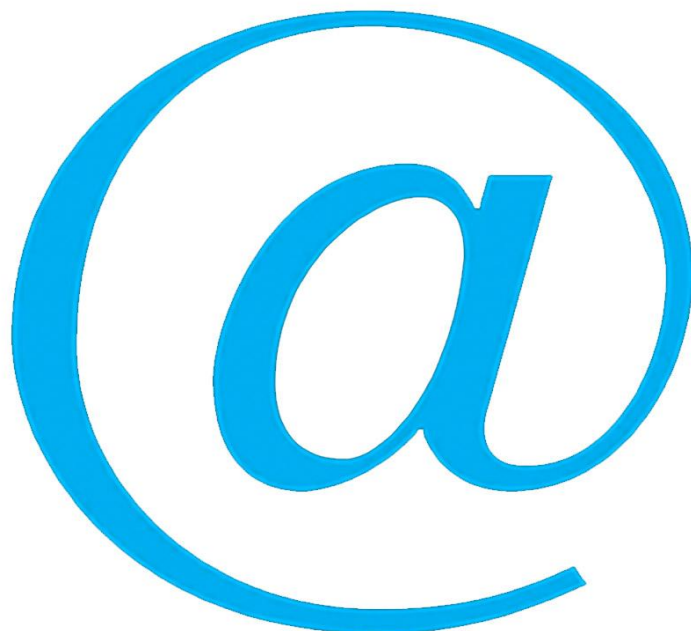


COMPARATIVE MARKET ANALYSIS

143A REED CRESCENT, WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projection
143a Reed Crescent
Wonthaggi, VIC, 3995

RE: Property Rental Projection

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

143A REED CRESCENT, WONTHAGGI, VIC 3995

Owner Details

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

Property Details


3

2

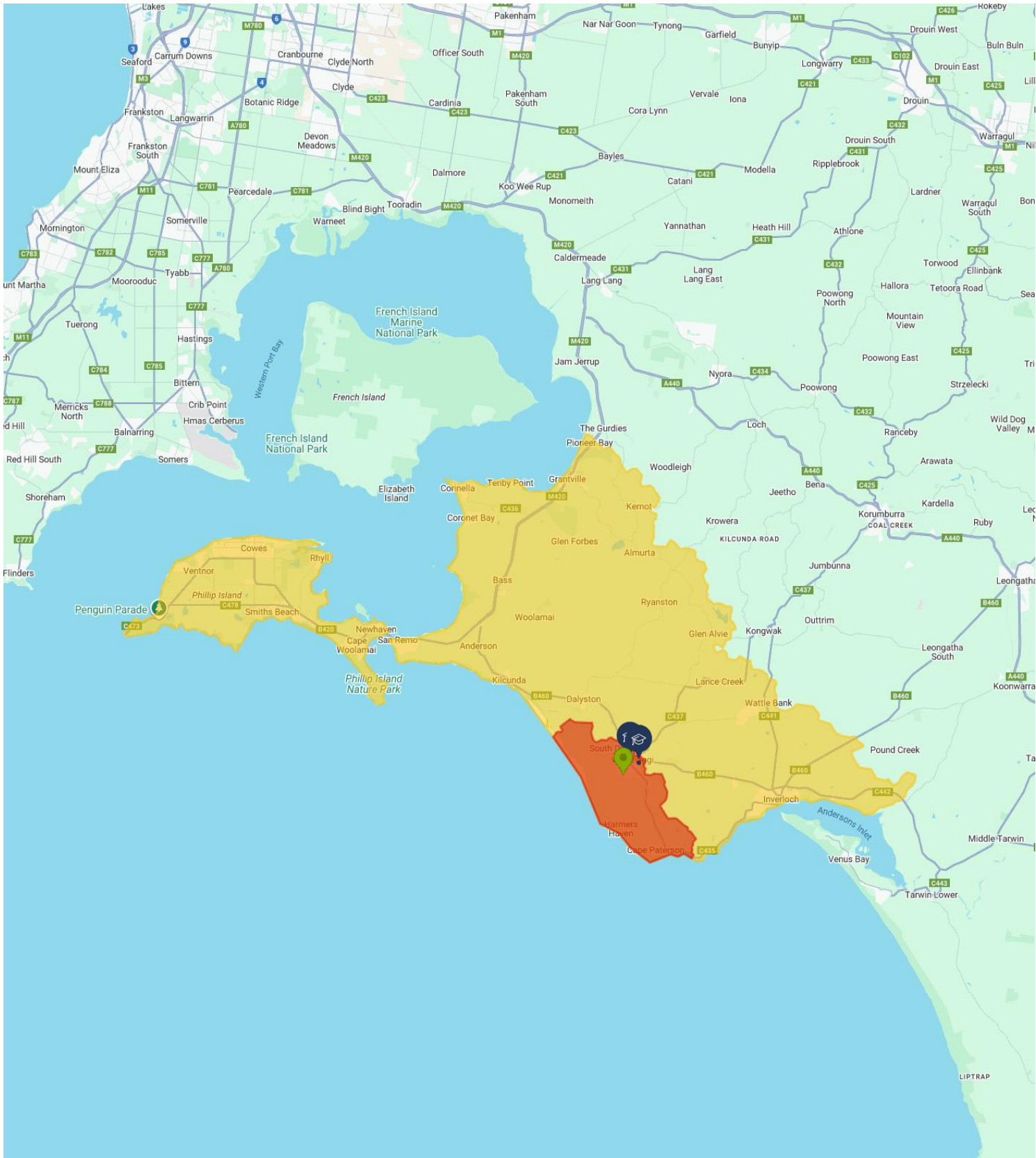
2

Property Type:	House - N/A	Area:	5,332 m²
RPD:	1//PS303894 (10001258)	Area \$/m2:	\$65
Land Use:	RESIDENTIAL RURAL/RURAL LIFESTYLE	Water/Sewerage:	
Zoning		Property ID:	4415882 / VIC5275797
Council:	BASS COAST SHIRE	UBD Ref:	
Features:	Storeys: 2, Double Storey, Highset, Contemporary, Deck, Ensuite, 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, Main Rooms:		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 345,000	04/04/2015	THE PROPRIETORS	5,329 m²	Normal Sale	No
\$ 349,000	13/05/2008	THE PROPRIETORS	5,329 m²	Normal Sale	No
\$ 0	15/12/2006	THE PROPRIETORS	5,329 m²	Nils And Wills	No
\$ 115,000	10/01/1998	THE PROPRIETORS	5,329 m²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



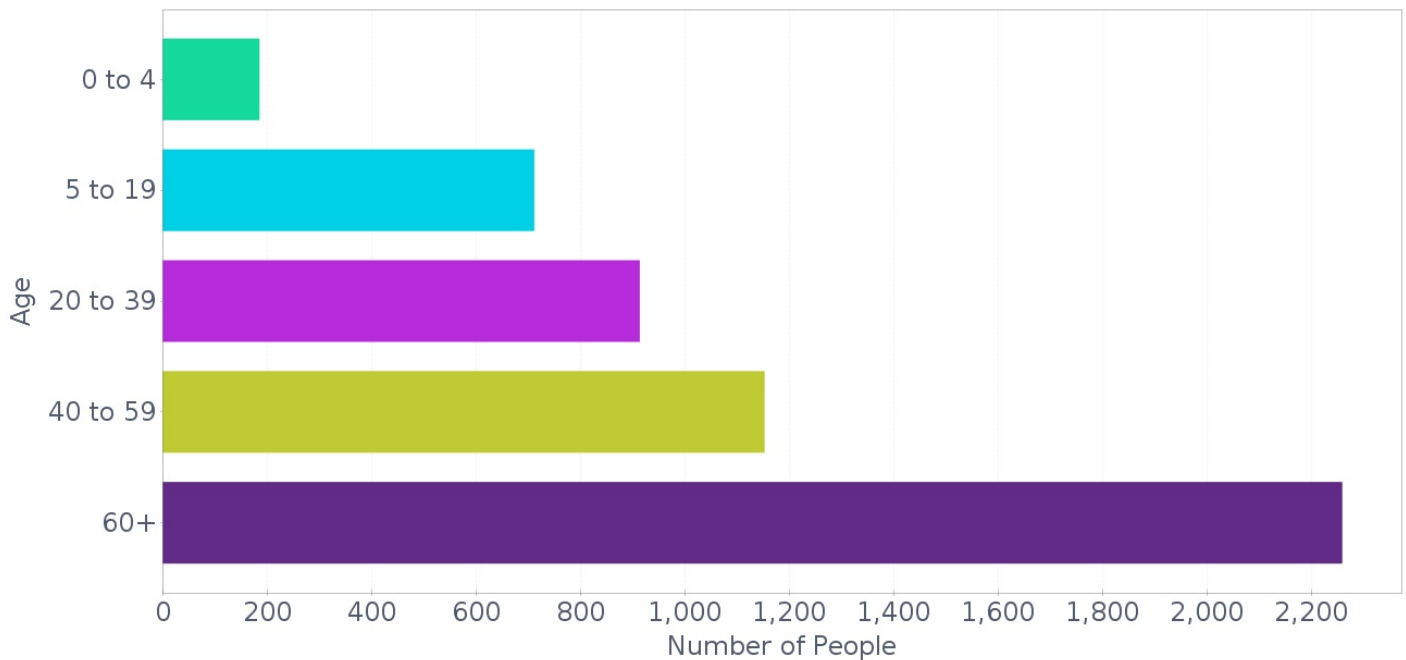
Bass Coast College

7 - 12

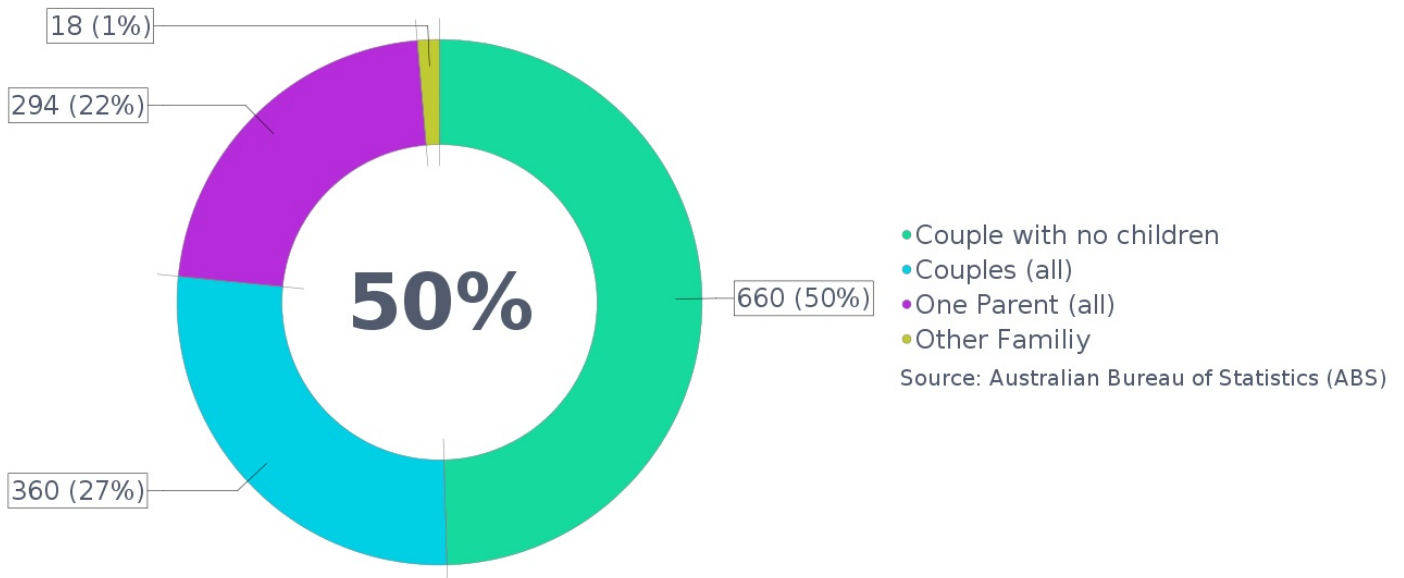
Co-ed



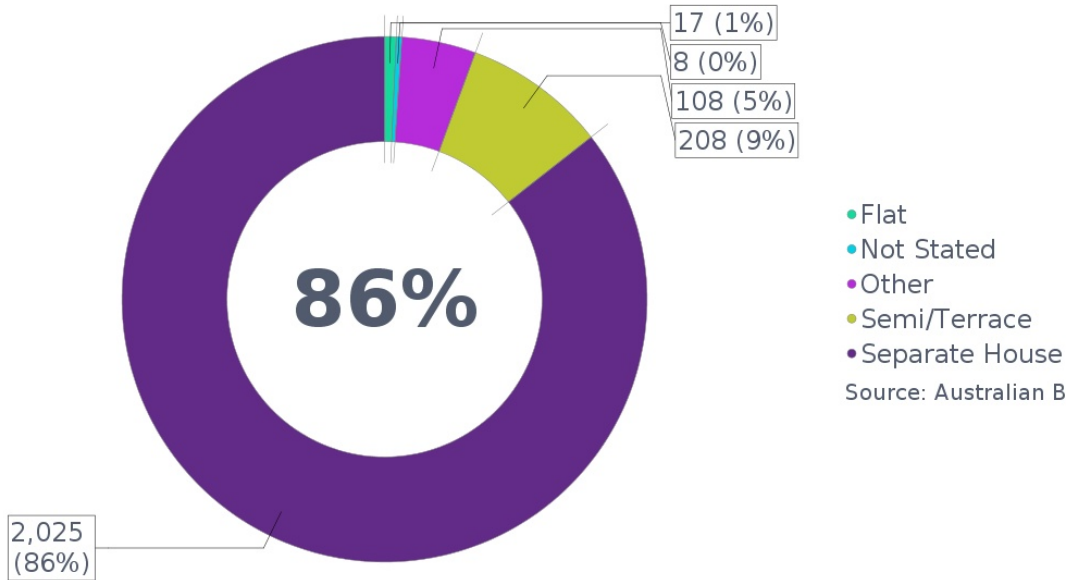
Age of Population (2021)



Family Composition (2021)

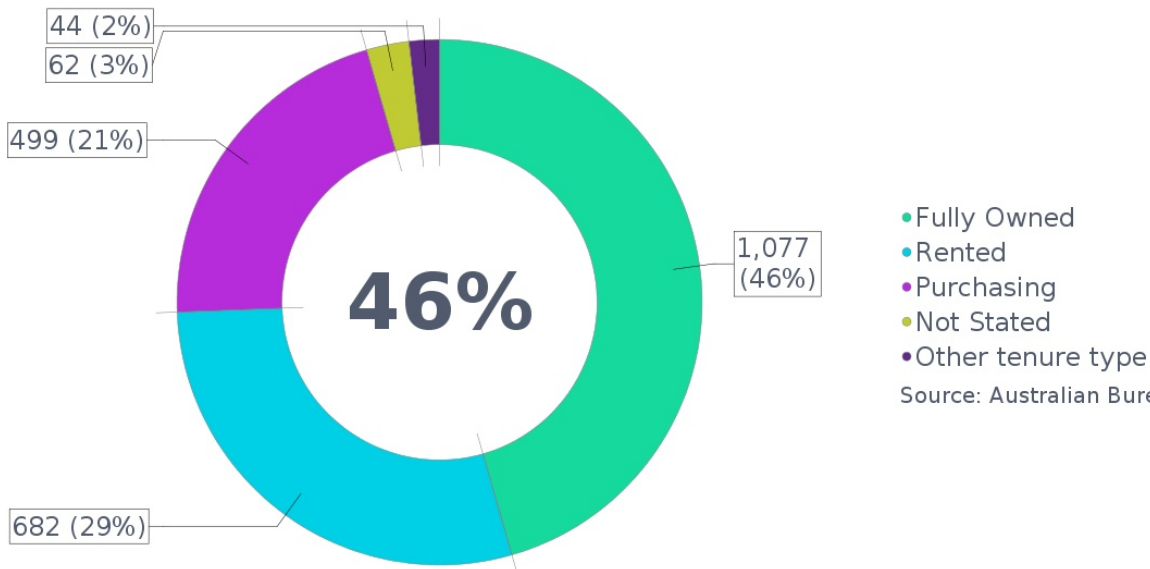


Dwelling Structure (2021)



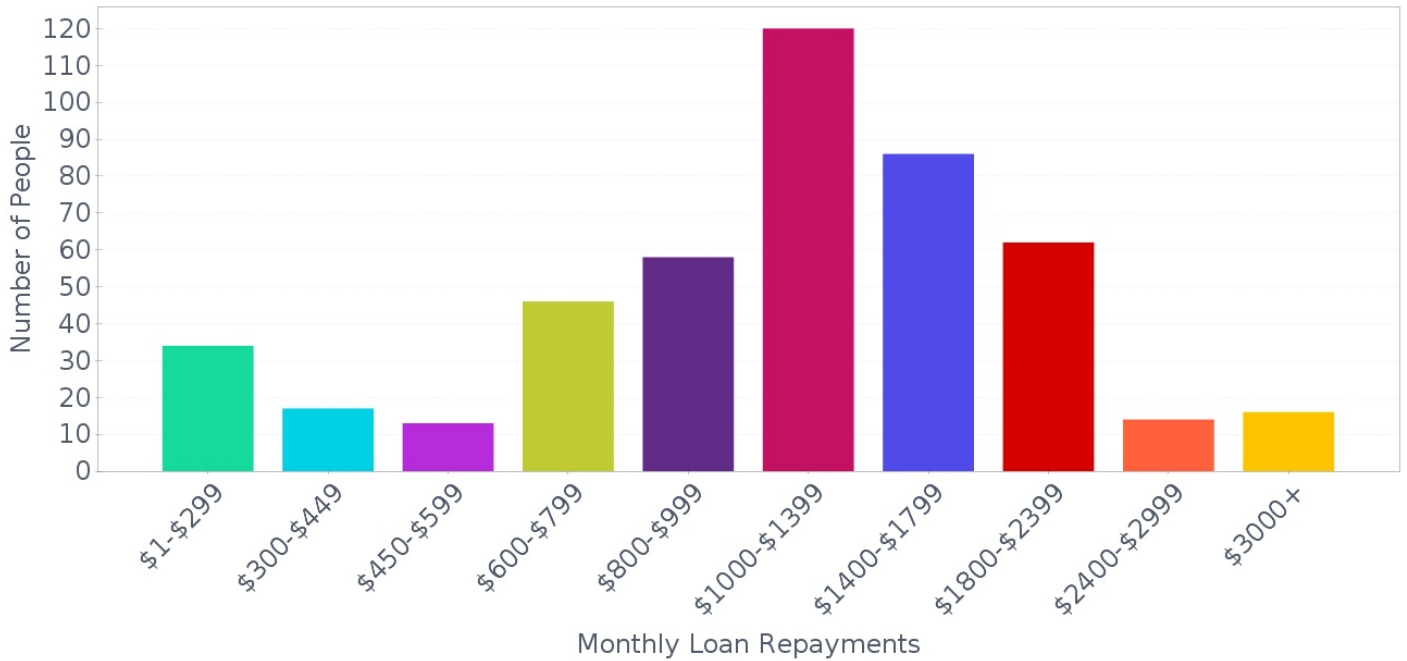
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

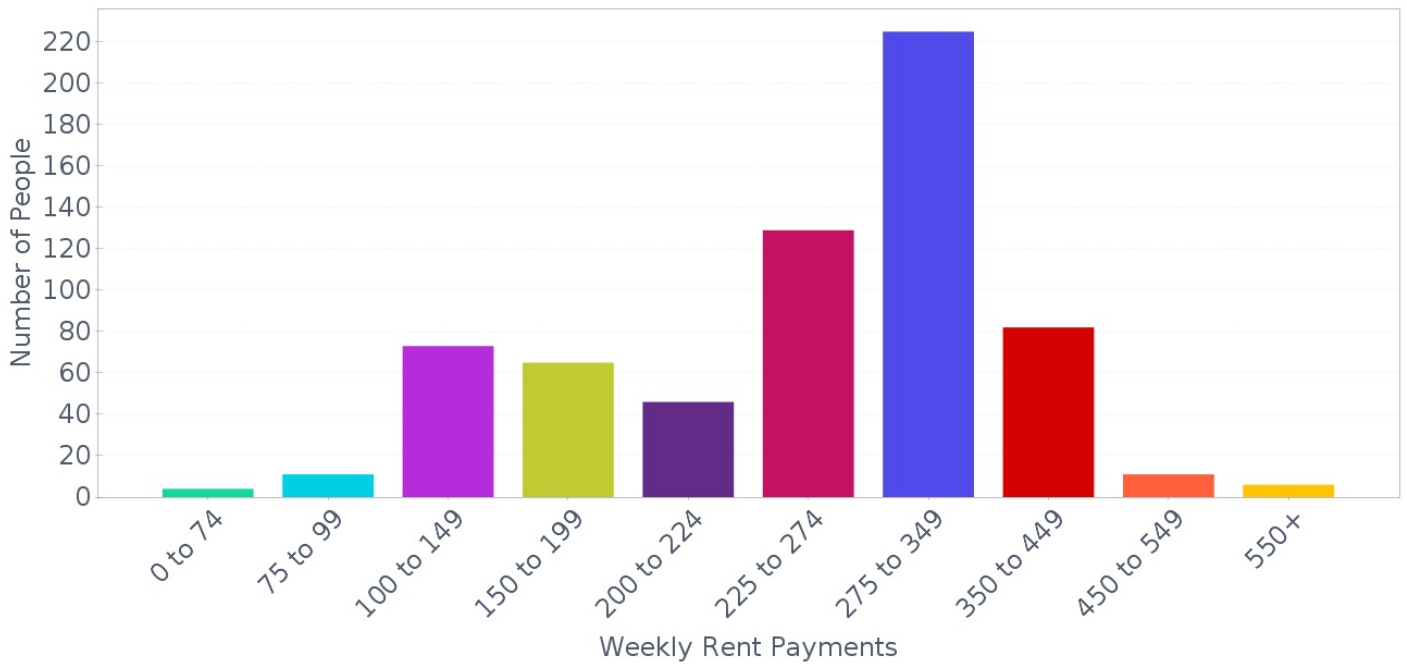


Source: Australian Bureau of Statistics (ABS)

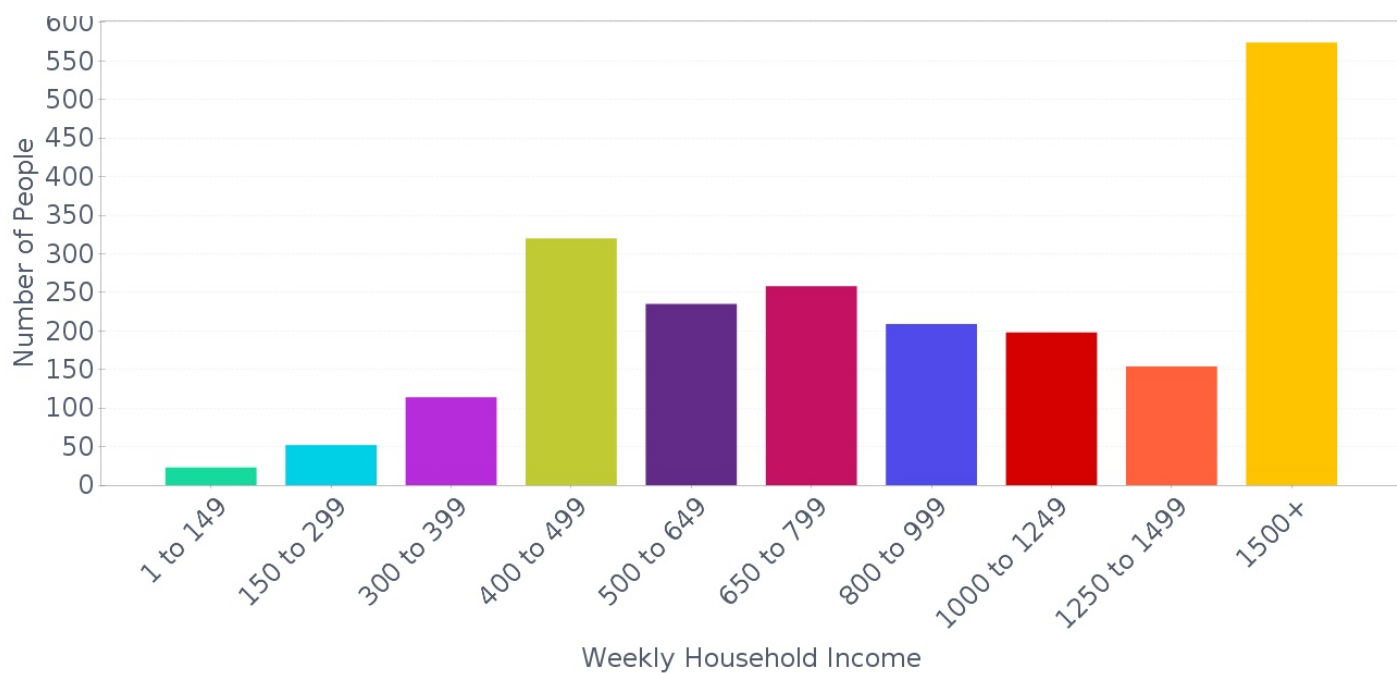
Home Loan Repayments - Monthly (2021)



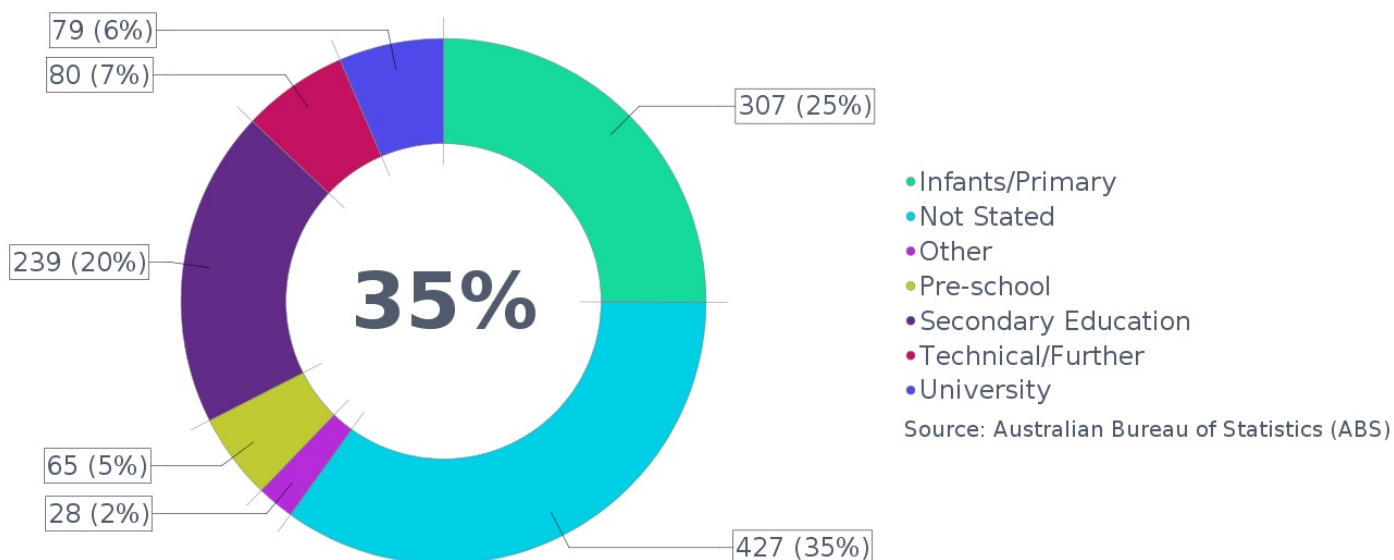
Rent Payments - Weekly (2021)



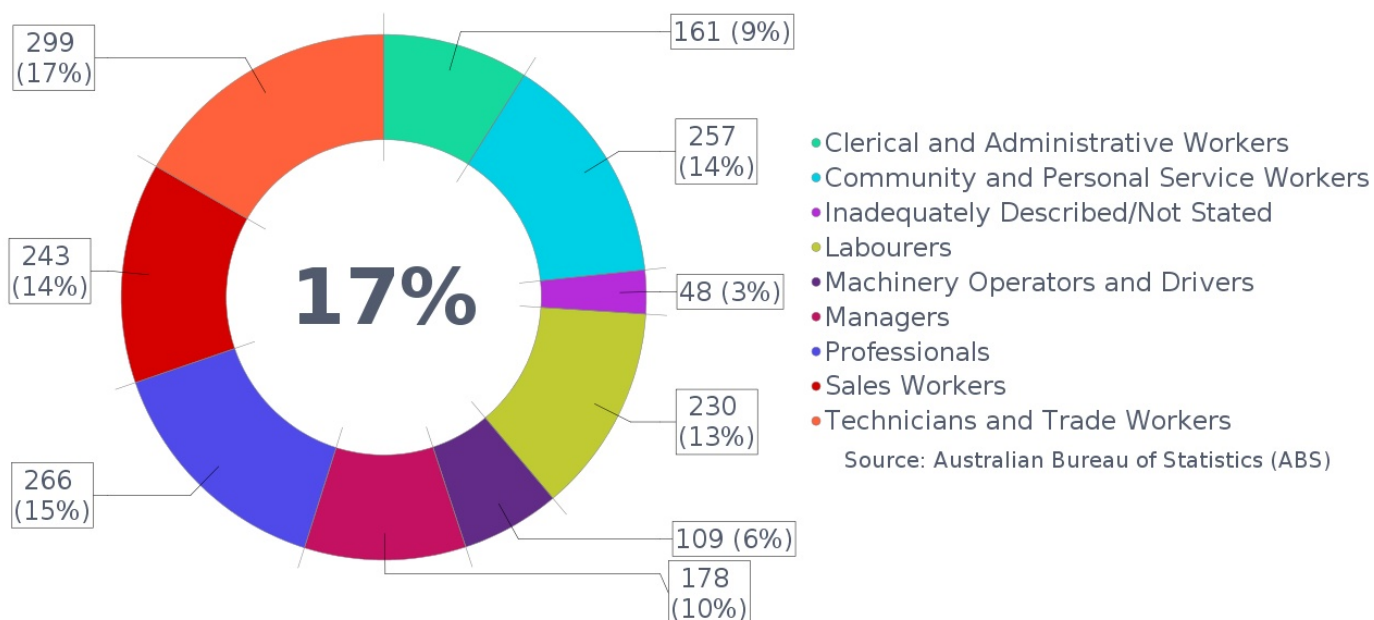
Household Income - Weekly (2021)



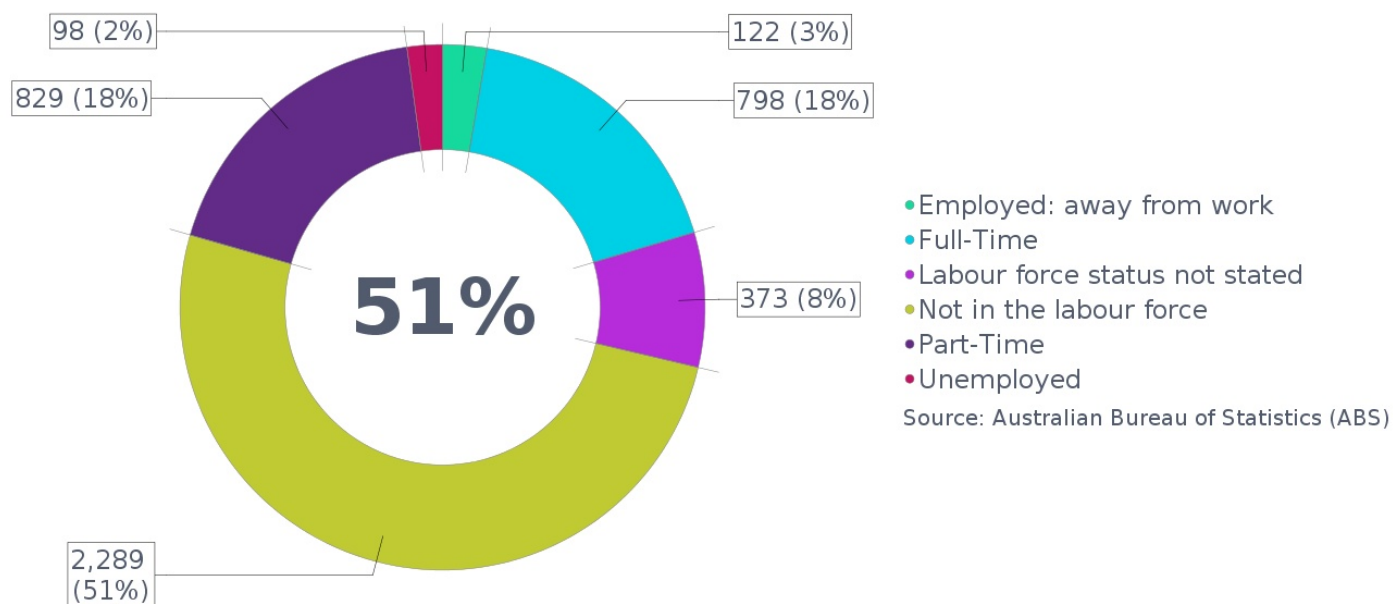
Non-School Qualification: Level of Education (2021)



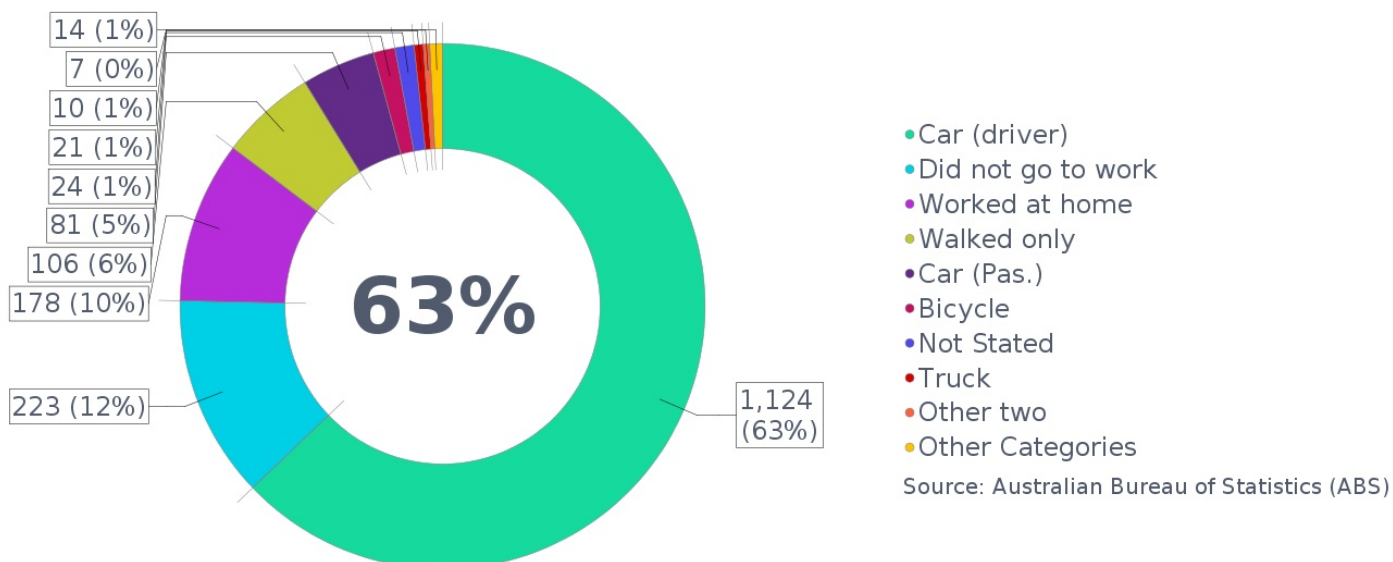
Occupation (2021)



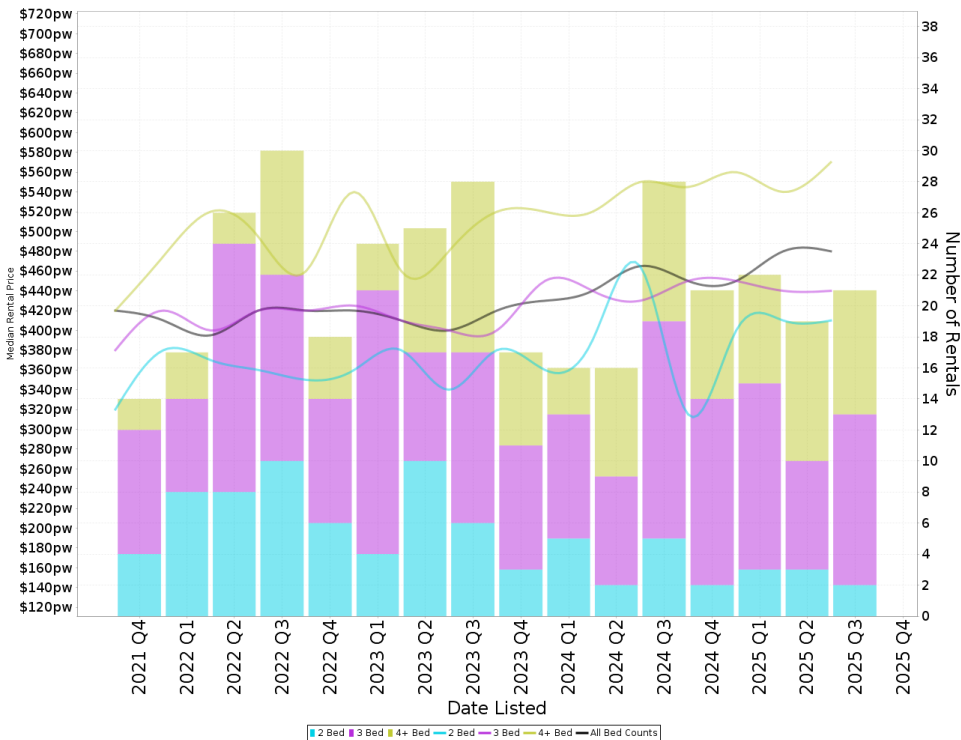
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.0%

Current Median Price: \$570,000
Previous Median Price: \$548,000

Based on 167 registered House sales compared over the last two rolling 12 month periods.

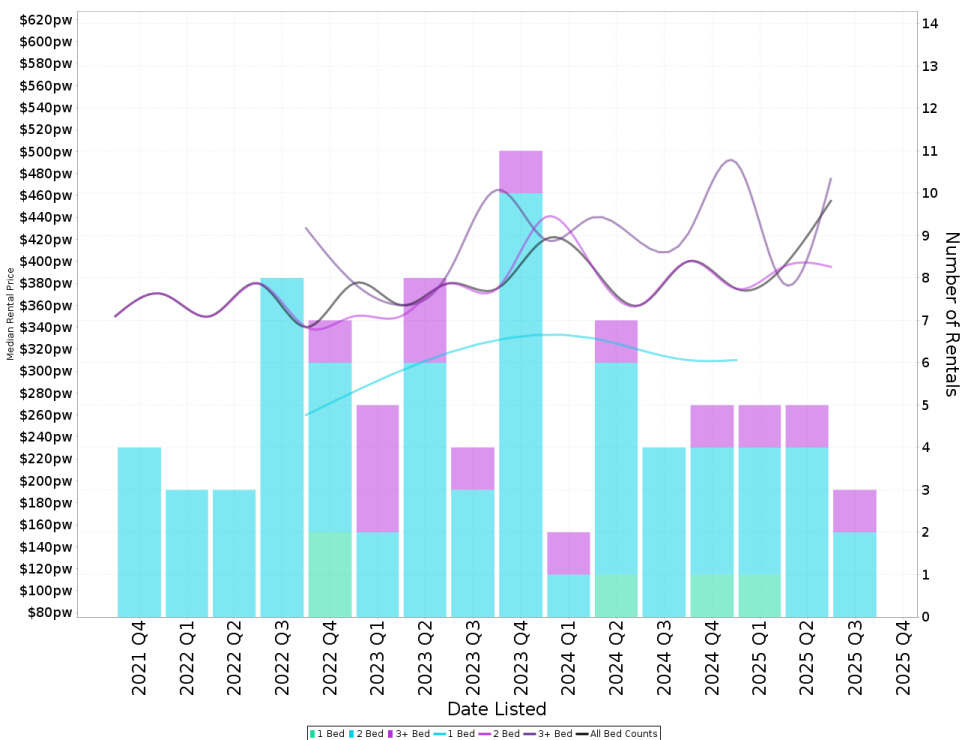
Suburb Rental Yield

+4.2%

Current Median Price: \$570,000
Current Median Rent: \$460

Based on 83 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

0.0%

Current Median Price: \$420,000
Previous Median Price: \$420,000

Based on 58 registered Unit sales compared over the last two rolling 12 month periods.

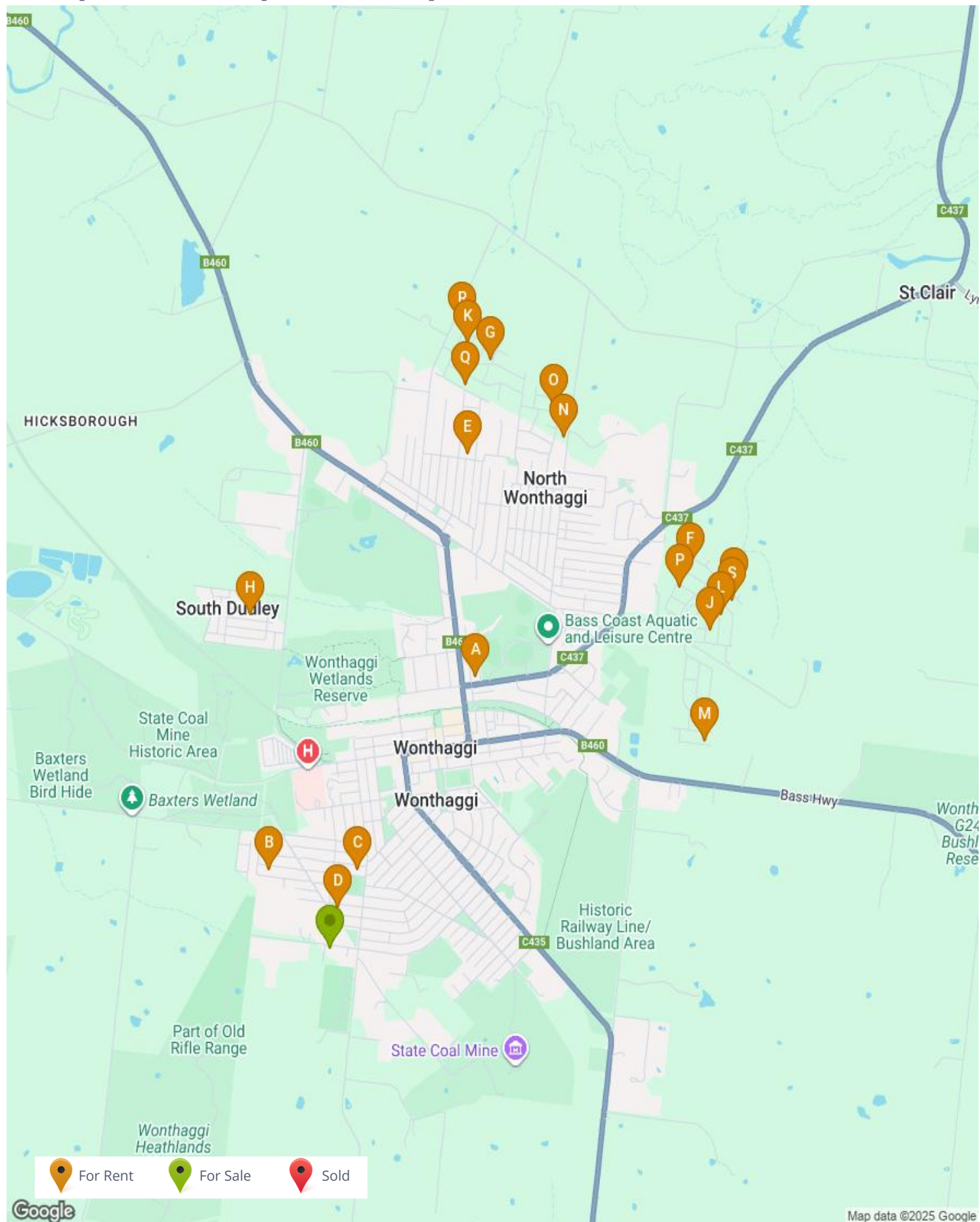
Suburb Rental Yield

+4.9%

Current Median Price: \$420,000
Current Median Rent: \$395

Based on 18 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 19 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$470 and the highest for rent price is \$640 with a median rental price of \$545. Days listed ranges from 4 to 84 days with the average currently at 26 days for these selected properties.

5/29 KORUMBURRA RD, WONTHAGGI 3995			3	2	1
	Property Type: House Area: 186 m ² RPD: 5//PS521355 Features:	Current Rent Price: \$470 per week First Rent Price: \$470 per week Month Listed: October 2025 Days on Market: 15 Days			
50 WISHART ST, WONTHAGGI 3995			3	1	2
	Property Type: House Area: 1,118 m ² (148 m ²) RPD: 26/56A/PP5871 Features: BUILD YR: 1984, DECK, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED	Current Rent Price: \$470 per week First Rent Price: \$470 per week Month Listed: September 2025* (Rented) Days on Market: 4 Days			
57A HAGELTHORN ST, WONTHAGGI 3995			3	2	1
	Property Type: House Area: 458 m ² RPD: 1//PS900133 Features:	Current Rent Price: \$540 per week First Rent Price: \$520 per week Month Listed: August 2025 Days on Market: 53 Days			
123B BROOME CRES, WONTHAGGI 3995			3	2	1
	Property Type: House Area: 345 m ² RPD: 1//PS816660 Features:	Current Rent Price: \$540 per week First Rent Price: \$540 per week Month Listed: August 2025* (Rented) Days on Market: 17 Days			
31 VICARS AVE, NORTH WONTHAGGI 3995			3	2	2
	Property Type: House Area: 640 m ² RPD: 7//PS646580 Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING	Current Rent Price: \$500 per week First Rent Price: \$500 per week Month Listed: May 2025* (Rented) Days on Market: 31 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* (Rented)**
Days on Market: **35 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: **49 Days**



21 CARL ST, SOUTH DUDLEY 3995

4 2 2



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

Features: DECK, IMPROVEMENTS: FLOORBOARDS

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



5 TIMBERTOP BVD, WONTHAGGI 3995

4 2 2



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

Features:

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



6 JENKIN AVE, WONTHAGGI 3995

4 2 2



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

Features:

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



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

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

Features:



163 WENTWORTH RD, NORTH WONTHAGGI 3995

4 2 2



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

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **July 2025**
Days on Market: **84 Days**

Features:



19 APPLE BERRY RISE, NORTH WONTHAGGI 399

4 2 2



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

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

Features: BUILD YR: 2023



8 DOMAIN DR, WONTHAGGI 3995

 4  2  2



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

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

Features:



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:



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:



22 JENKIN AVE, WONTHAGGI 3995

 4  2  2



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

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

Features:



143A REED CRESCENT, WONTHAGGI, VIC 3995

Appraisal Price

This market analysis has been prepared on 16/10/2025 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:

\$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