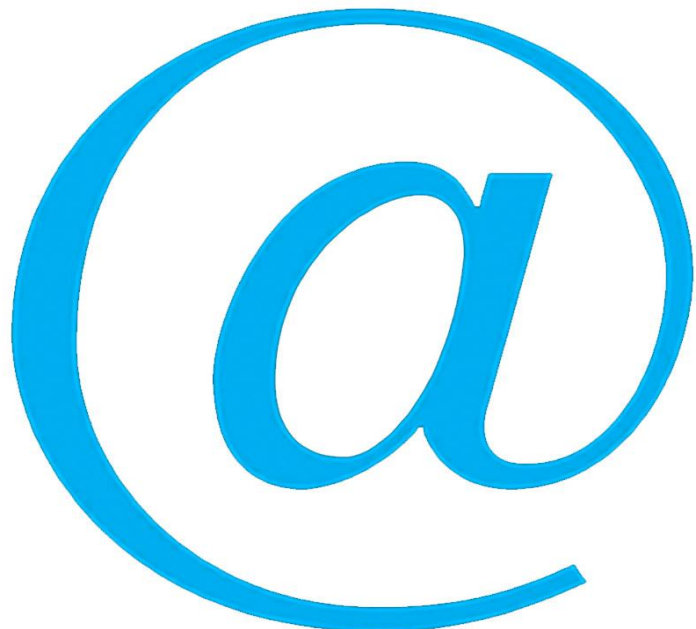


COMPARATIVE MARKET ANALYSIS

7 MOREY STREET, NORTH WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVELROCHATREALTY.COM.AU





Rental Projection
7 Morey Street
North Wonthaggi, VIC, 3995

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.invelrochatrealty.com.au
Email: leo@atrealty.com.au
Phone: 0472 523 445

7 MOREY STREET, NORTH WONTHAGGI, VIC 3995



Owner Details

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

Owner Type: Rental

Property Details

4 2 3

Property Type: House - N/A
 RPD: 28/11/LP5550 (5307321, 6507374)

Area: 716 m² (17 m²)
 Area \$/m2: \$378 (\$16,765)

Land Use: DETACHED DWELLING (EXISTING)

Water/Sewerage:

Zoning
 Council: BASS COAST SHIRE

Property ID: 11618877 / VIC5269636
 UBD Ref: UBD Ref:

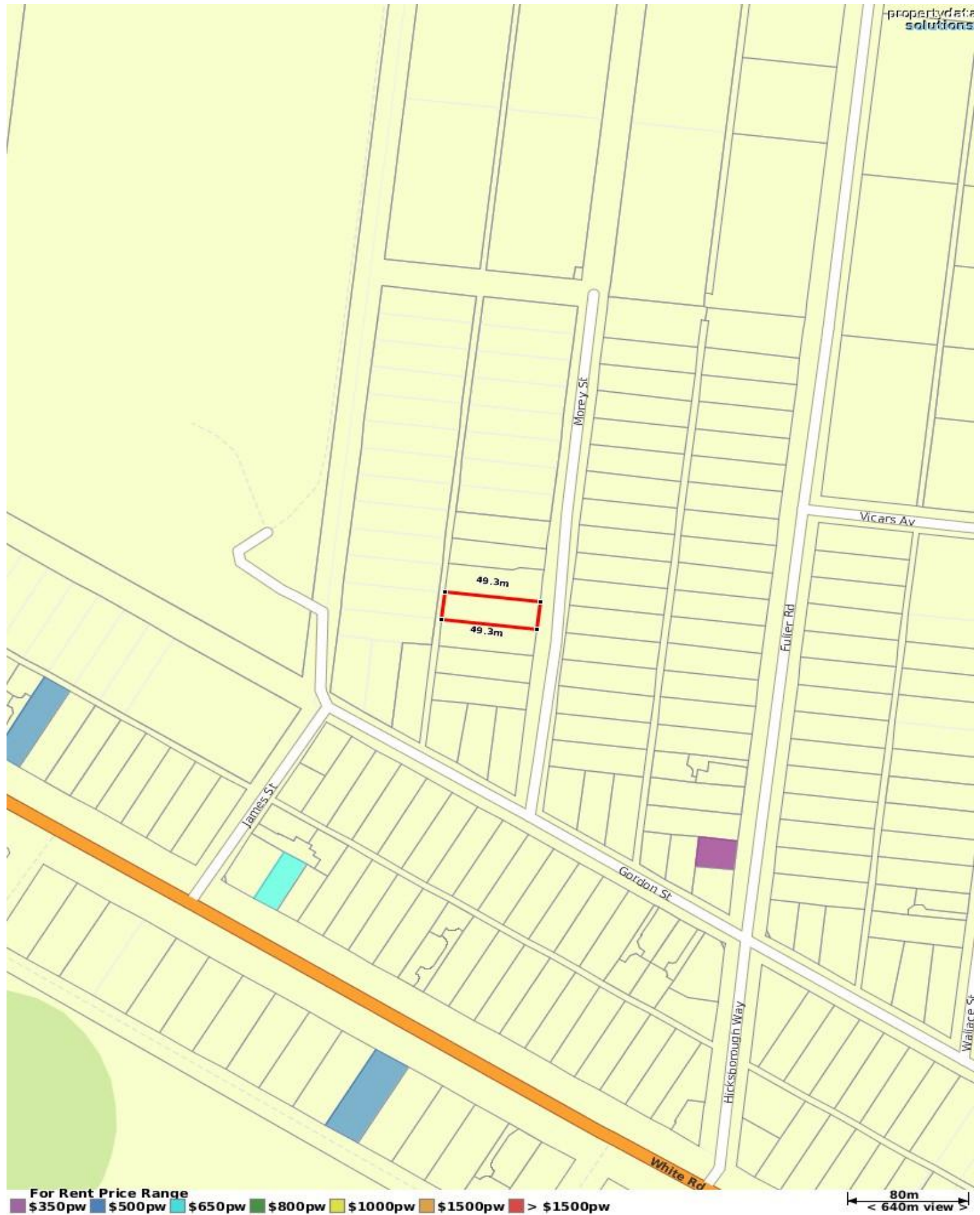
Features: Stores: 1, Lowset, Post War, Federation, Solar Panels, Deck, Fire Place, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced

Sales History

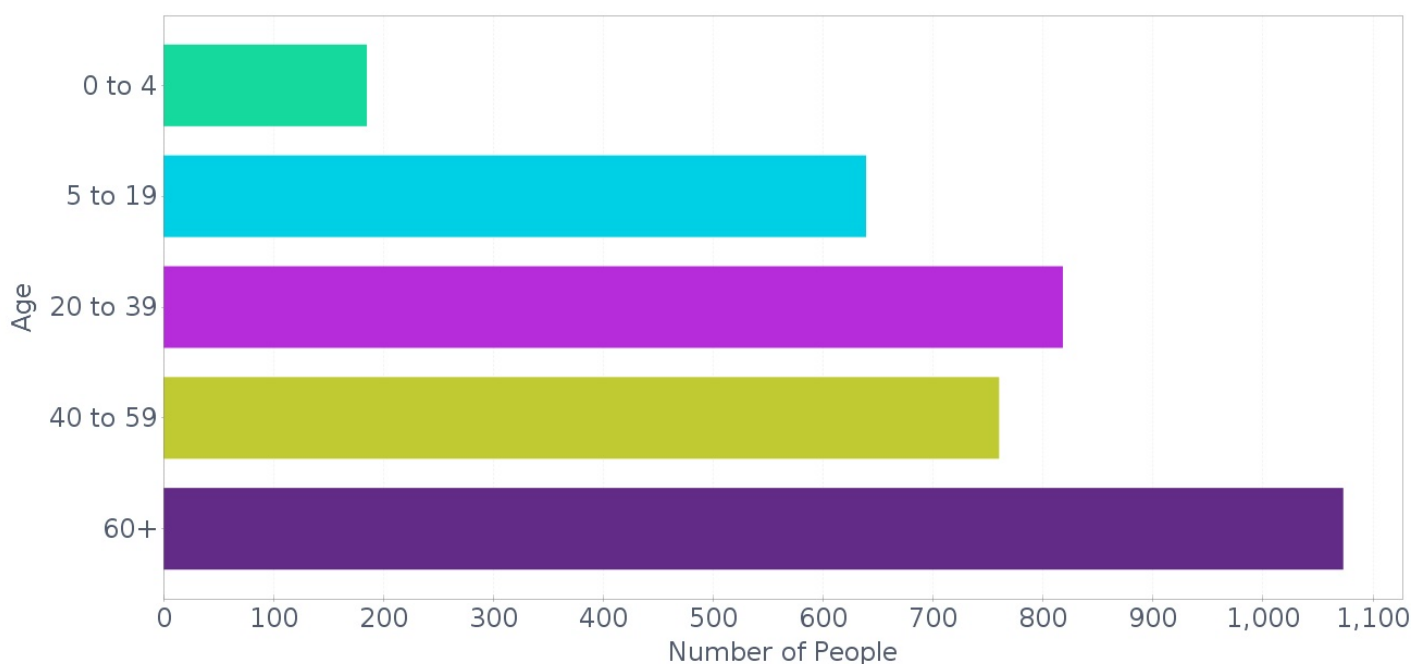
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 285,000	22/01/2012	THE PROPRIETORS	753 m²	Normal Sale	No
\$ 168,000	31/01/2001	THE PROPRIETORS	0 m²	Normal Sale	No
\$ 95,000	06/05/2000	THE PROPRIETORS	753 m²	Normal Sale	No
\$ 70,000	19/01/1998	THE PROPRIETORS	3,530 m²	Normal Sale	No



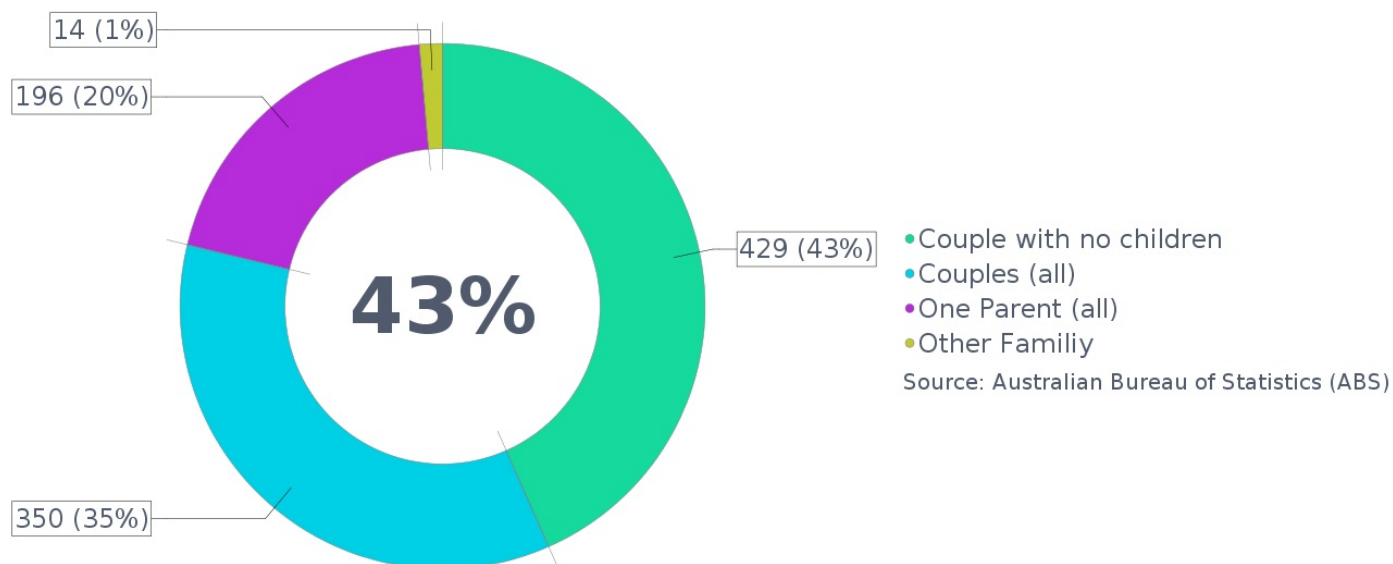
Nearby Properties For Rent



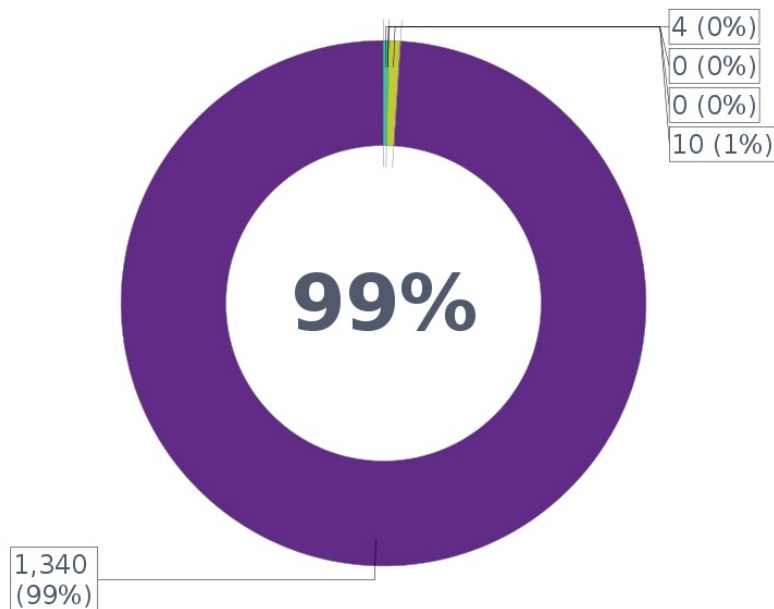
Age of Population (2021)



Family Composition (2021)



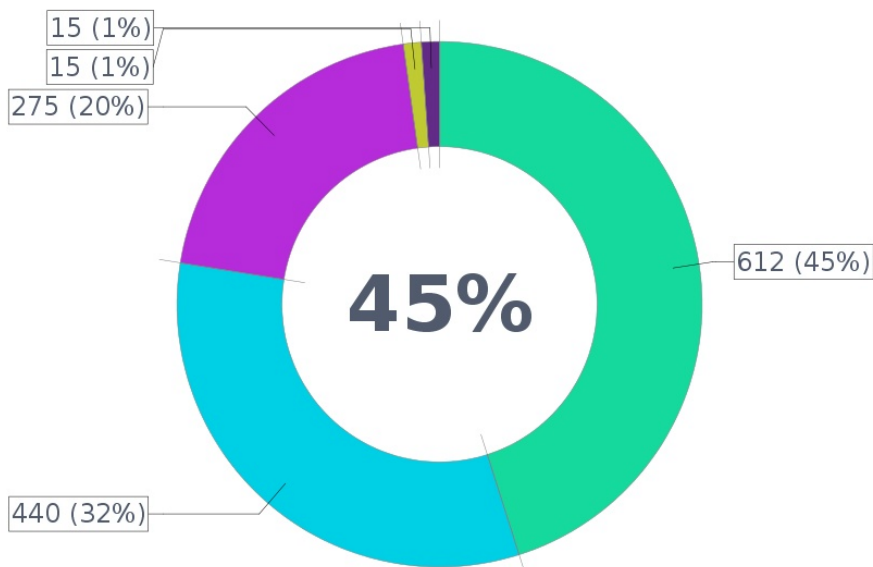
Dwelling Structure (2021)



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

Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)



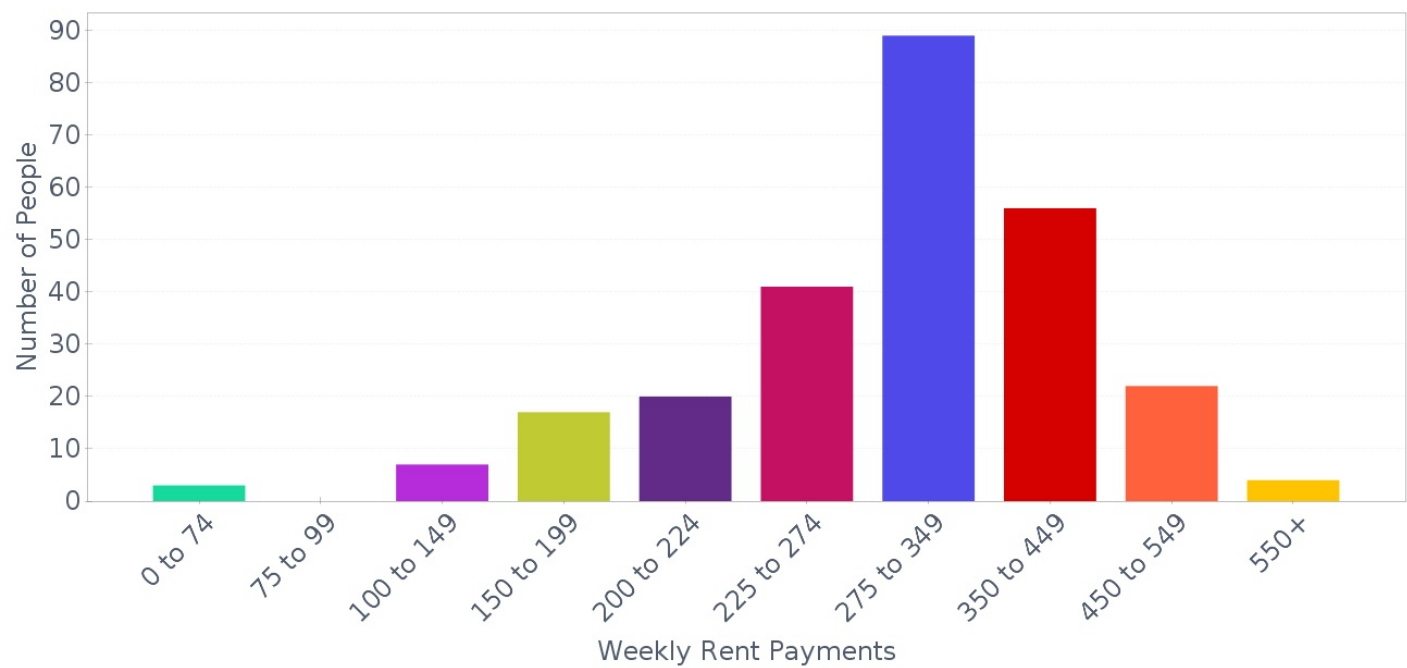
- Fully Owned
- Purchasing
- Rented
- Not Stated
- Other tenure type

Source: Australian Bureau of Statistics (ABS)

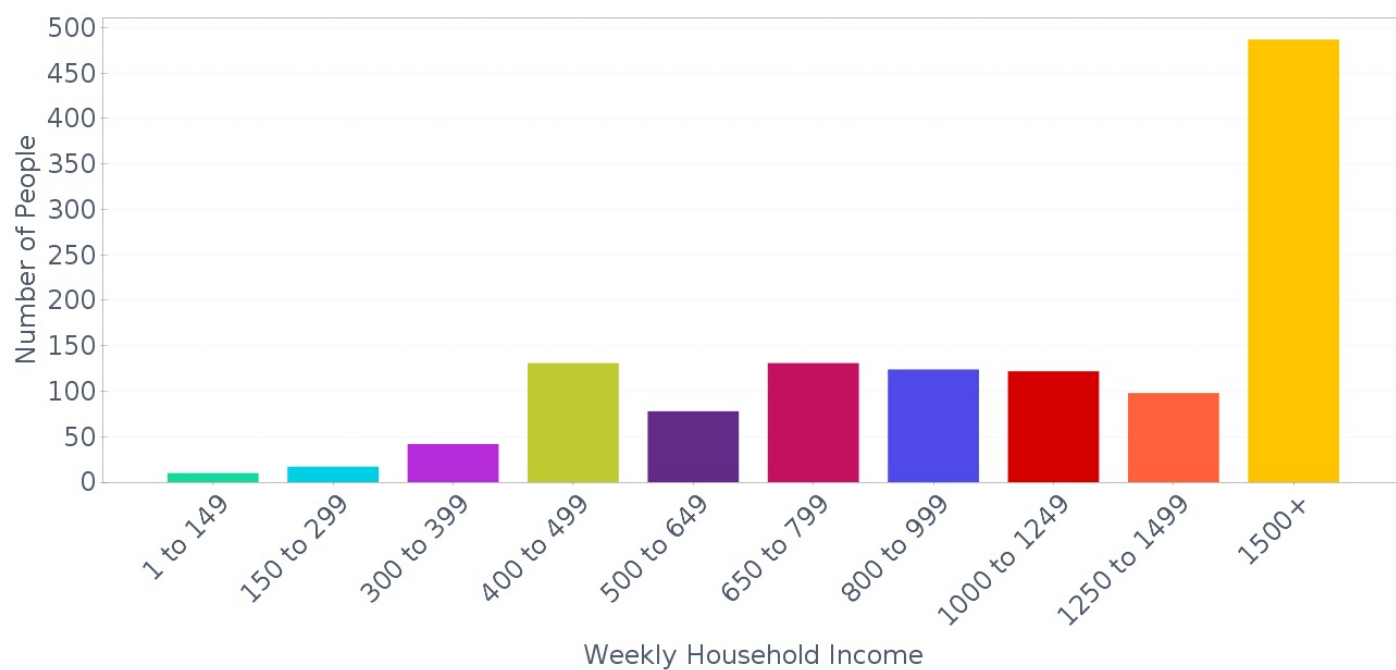
Home Loan Repayments - Monthly (2021)



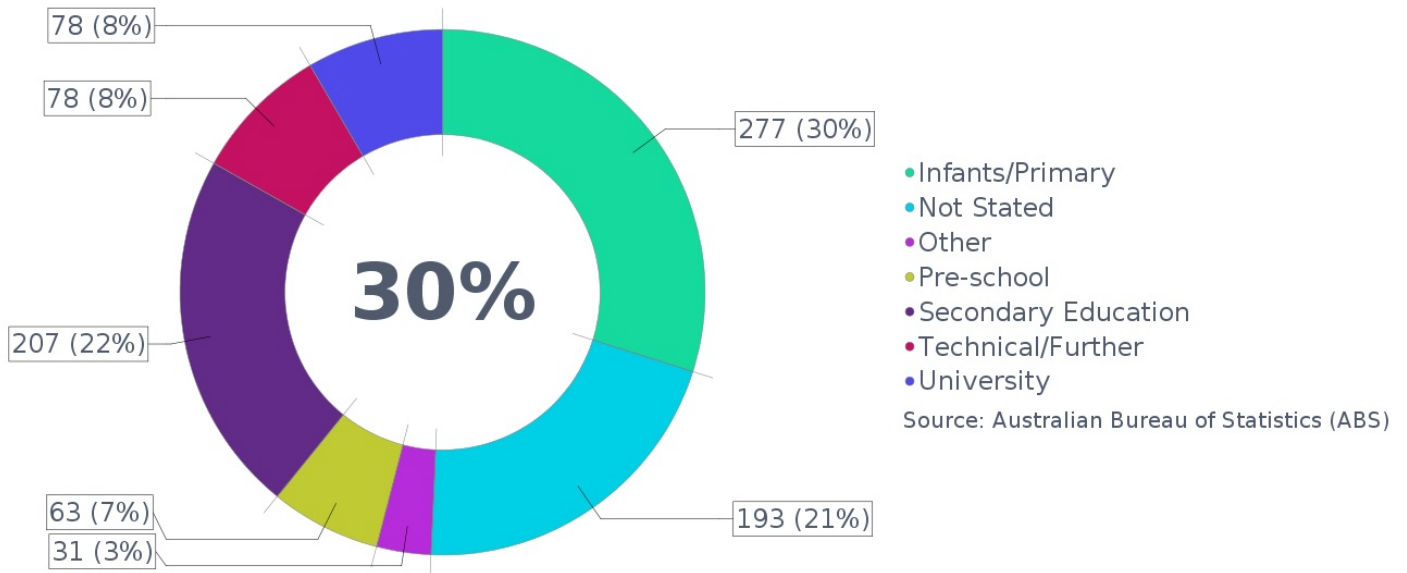
Rent Payments - Weekly (2021)



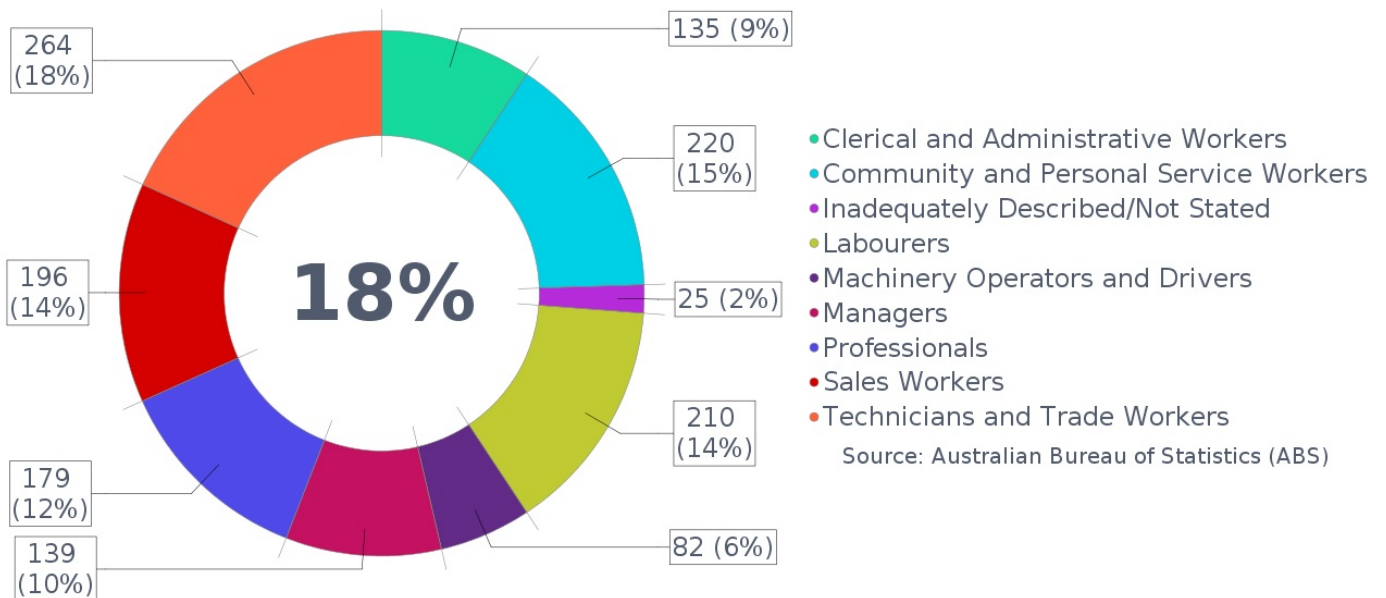
Household Income - Weekly (2021)



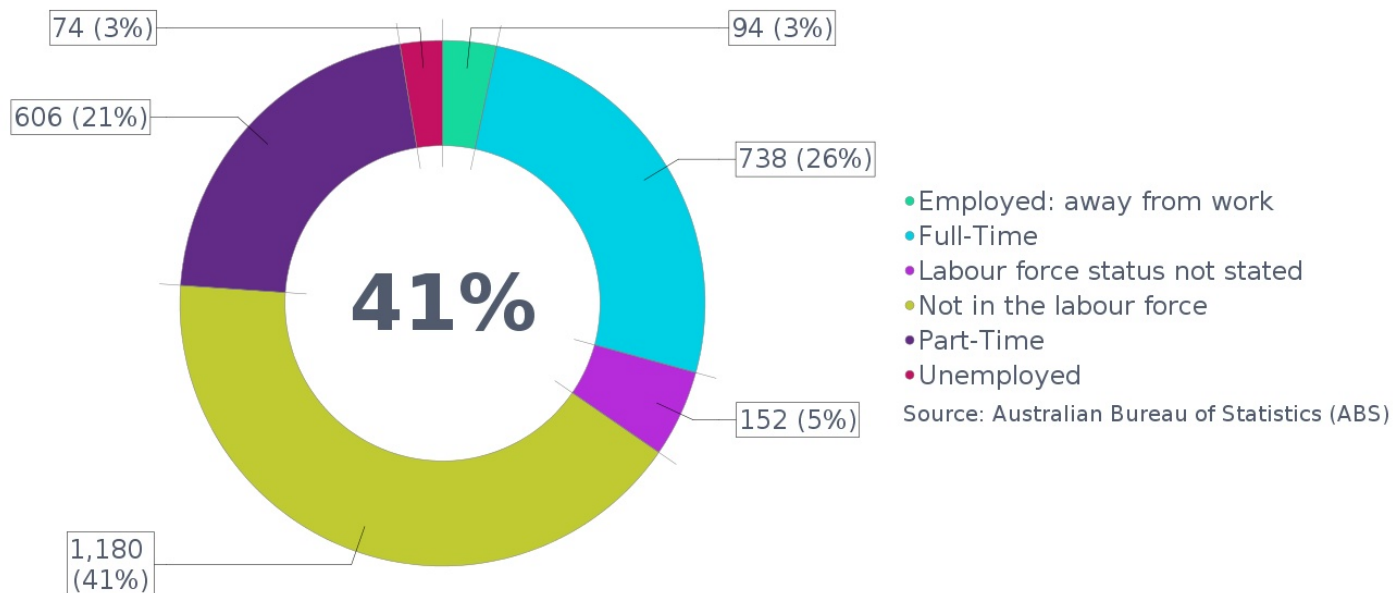
Non-School Qualification: Level of Education (2021)



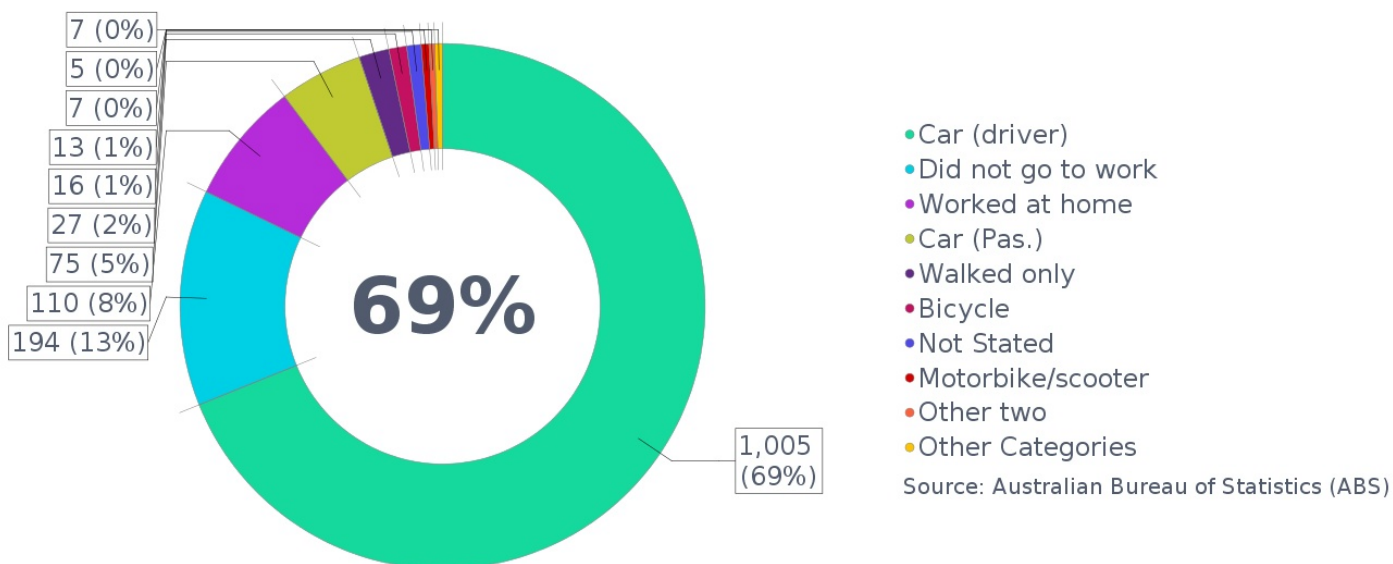
Occupation (2021)



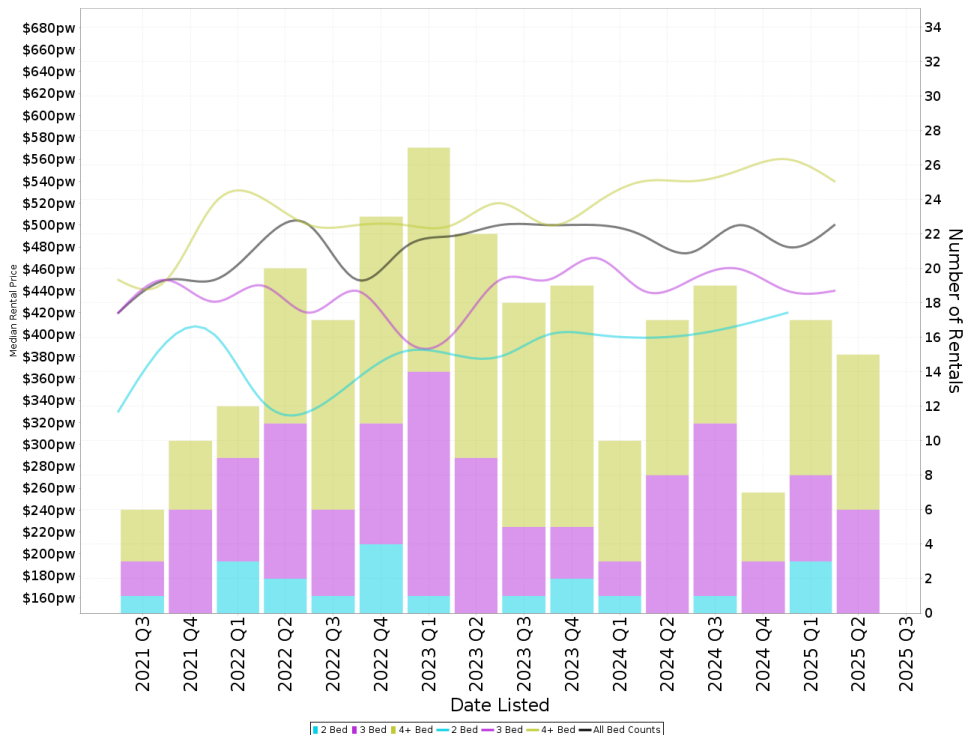
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.5%

Current Median Price: \$575,000
Previous Median Price: \$590,000

Based on 159 registered House sales compared over the last two rolling 12 month periods.

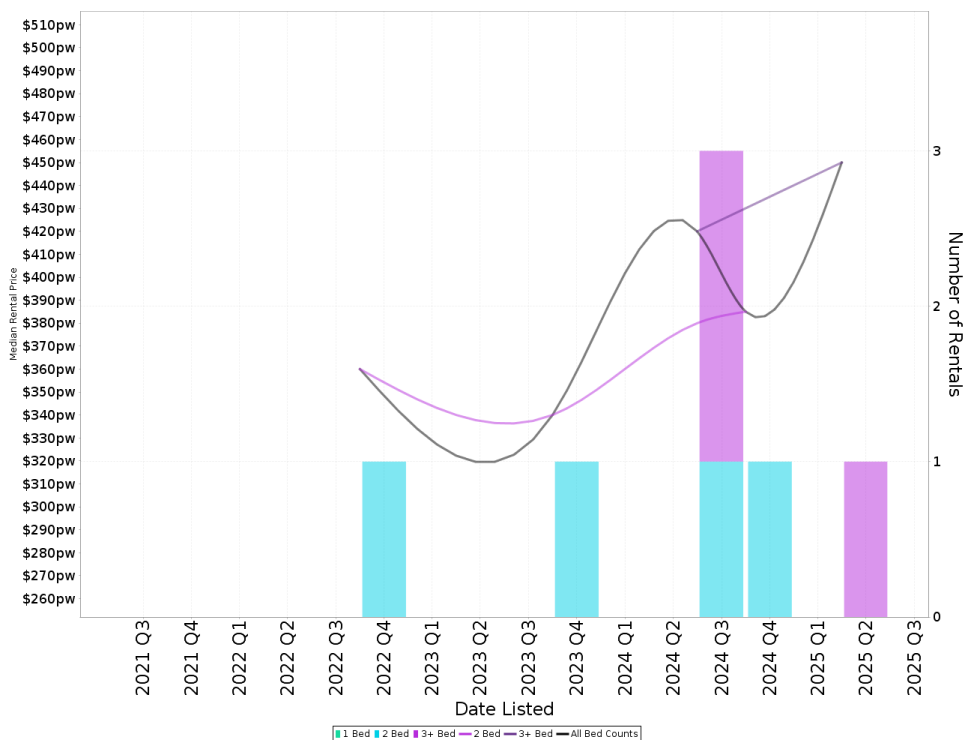
Suburb Rental Yield

+4.3%

Current Median Price: \$575,000
Current Median Rent: \$480

Based on 58 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.0%

Current Median Price: \$390,000
Previous Median Price: \$415,000

Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

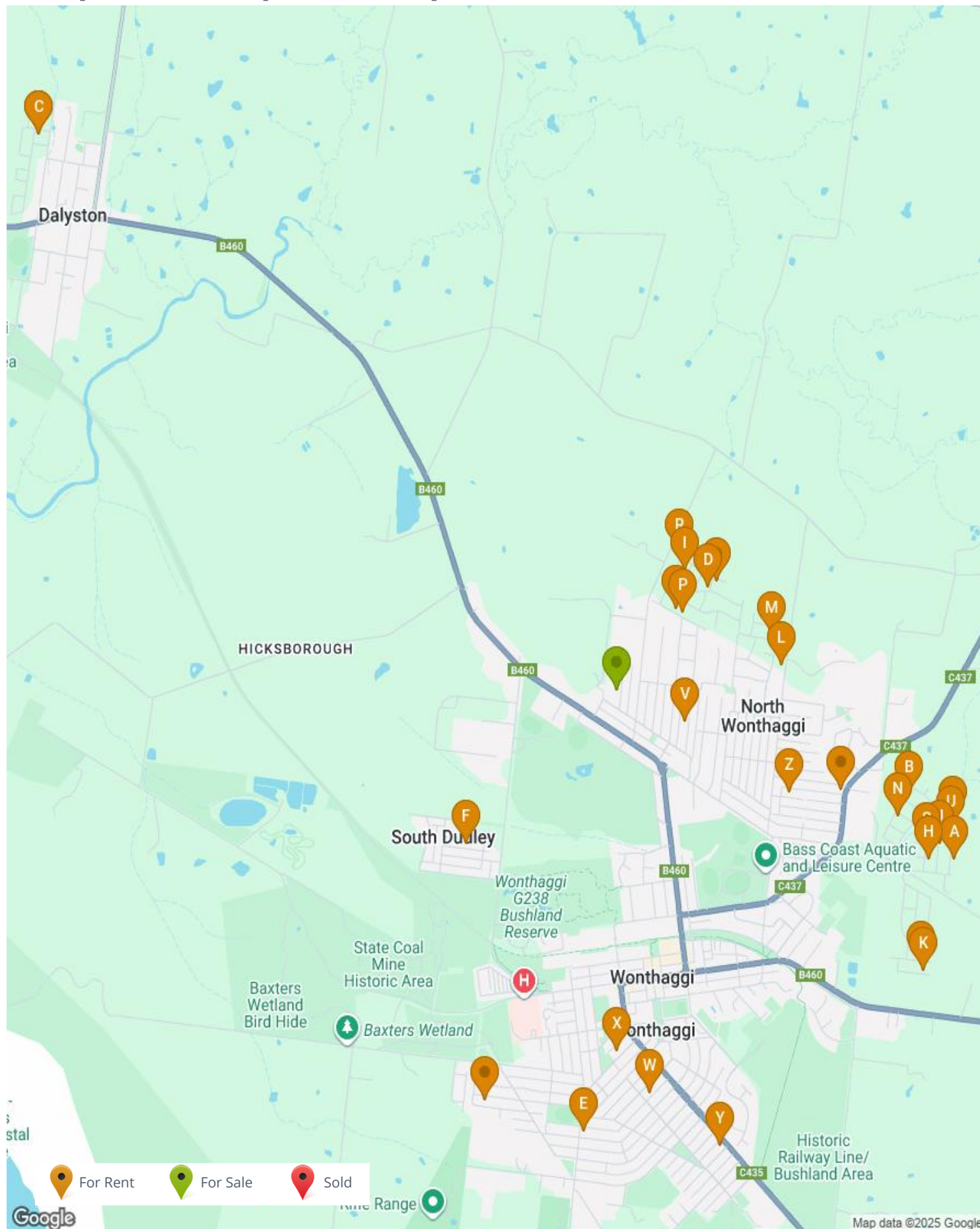
Suburb Rental Yield

+5.6%

Current Median Price: \$390,000
Current Median Rent: \$420

Based on 5 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 29 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$450 and the highest for rent price is \$640 with a median rental price of \$545. Days listed ranges from 4 to 130 days with the average currently at 27 days for these selected properties.

19 BOTTLE TREE RD, WONTHAGGI 3995

 4

 2

 2



Property Type: House

Area: 512 m²

RPD: 718//PS913210

Features:

Current Rent Price: \$590 per week

First Rent Price: \$500 per week

Month Listed: September 2025

Days on Market: 8 Days



26 DOMAIN DR, WONTHAGGI 3995

 4

 2

 2



Property Type: House

Area: 462 m²

RPD: 318//PS818645

Features:

Current Rent Price: \$565 per week

First Rent Price: \$580 per week

Month Listed: September 2025

Days on Market: 29 Days



3 MCRAE DR, DALYSTON 3992

 4

 2

 2



Property Type: House

Area: 541 m²

RPD: 8//PS749273

Features:

Current Rent Price: \$575 per week

First Rent Price: \$575 per week

Month Listed: August 2025

Days on Market: 32 Days



31 COLLIERY AVE, NORTH WONTHAGGI 3995

 4

 2

 2



Property Type: House

Area: 812 m²

RPD: 175//PS841077

Features: IMPROVEMENTS: DISHWASHER, FLOORBOARDS

Current Rent Price: \$640 per week

First Rent Price: \$640 per week

Month Listed: August 2025

Days on Market: 33 Days



57 CAMERON ST, WONTHAGGI 3995

 4

 2

 2



Property Type: House

Area: 303 m²

RPD: 2//PS908347

Features: BUILD YR: 2023, STOREYS: 1, DECK, GARAGE, FULLY FENCED, IMPROVEMENTS: DISHWASHER

Current Rent Price: \$500 per week

First Rent Price: \$500 per week

Month Listed: August 2025* (Rented)

Days on Market: 12 Days



21 CARL ST, SOUTH DUDLEY 3995

4 2 2



Property Type: House
Area: 660 m² (177 m²)
RPD: 1//PS513267

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **August 2025**
Days on Market: **36 Days**

Features: DECK, IMPROVEMENTS: FLOORBOARDS



5 TIMBERTOP BVD, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 633 m²
RPD: 543//PS835701

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2025* (Rented)**
Days on Market: **9 Days**

Features:



6 JENKIN AVE, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 710 m²
RPD: 554//PS835701

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **August 2025* (Rented)**
Days on Market: **10 Days**

Features:



9 SPLINT WAY, NORTH WONTHAGGI 3995

4 2 2



Property Type: House
Area: 526 m²
RPD: 55//PS832878

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2025* (Rented)**
Days on Market: **8 Days**

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER



3 HUMMINGBIRD DR, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 681 m²
RPD: 706//PS913210

Current Rent Price: **\$590 per week**
First Rent Price: **\$610 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **22 Days**

Features:



15 DRIFTWOOD RD, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 585 m²
RPD: 530//PS842390

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **7 Days**



163 WENTWORTH RD, NORTH WONTHAGGI 3995

4 2 2



Property Type: House
Area: 649 m² (202 m²)
RPD: 7//PS847025

Features:

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **July 2025**
Days on Market: **68 Days**



19 APPLE BERRY RISE, NORTH WONTHAGGI 399

4 2 2



Property Type: House
Area: 622 m²
RPD: 313//PS848206

Features: BUILD YR: 2023

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **27 Days**



8 DOMAIN DR, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 666 m²
RPD: 228//PS818644

Features:

Current Rent Price: **\$545 per week**
First Rent Price: **\$545 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **15 Days**



84 GRIFFITHS ST, NORTH WONTHAGGI 3995

4 2 2



Property Type: House
Area: 631 m²
RPD: 126//PS818379

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **29 Days**



78 GRIFFITHS ST, NORTH WONTHAGGI 3995

4 2 2



Property Type: House
Area: 631 m²
RPD: 129//PS818379

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **45 Days**

Features:



3 MCRAE DR, DALYSTON 3992

4 2 2



Property Type: House
Area: 541 m²
RPD: 8//PS749273

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **May 2025**
Days on Market: **130 Days**

Features:



19 LAMP RD, NORTH WONTHAGGI 3995

4 2 2



Property Type: House
Area: 578 m² (25 m²)
RPD: 64//PS823854

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **29 Days**

Features:



1 ONSETTER DR, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 539 m²
RPD: 578//PS835701

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **8 Days**

Features:



16 NORFOLK ST, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 586 m²
RPD: 512//PS842390

Current Rent Price: **\$540 per week**
First Rent Price: **\$575 per week**
Month Listed: **May 2025* (Rented)**
Days on Market:

Features:



22 JENKIN AVE, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 514 m²
RPD: 534//PS835701

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **12 Days**



17A NELSON ST, NORTH WONTHAGGI 3995

4 2 1



Property Type: House
Area: 349 m²
RPD: 1//PS915322

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$540 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **56 Days**



23A DUNN ST, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 583 m²
RPD: 2//PS809068

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **23 Days**



22 HAGELTHORN ST, WONTHAGGI 3995

4 1 1



Property Type: House
Area: 1,020 m²
RPD: 16/9/PP5871

Features:

Current Rent Price: **\$480 per week**
First Rent Price: **\$480 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **37 Days**



4 STEWART ST, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 995 m²
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**



9 HENRY STREET, NORTH WONTHAGGI 3995

 4  2  8



Property Type: House
Area: 955 m²
RPD: 167//LP5309

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **20 Days**

Features:



8 SEAM ST, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 640 m²
RPD: 190//PS841077

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **19 Days**

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

1 STOREY ST, NORTH WONTHAGGI 3995

 3  1  1



Property Type: House
Area: 827 m² (120 m²)
RPD: 5//LP140526; 1, CM1, 2//PS914478

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **September 2025**
Days on Market: **13 Days**

Features:

50 WISHART ST, WONTHAGGI 3995

 3  1  2



Property Type: House
Area: 1,118 m² (148 m²)
RPD: 26/56A/PP5871

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **4 Days**

Features: BUILD YR: 1984, DECK, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED

7 MOREY STREET, NORTH WONTHAGGI, VIC 3995



Appraisal Price

This market analysis has been prepared on 30/09/2025 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:

\$520pw to \$570pw

Contact your agent for further information:

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