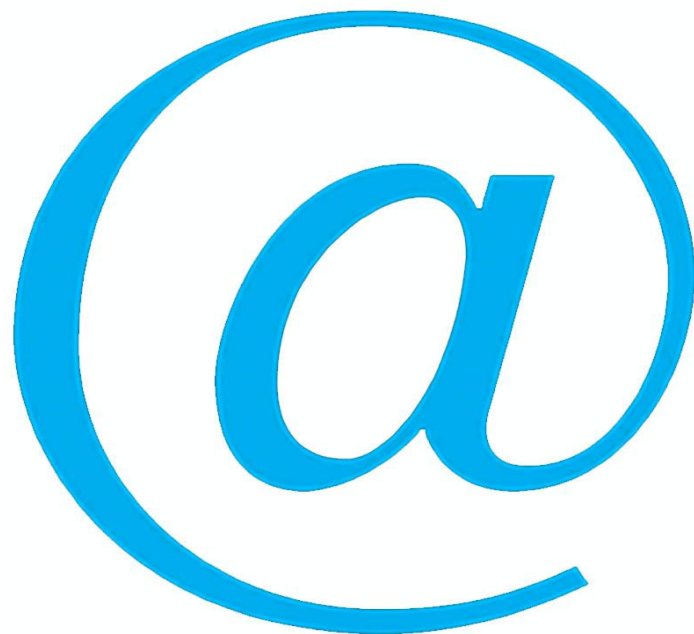


COMPARATIVE MARKET ANALYSIS

16 PARK STREET, INVERLOCH, VIC 3996
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projection
16 Park Street
Inverloch, VIC, 3996

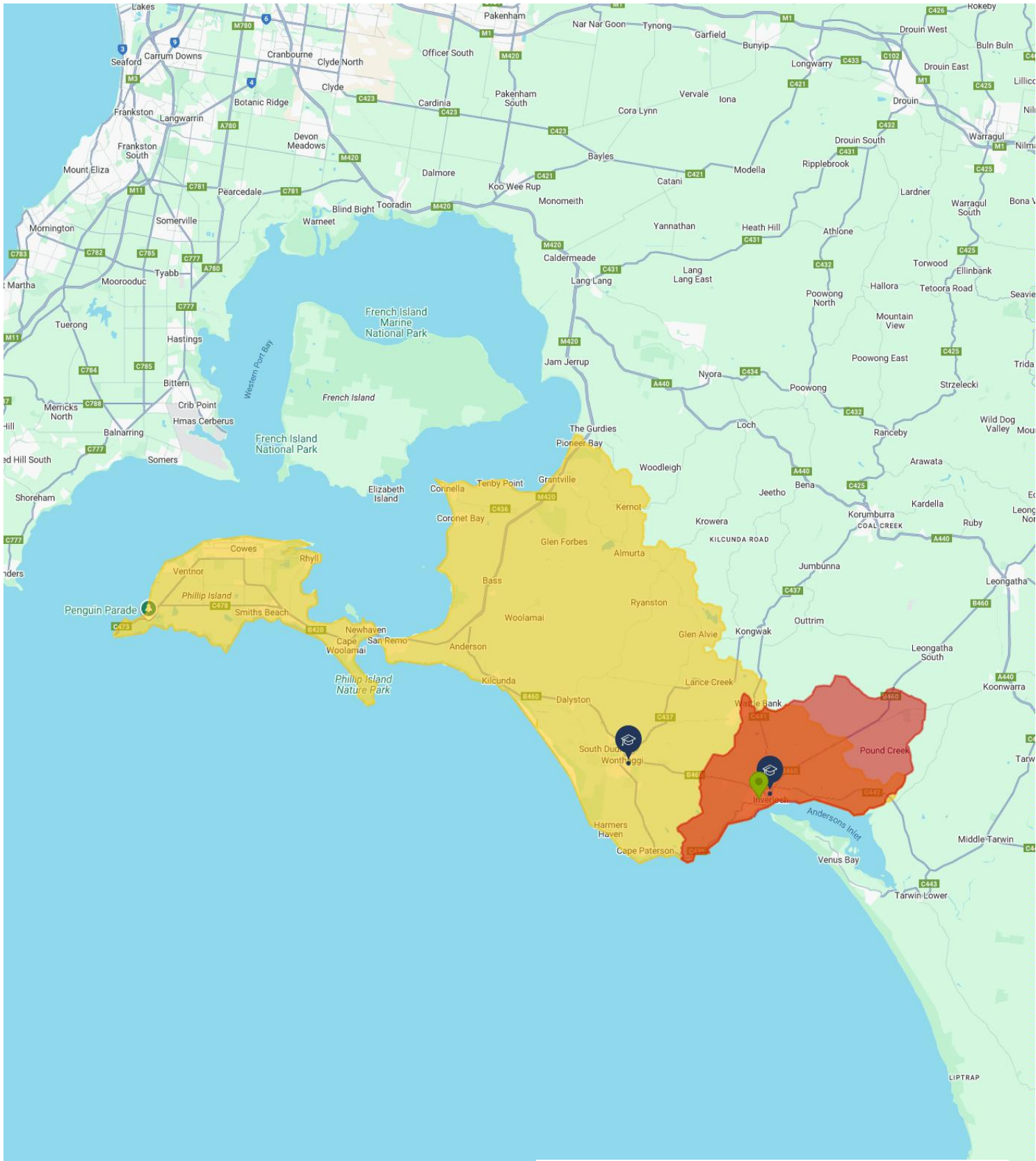
RE: Rental Projection

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

School Catchment Areas



Inverloch Primary School

Prep - 6

Co-ed



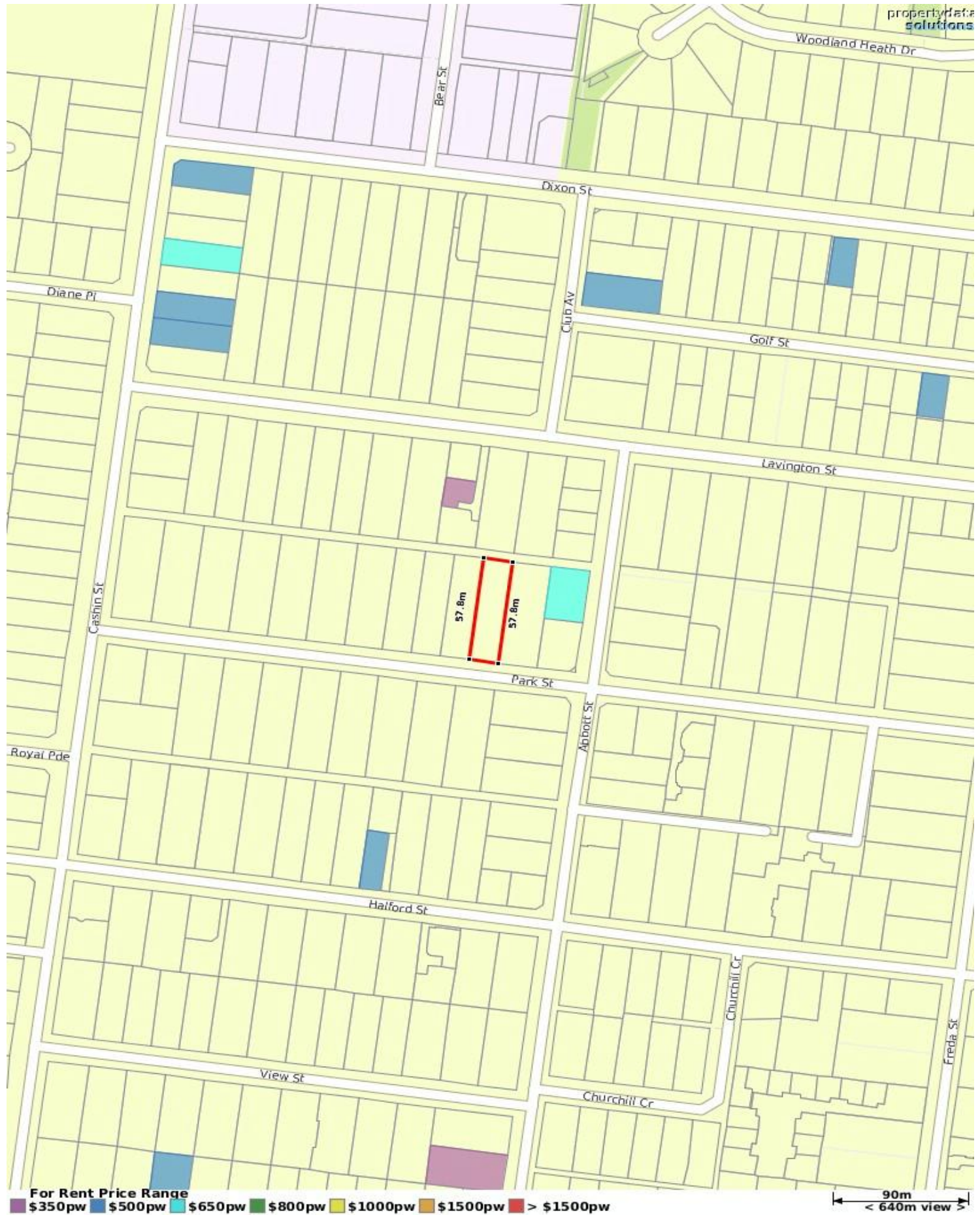
Bass Coast College

7 - 12

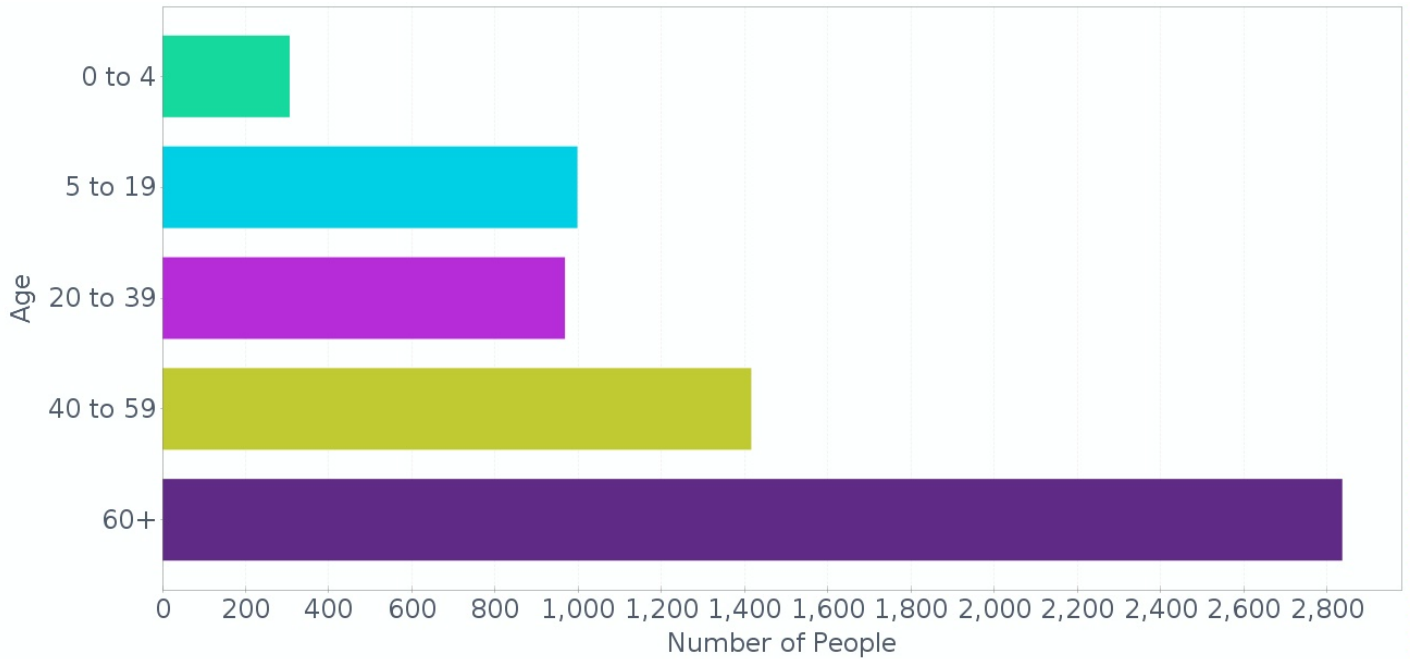
Co-ed



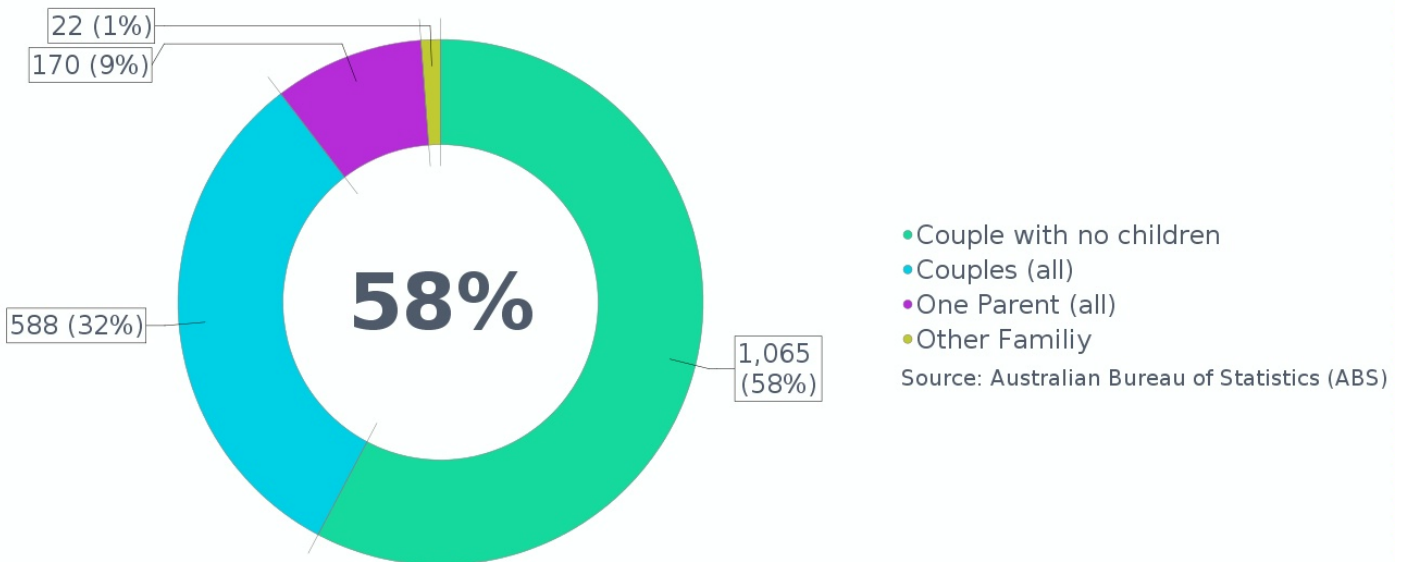
Nearby Properties For Rent



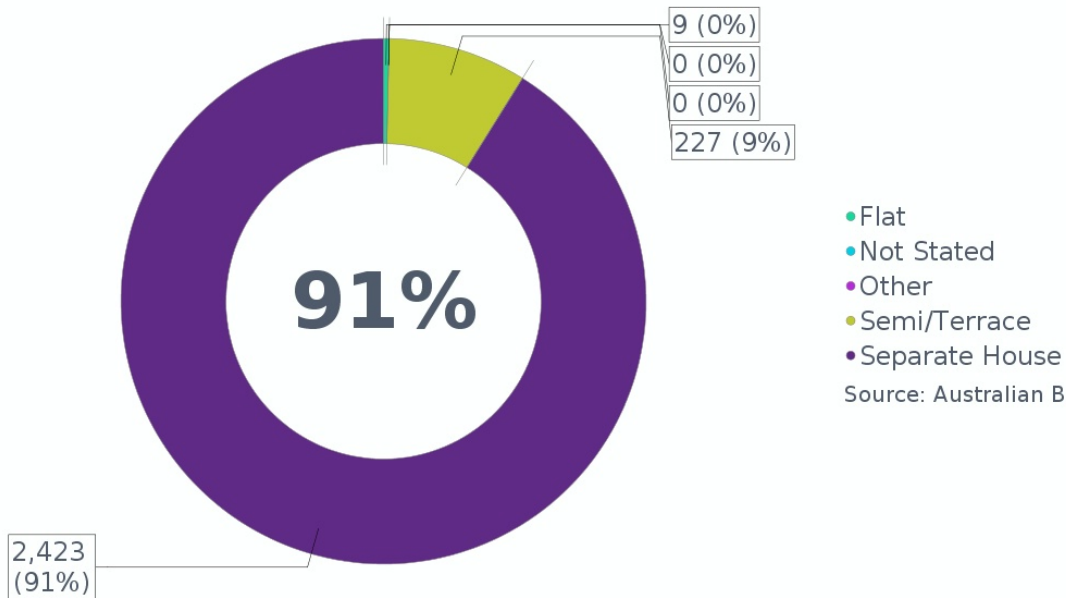
Age of Population (2021)



Family Composition (2021)

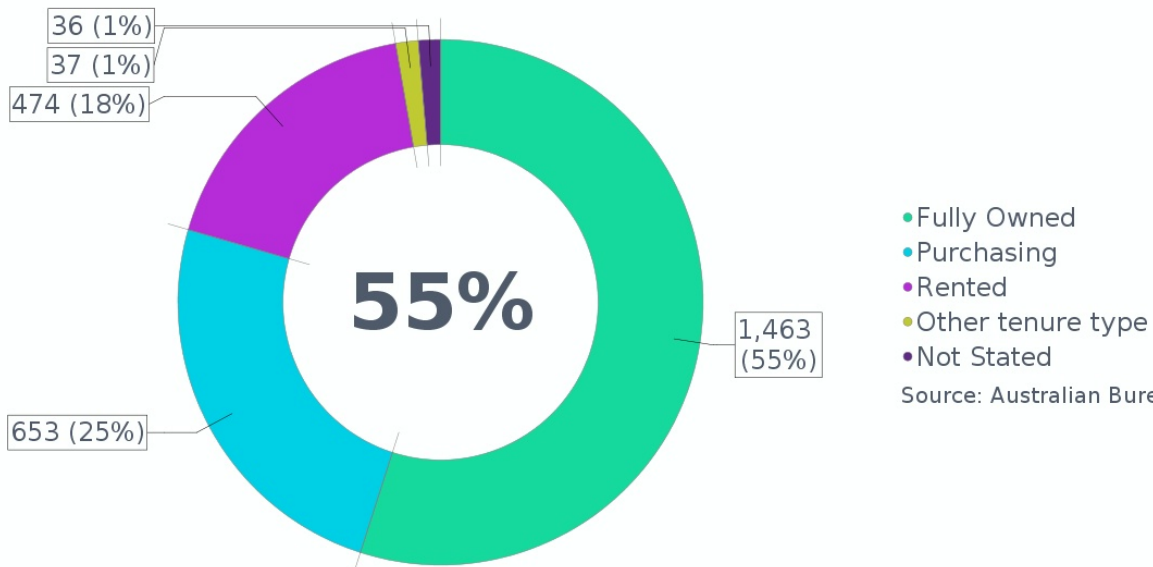


Dwelling Structure (2021)



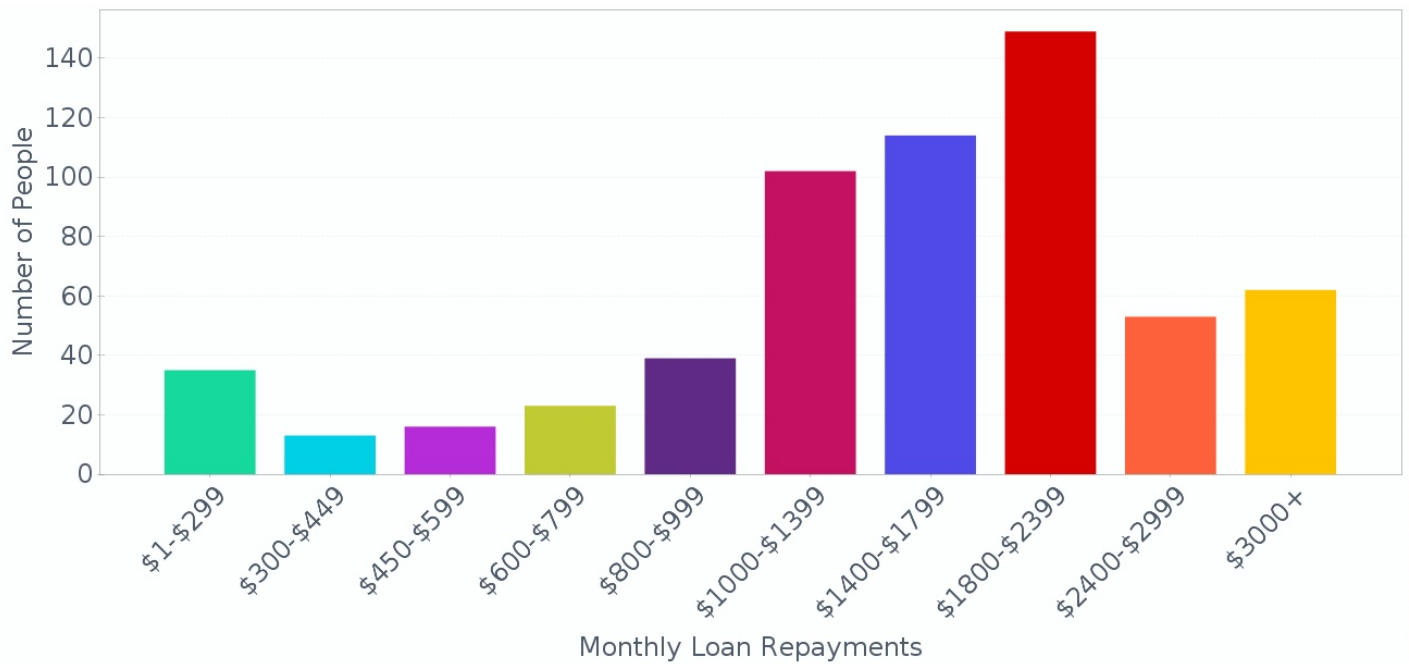
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

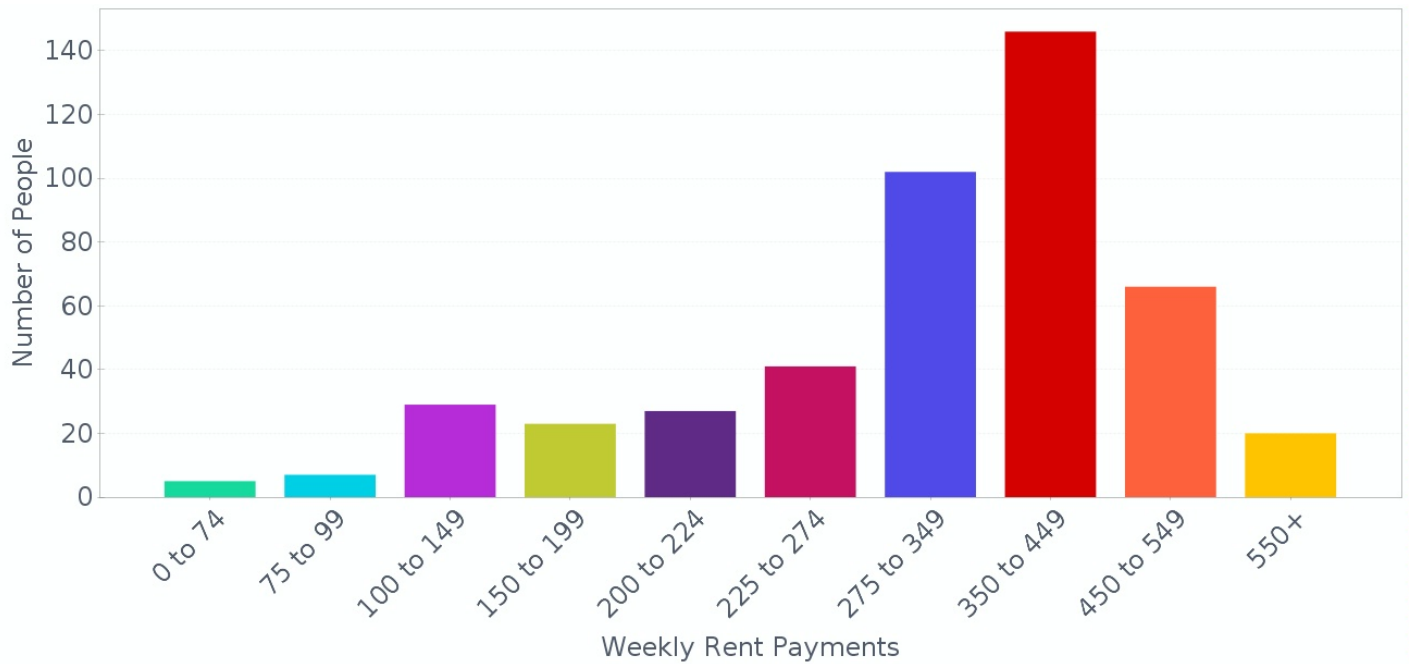


Source: Australian Bureau of Statistics (ABS)

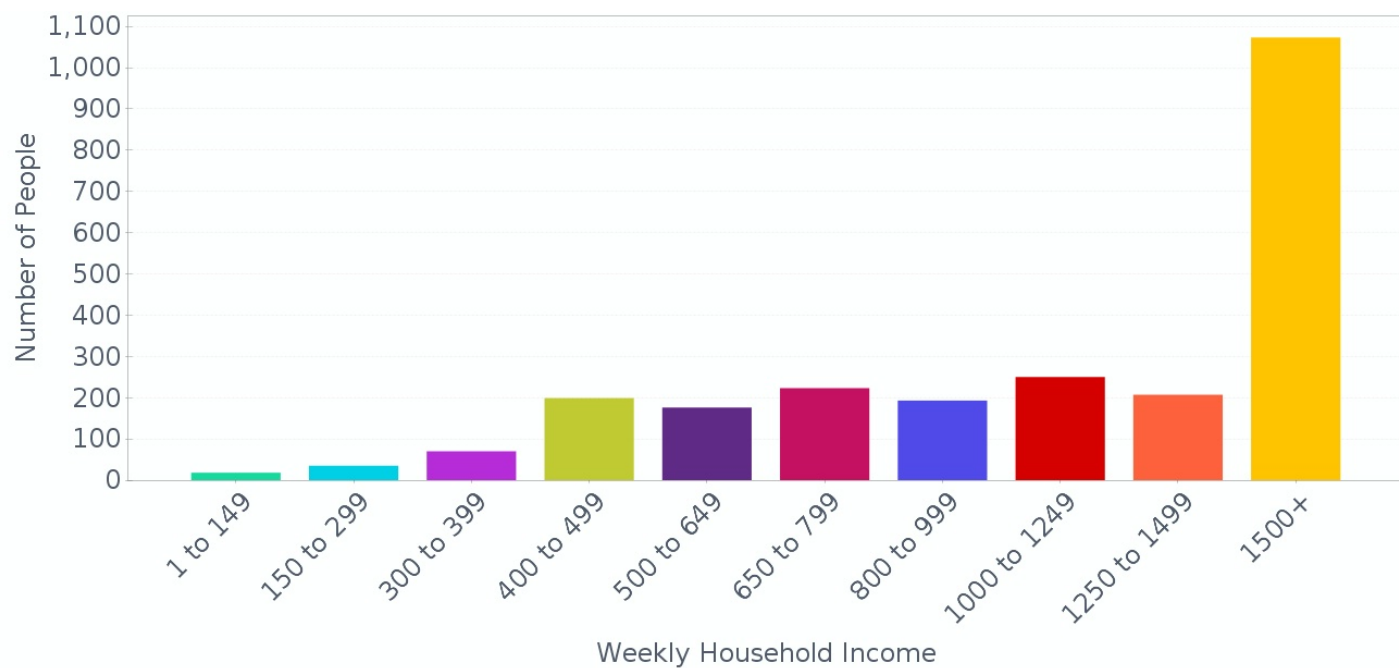
Home Loan Repayments - Monthly (2021)



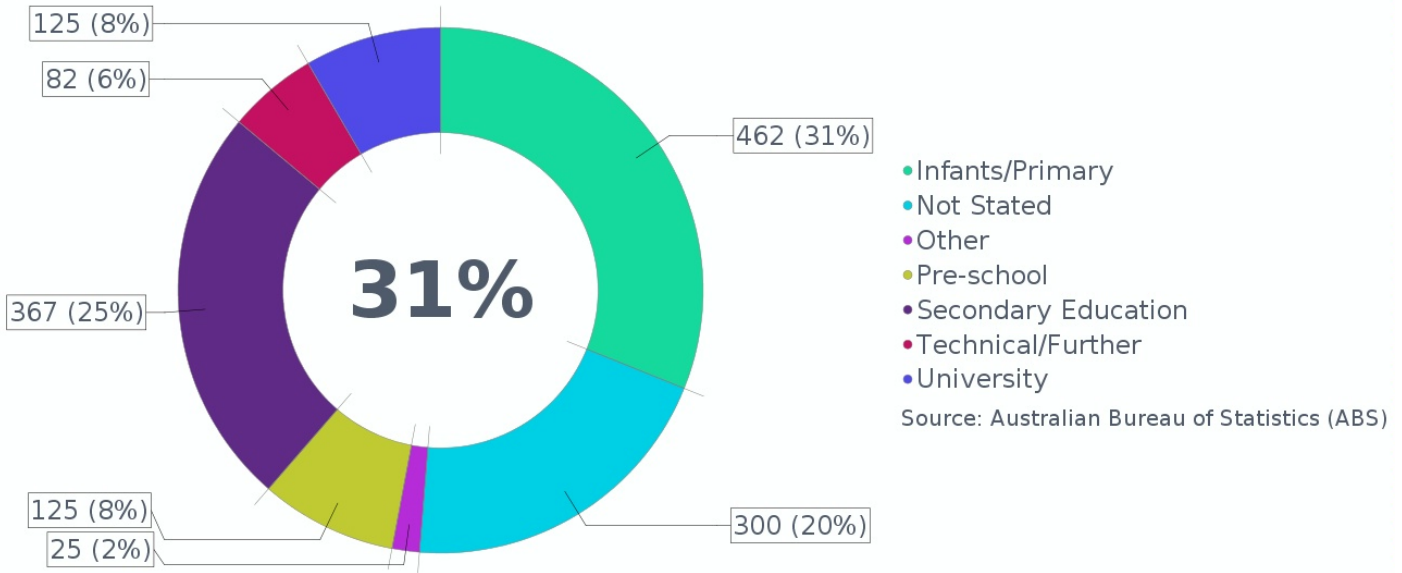
Rent Payments - Weekly (2021)



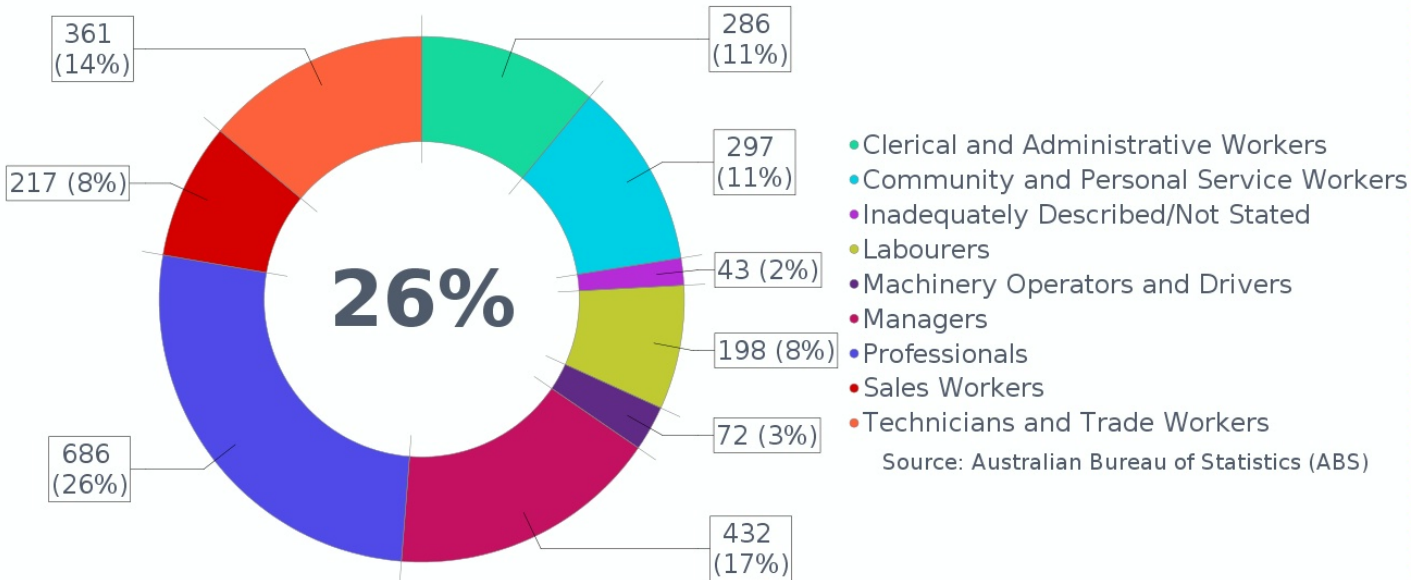
Household Income - Weekly (2021)



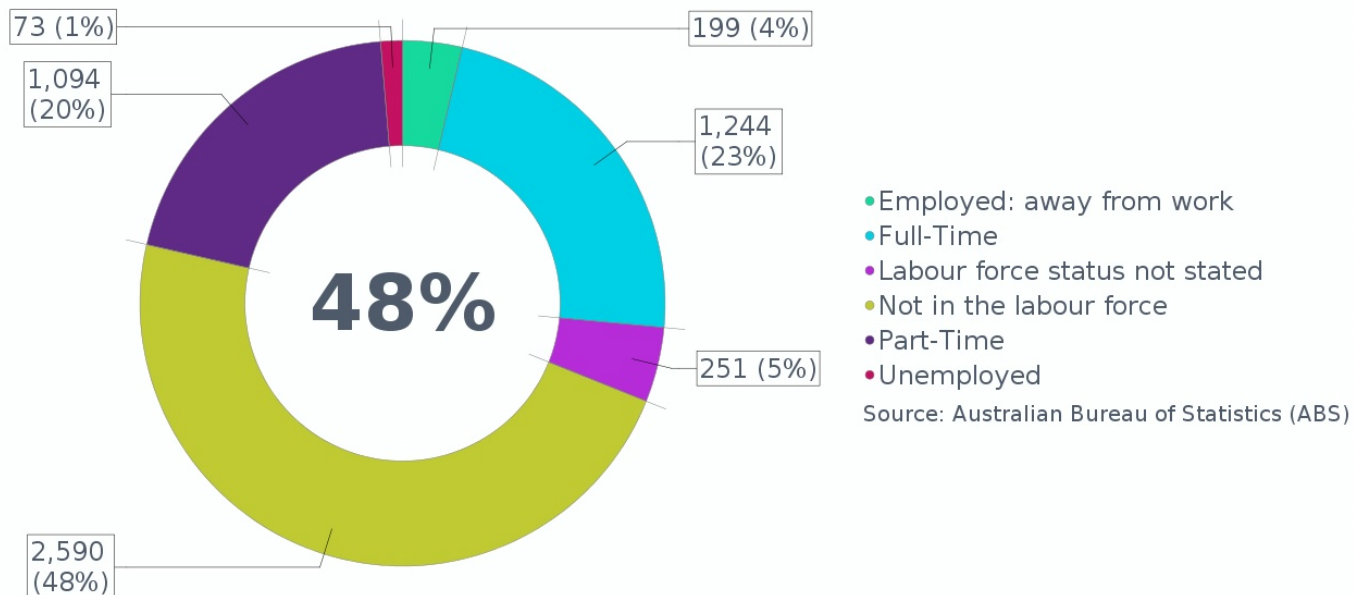
Non-School Qualification: Level of Education (2021)



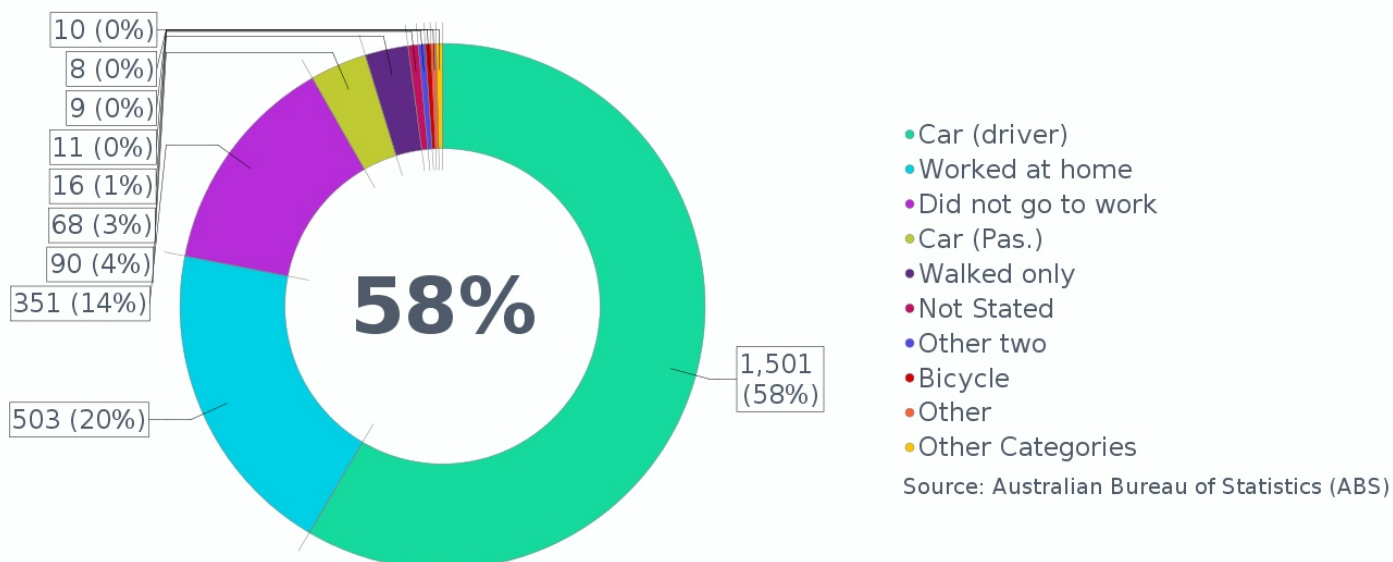
Occupation (2021)



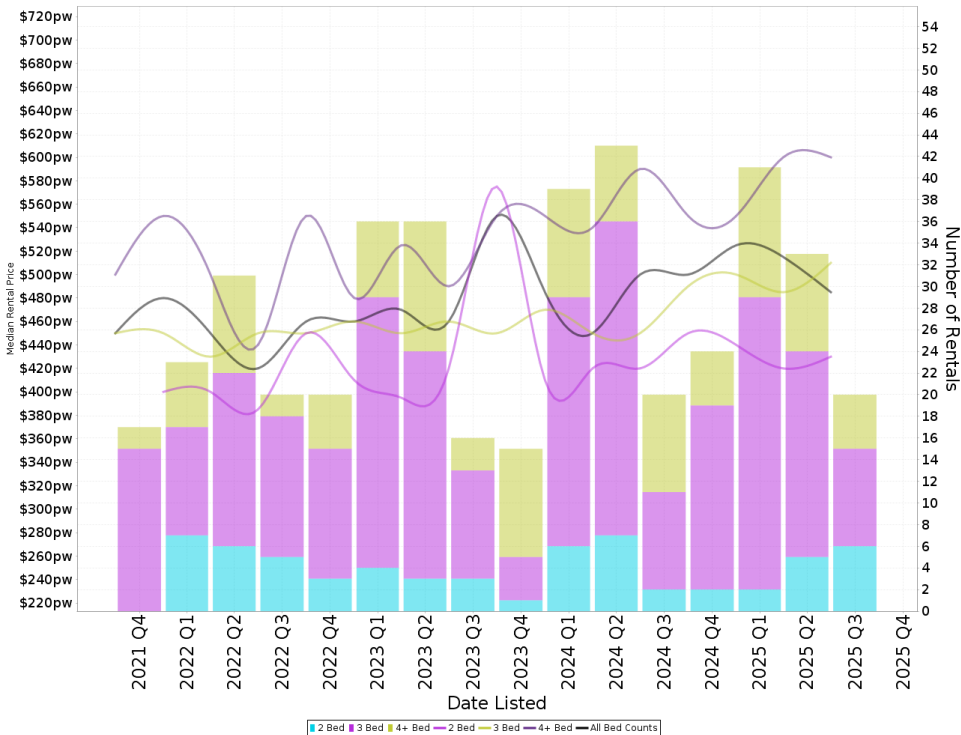
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.9%

Current Median Price: \$820,000
Previous Median Price: \$900,000

Based on 252 registered House sales compared over the last two rolling 12 month periods.

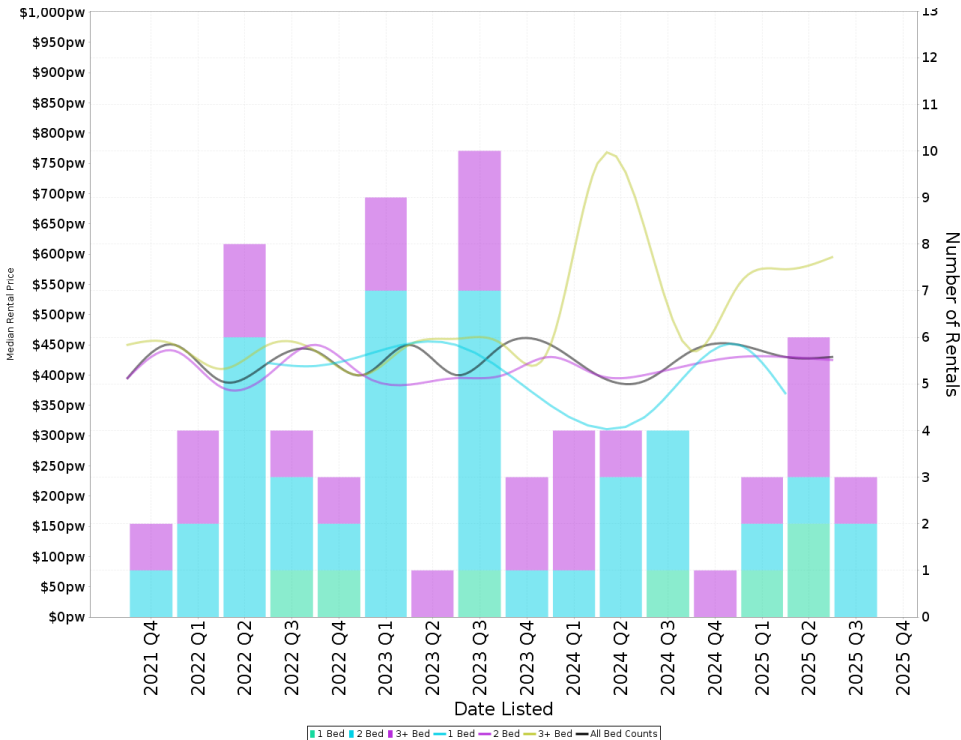
Suburb Rental Yield

+3.2%

Current Median Price: \$820,000
Current Median Rent: \$510

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

-13.2%

Current Median Price: \$655,000
Previous Median Price: \$755,000

Based on 40 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$655,000
Current Median Rent: \$440

Based on 13 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 15 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$650 with a median rental price of \$580. Days listed ranges from 6 to 50 days with the average currently at 20 days for these selected properties.

28 CORREA PL, INVERLOCH 3996	3 2 2
	Property Type: House Area: 545 m² RPD: 9//PS639757 Current Rent Price: \$600 per week First Rent Price: \$600 per week Month Listed: October 2025* (Rented) Days on Market: 8 Days Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING
86 TOORAK RD, INVERLOCH 3996	3 2 5
	Property Type: House Area: 672 m² RPD: 51//LP216777 Current Rent Price: \$540 per week First Rent Price: \$540 per week Month Listed: September 2025* (Rented) Days on Market: 9 Days Features: DECK, ENSUITE, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: DISHWASHER
44 CASHIN ST, INVERLOCH 3996	3 2 1
	Property Type: House Area: 1.69 ha RPD: 16//LP011506; 84//LP34720 Current Rent Price: \$550 per week First Rent Price: \$550 per week Month Listed: September 2025* (Rented) Days on Market: 21 Days Features:
35 ABBOTT ST, INVERLOCH 3996	3 2 1
	Property Type: House Area: 582 m² RPD: 2//PS646569 Current Rent Price: \$550 per week First Rent Price: \$550 per week Month Listed: September 2025 Days on Market: 43 Days Features:
83 TAMARA CRES, INVERLOCH 3996	3 2 2
	Property Type: House Area: 593 m² RPD: 7//PS517497 Current Rent Price: \$570 per week First Rent Price: \$570 per week Month Listed: September 2025* (Rented) Days on Market: 17 Days Features: DECK, WATER FRONTAGE, FULLY FENCED, IMPROVEMENTS: DISHWASHER

5 LOMANDRA DR, INVERLOCH 3996

3 2 4



Property Type: House
Area: 402 m²
RPD: 91//PS632968

Current Rent Price: **\$530 per week**
First Rent Price: **\$575 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **N/A**

Features:



2 QUEENSCLIFF DR, INVERLOCH 3996

3 2 2



Property Type: House
Area: 638 m²
RPD: 302//PS512236

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **6 Days**

Features:



1/30 HALFORD ST, INVERLOCH 3996

3 2 1



Property Type: House
Area: 373 m²
RPD: 2//PS641546

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **41 Days**

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: FLOORBOARDS, GARDEN, DISHWASHER, CLOSE TO SHOPS



36 HONEYEATER CCT, INVERLOCH 3996

4 2 2



Property Type: House
Area: 611 m²
RPD: 34//PS638488

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **October 2025**
Days on Market: **11 Days**

Features: SOLAR PANELS, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, FULLY FENCED, SHED/S



63 MEANDERRI DR, INVERLOCH 3996

4 2 3



Property Type: House
Area: 746 m²
RPD: 243//PS542244

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **15 Days**

Features: DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, 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



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



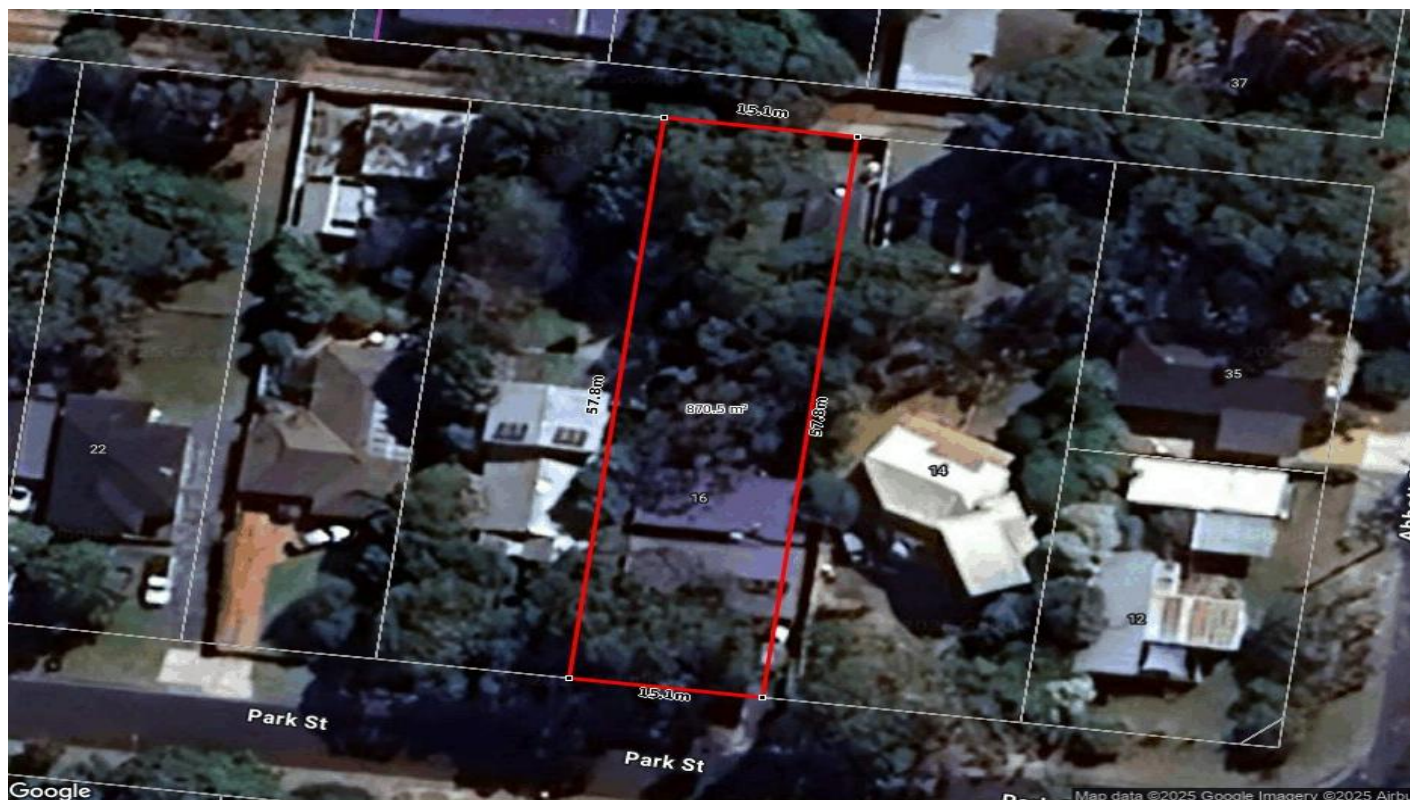
Property Type: House
Area: 648 m²
RPD: 47//PS735462

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



16 PARK STREET, INVERLOCH, VIC 3996



Appraisal Price

This market analysis has been prepared on 24/10/2025 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:

\$550pw to \$610pw

Contact your agent for further information:

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