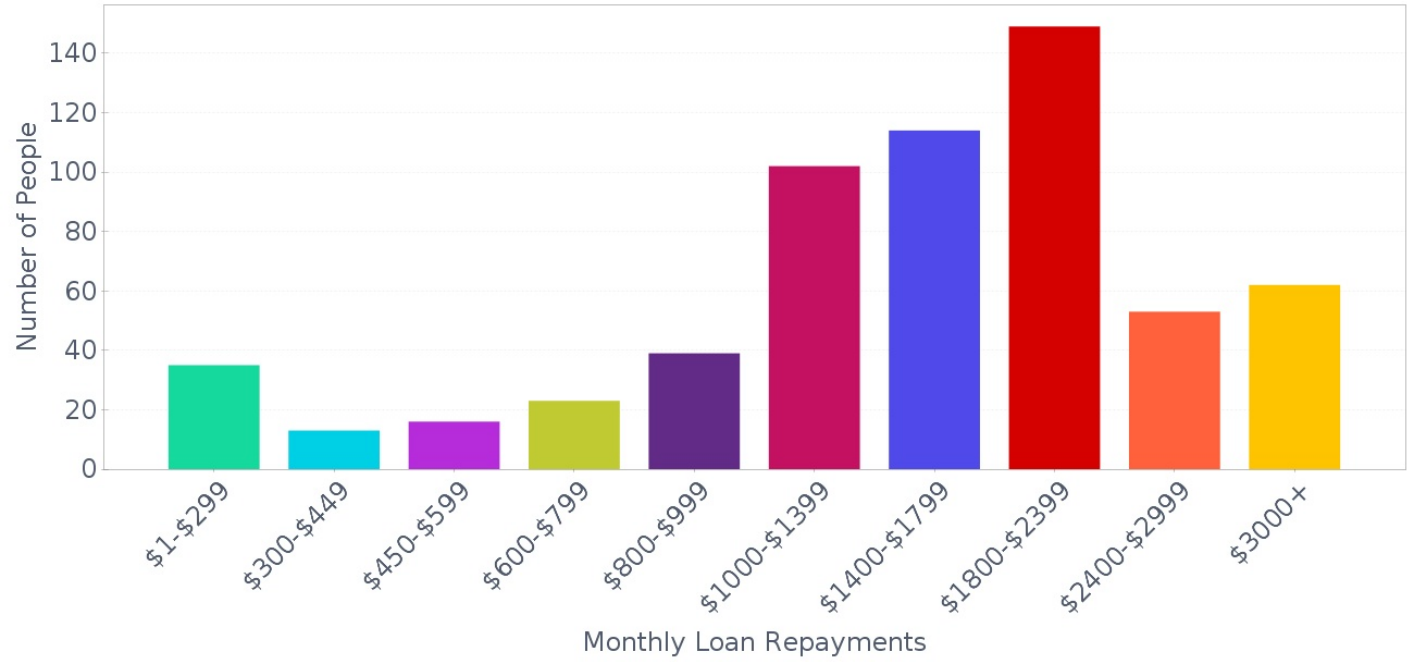
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

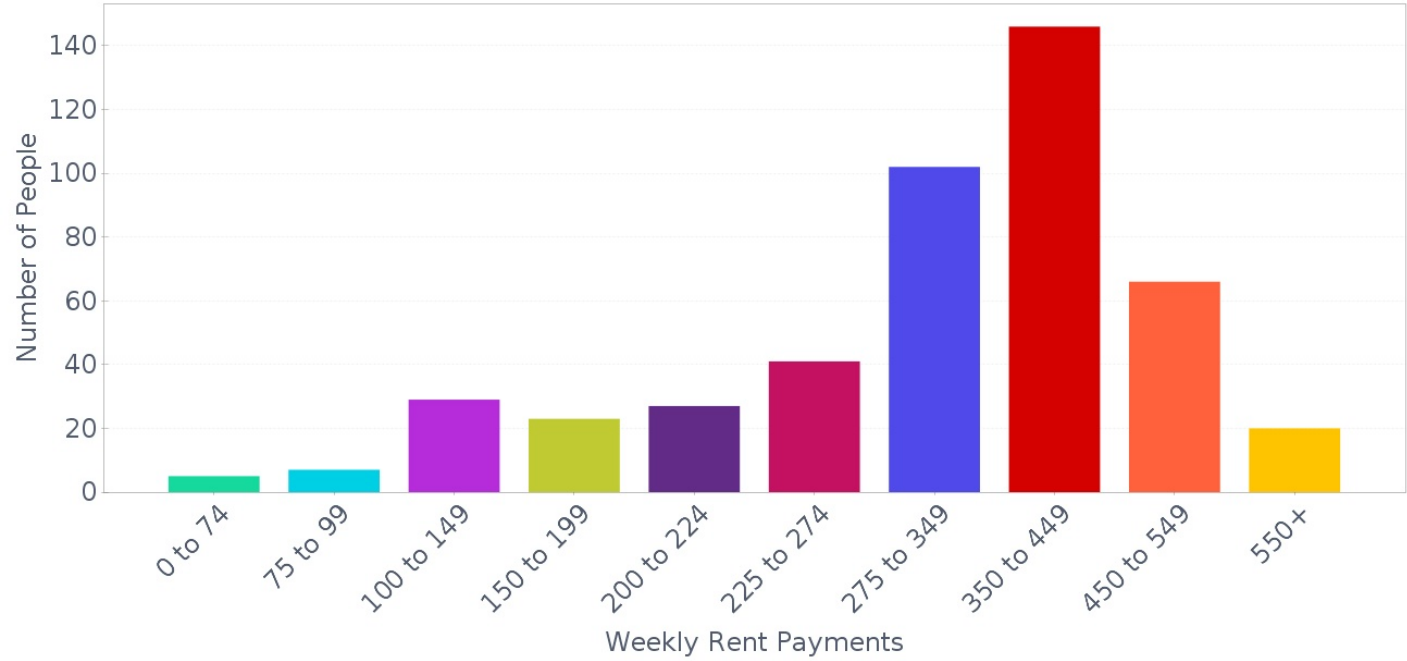


Source: Australian Bureau of Statistics (ABS)

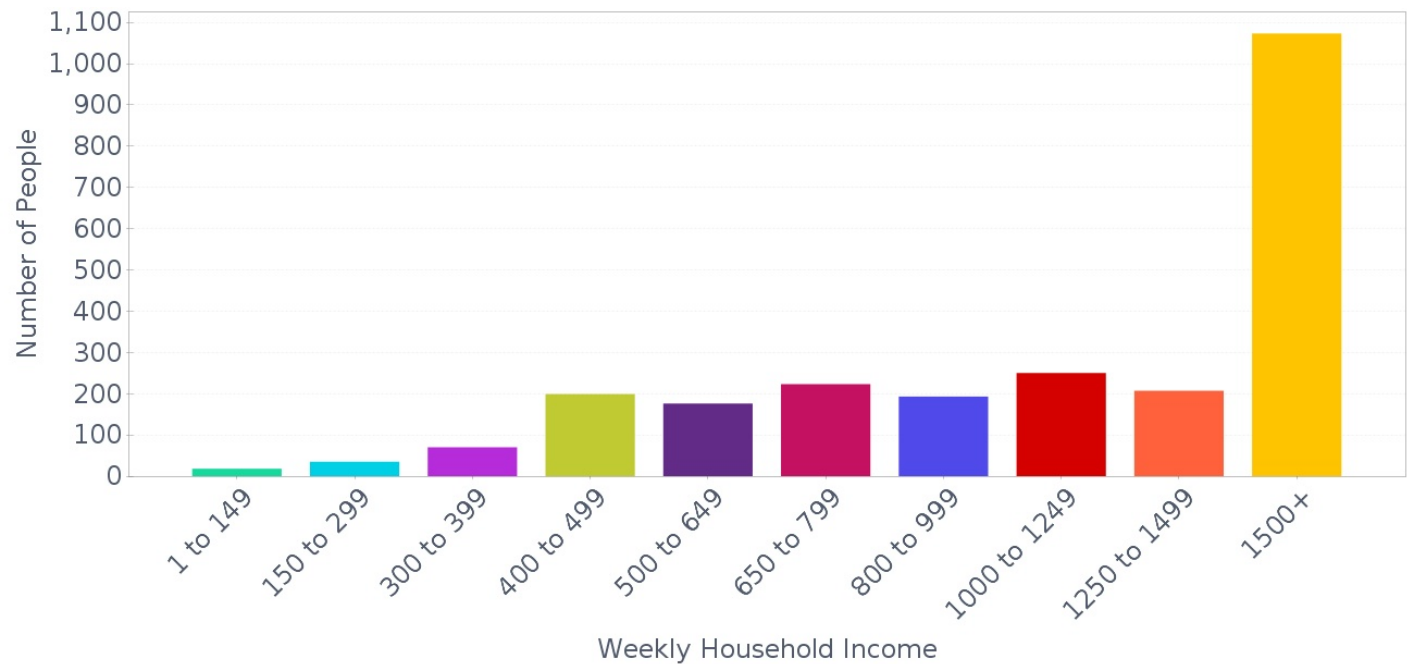
Home Loan Repayments - Monthly (2021)



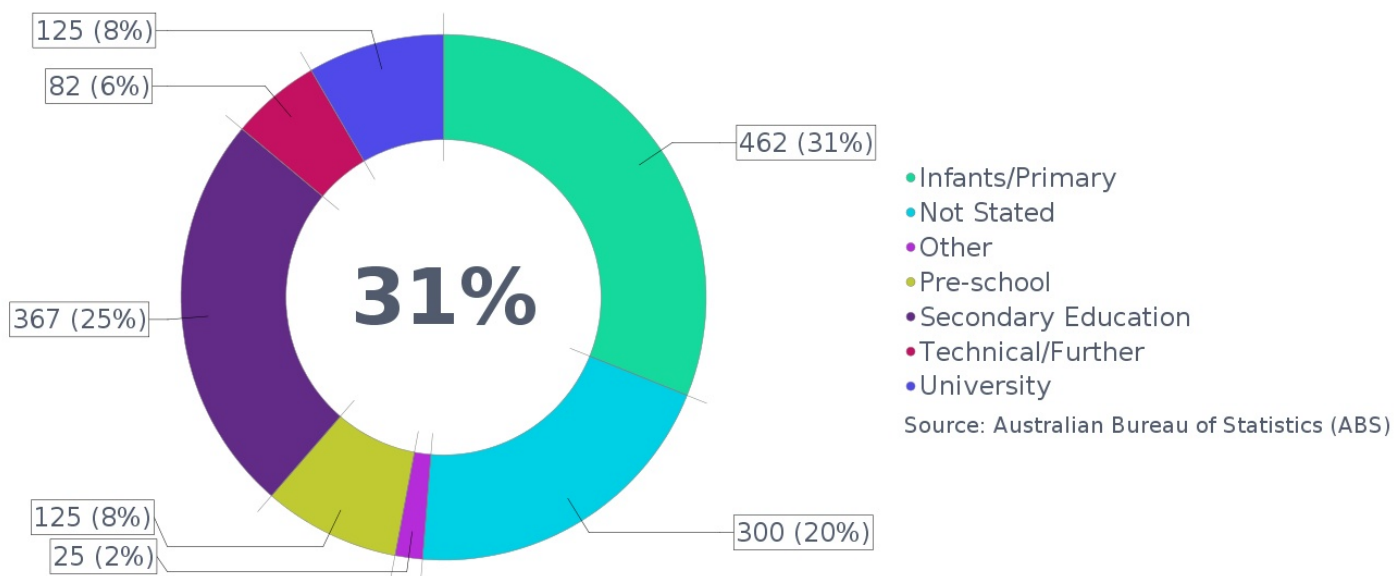
Rent Payments - Weekly (2021)



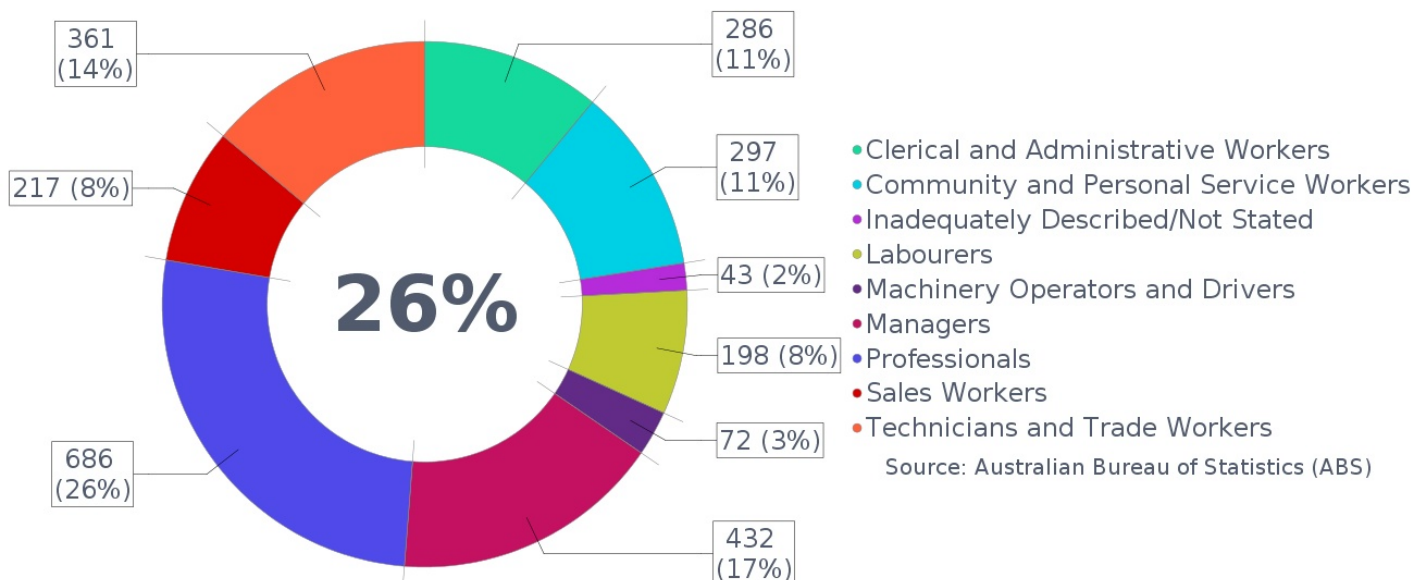
Household Income - Weekly (2021)



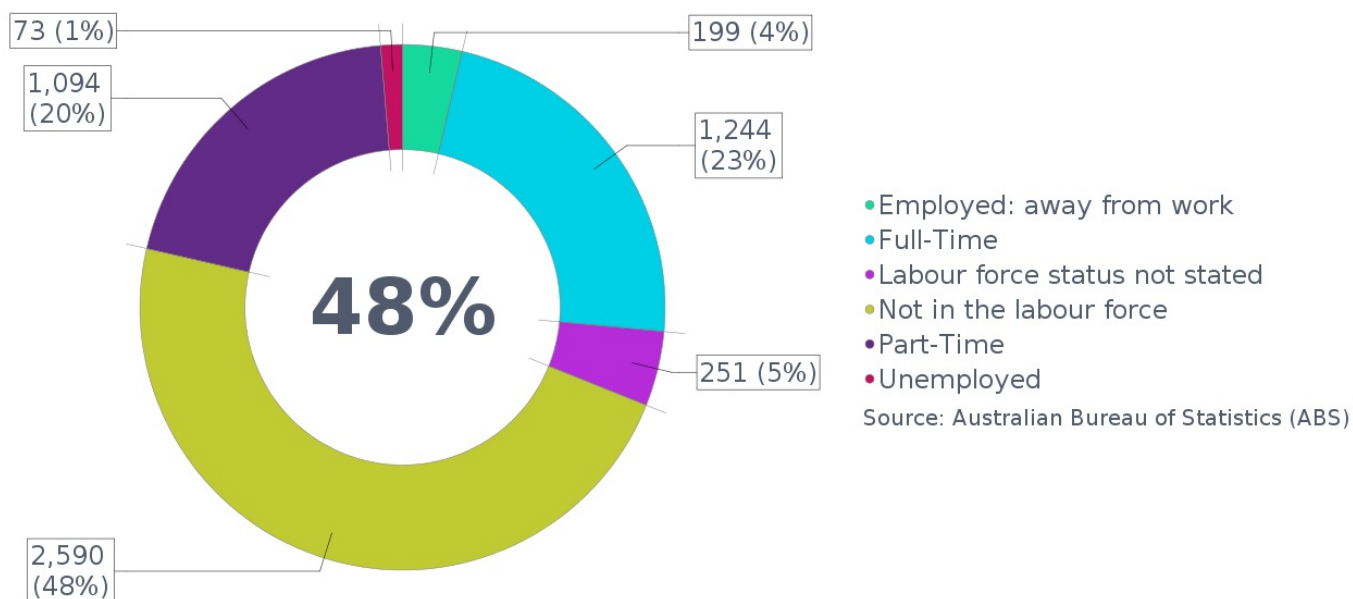
Non-School Qualification: Level of Education (2021)



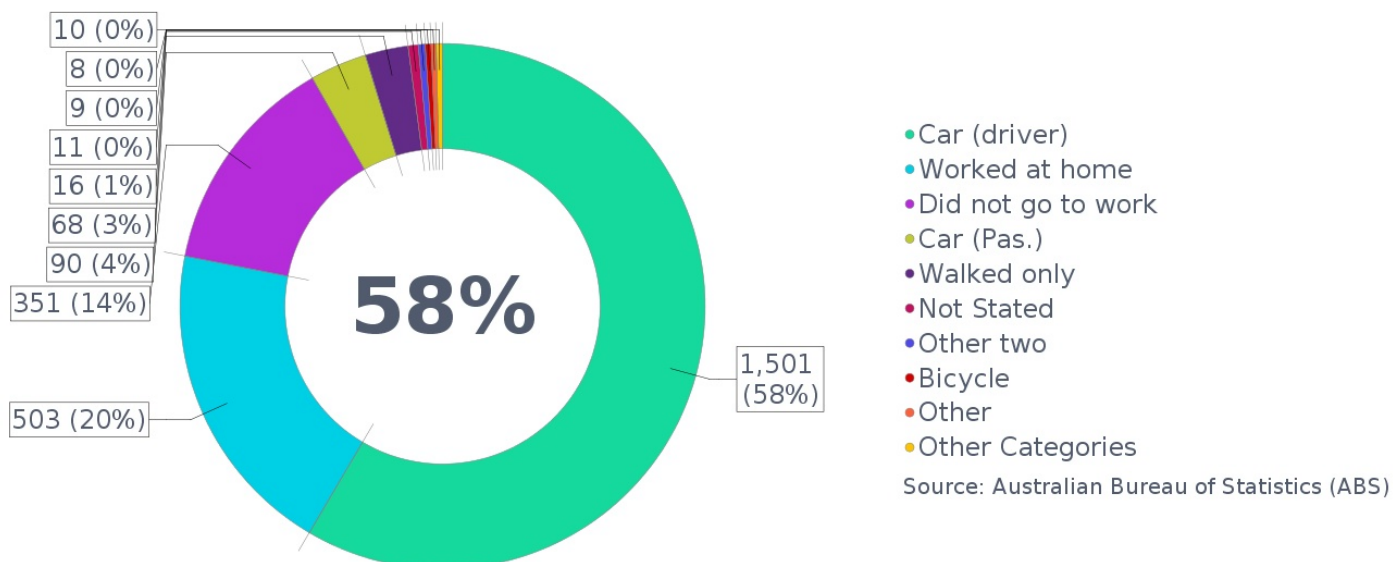
Occupation (2021)



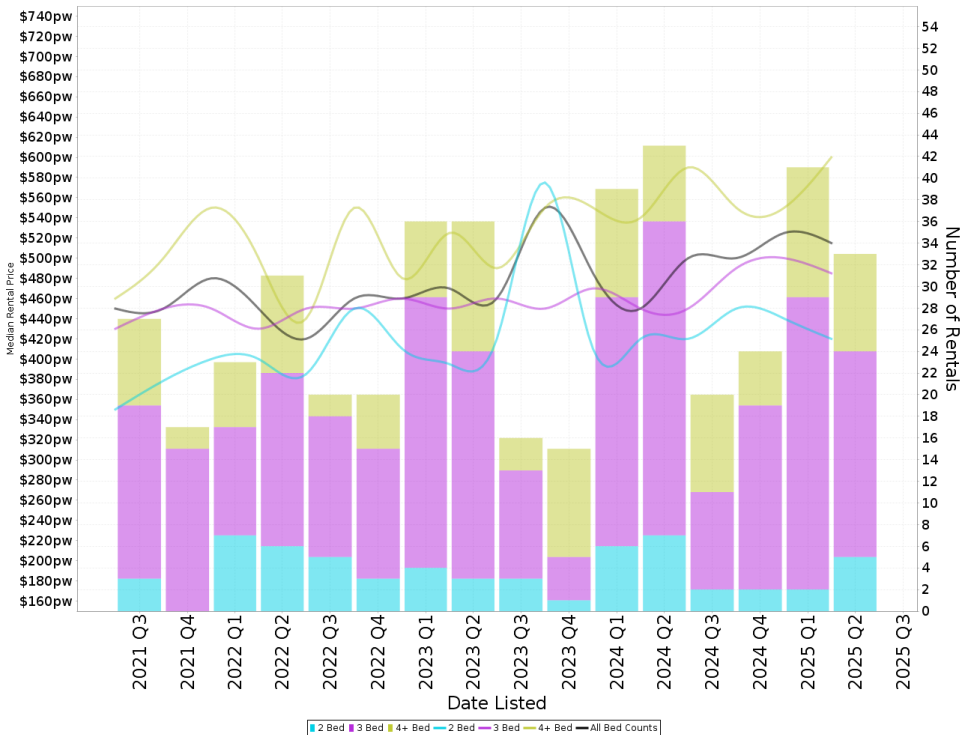
Employment (2021)



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 263 registered House sales compared over the last two rolling 12 month periods.

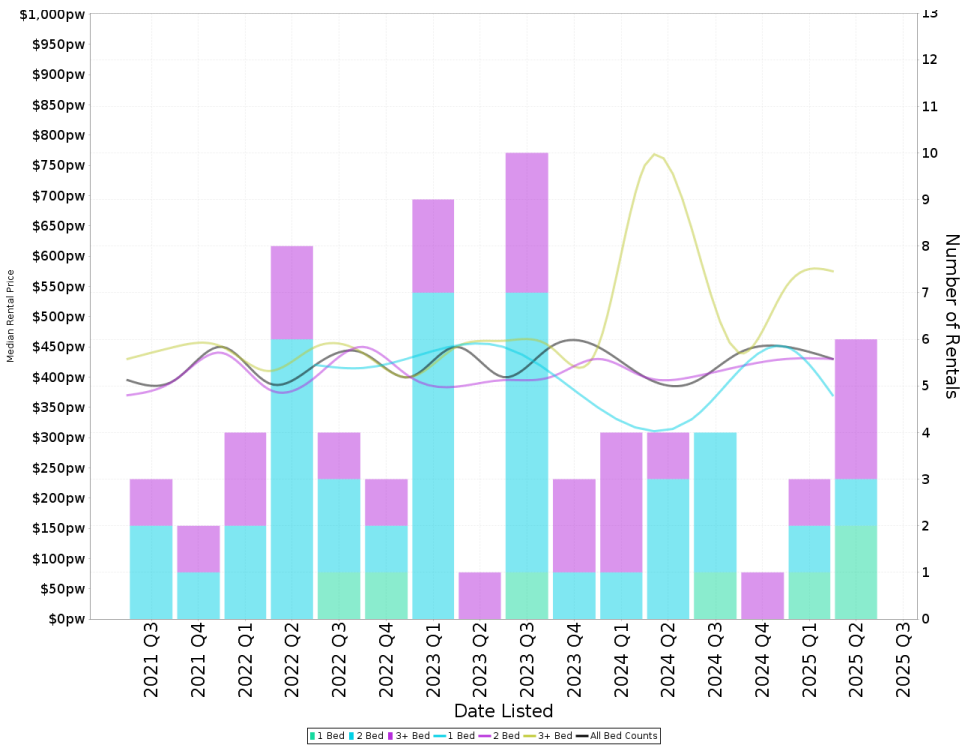
Suburb Rental Yield

+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 11 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$550 and the highest for rent price is \$700 with a median rental price of \$580. Days listed ranges from 9 to 50 days with the average currently at 21 days for these selected properties.

26 OVERLOOK DR, INVERLOCH 3996	<div> 3 2 2 </div>
	<div> Property Type: House Area: 645 m² RPD: 2//PS543966 Features: IMPROVEMENTS: DISHWASHER </div>
<div> Current Rent Price: \$600.00 Per Week First Rent Price: \$600.00 Per Week Month Listed: April 2025* (Rented) Days on Market: 17 Days </div>	
2/29 POWLETT ST, INVERLOCH 3996	<div> 3 2 2 </div>
	<div> Property Type: House Area: 474 m² RPD: 2//PS841062 Features: STOREYS: 1, LOWSET, CONTEMPORARY, DECK, ENSUITE, FIRE PLACE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO </div>
<div> Current Rent Price: \$560 First Rent Price: \$560 Month Listed: March 2025* (Rented) Days on Market: 14 Days </div>	
17 MEANDERRI DR, INVERLOCH 3996	<div> 4 2 4 </div>
	<div> Property Type: House Area: 567 m² RPD: 111//LP202004 Features: DECK, IMPROVEMENTS: COURTYARD, DISHWASHER </div>
<div> Current Rent Price: \$600 per week First Rent Price: \$600 per week Month Listed: August 2025* (Rented) Days on Market: 21 Days </div>	
5 FAIRFAX CRT, INVERLOCH 3996	<div> 4 2 2 </div>
	<div> Property Type: House Area: 548 m² RPD: 92//LP217755 Features: CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, FULLY FENCED </div>
<div> Current Rent Price: \$580 per week First Rent Price: \$580 per week Month Listed: July 2025* (Rented) Days on Market: 12 Days </div>	
7 CLIFFY PL, INVERLOCH 3996	<div> 4 2 2 </div>
	<div> Property Type: House Area: 615 m² RPD: 77//PS820130 Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING, FLOORBOARDS, DISHWASHER </div>
<div> Current Rent Price: \$580 per week First Rent Price: \$580 per week Month Listed: June 2025* (Rented) Days on Market: 25 Days </div>	

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



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



20 MARINER PL, INVERLOCH 3996

4 2 2



Property Type: House
Area: 653 m²
RPD: 36//PS508086

Current Rent Price: **\$550.00 Per Week**
First Rent Price: **\$550.00 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **N/A**

Features:



62 WOODLAND HEATH DR, INVERLOCH 3996

4 2 4



Property Type: House
Area: 654 m²
RPD: 62//PS429032

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

Features: ENSUITE, AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING



65 HALFORD ST, INVERLOCH 3996

 4

 2

 2



Property Type: House
Area: 658 m²
RPD: 1//TP202173

Current Rent Price: **\$700.00 Per Week**
First Rent Price: **\$700.00 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **9 Days**

Features:



59 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996



Appraisal Price

This market analysis has been prepared on 16/09/2025 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:

\$580pw to \$620pw

Contact your agent for further information:

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