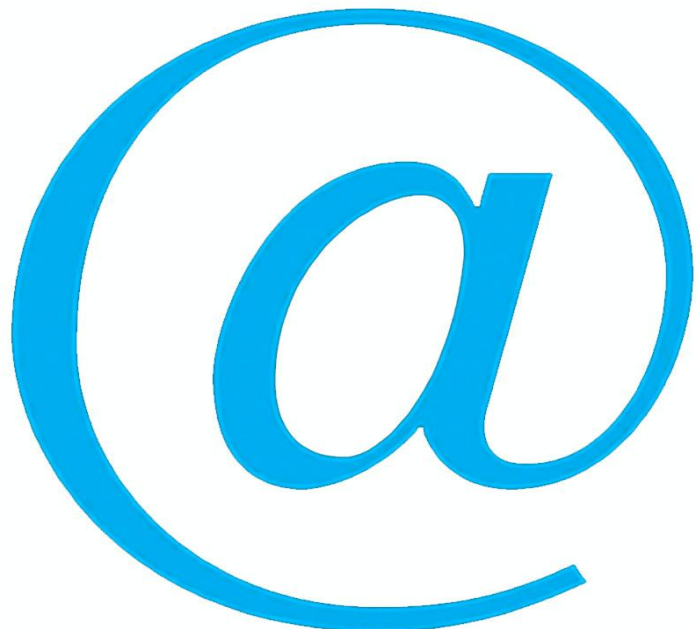


COMPARATIVE MARKET ANALYSIS

9 LAMP ROAD, NORTH WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projection
9 Lamp Road
North Wonthaggi, VIC, 3995

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

9 LAMP ROAD, NORTH WONTHAGGI, VIC 3995



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

3 2 2

Property Type: House - N/A

RPD: 17//PS823854 (12230880)

Area: 560 m²

Area \$/m2: \$647

Land Use: DETACHED DWELLING (UNSPECIFIED)

Water/Sewerage:

Zoning

Property ID: 1505714380 /

Council: BASS COAST SHIRE

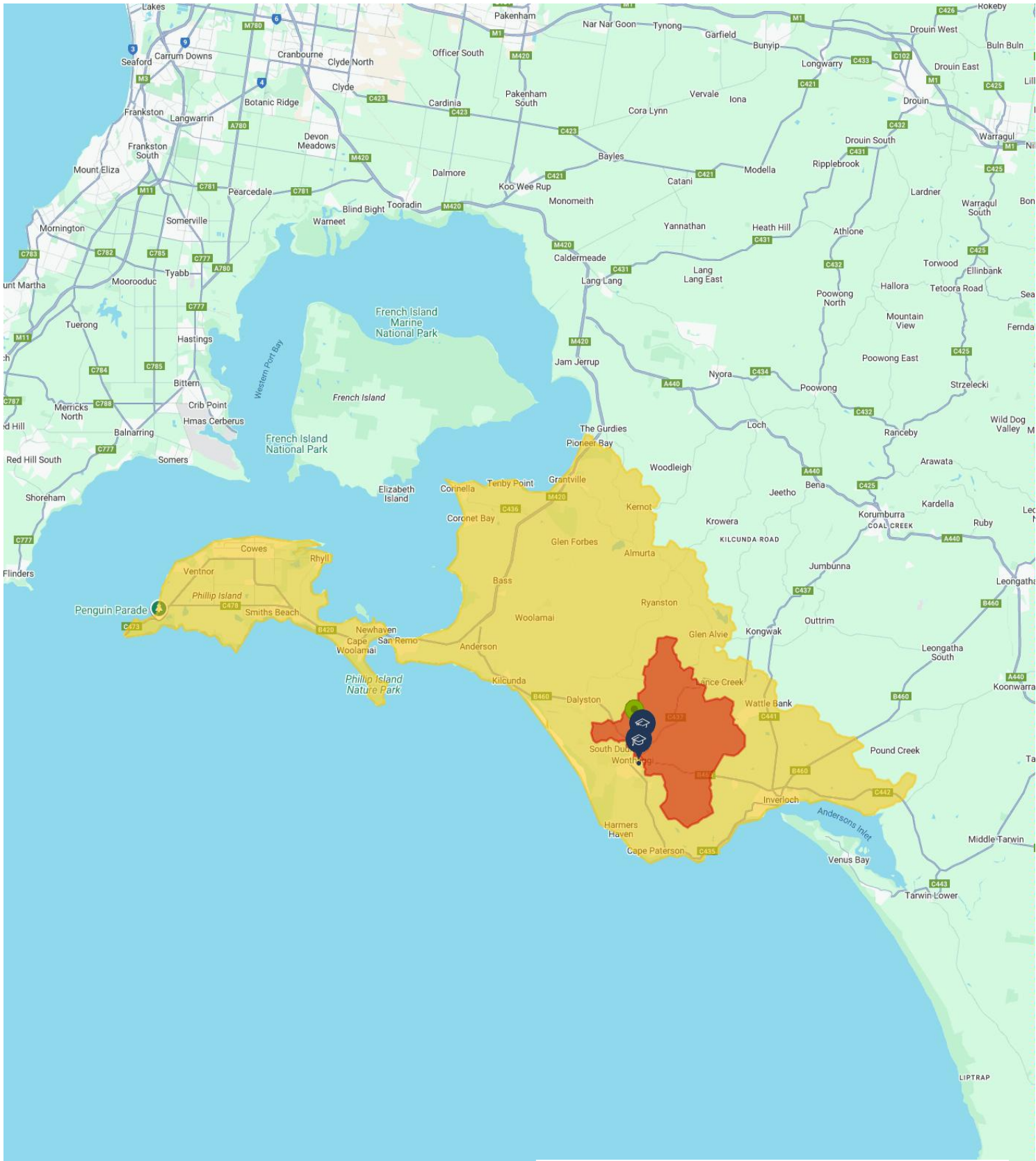
UBD Ref: UBD Ref:

Features: Build Yr: 2023, Storeys: 1, Lowset, Contemporary, Solar Panels, Deck, Ensuite, Verandah/Deck, Built in Robes, Modern Kitchen, Air Conditioned, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 362,500	14/12/2022	THE PROPRIETORS	559 m²	Normal Sale	No
\$ 210,000	13/10/2020	THE PROPRIETORS	559 m²	Normal Sale	No
\$ 160,000	06/03/2019	THE PROPRIETORS	0 m²	Normal Sale	No

School Catchment Areas



Wonthaggi North Primary School

Prep - 6

Co-ed



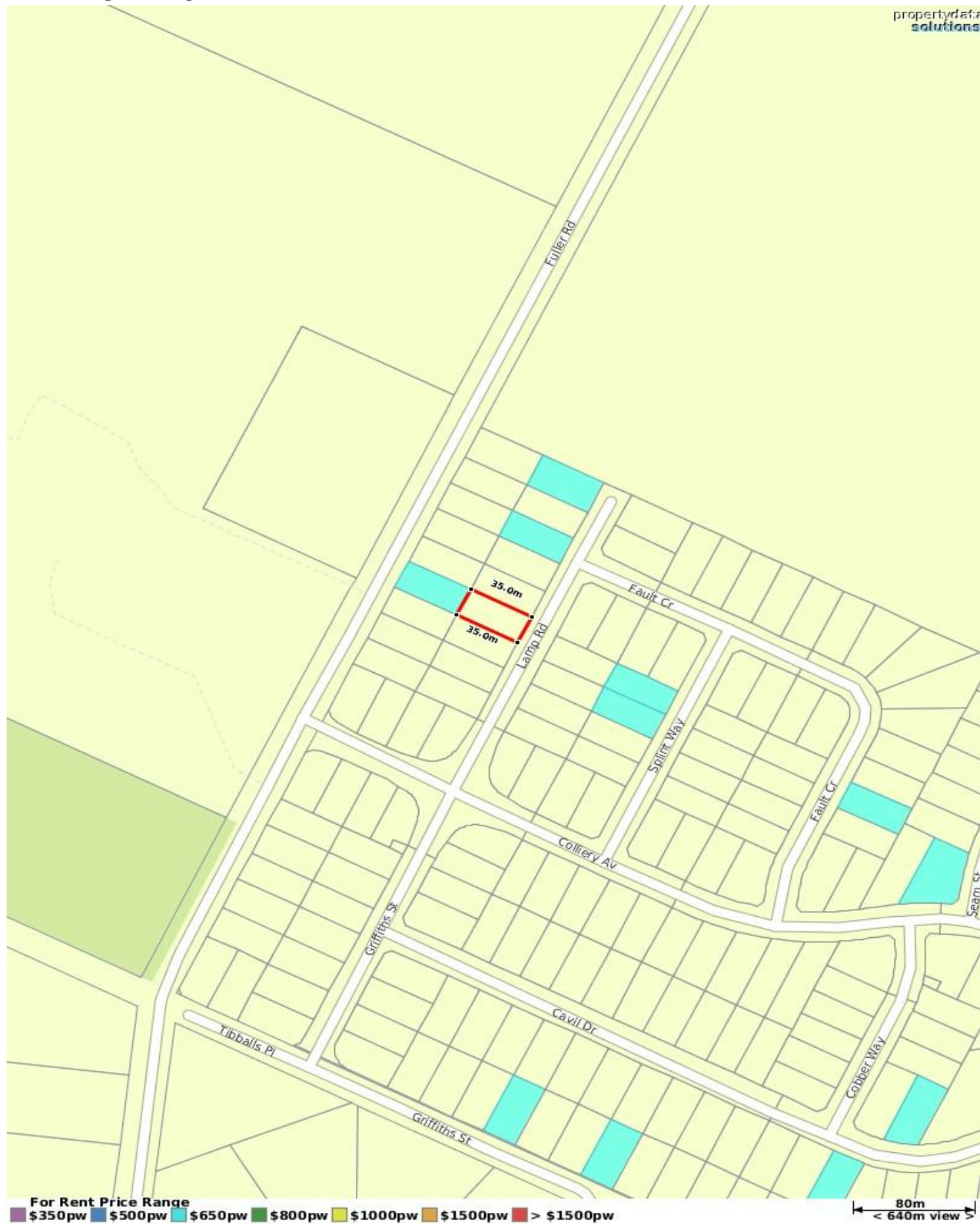
Bass Coast College

7 - 12

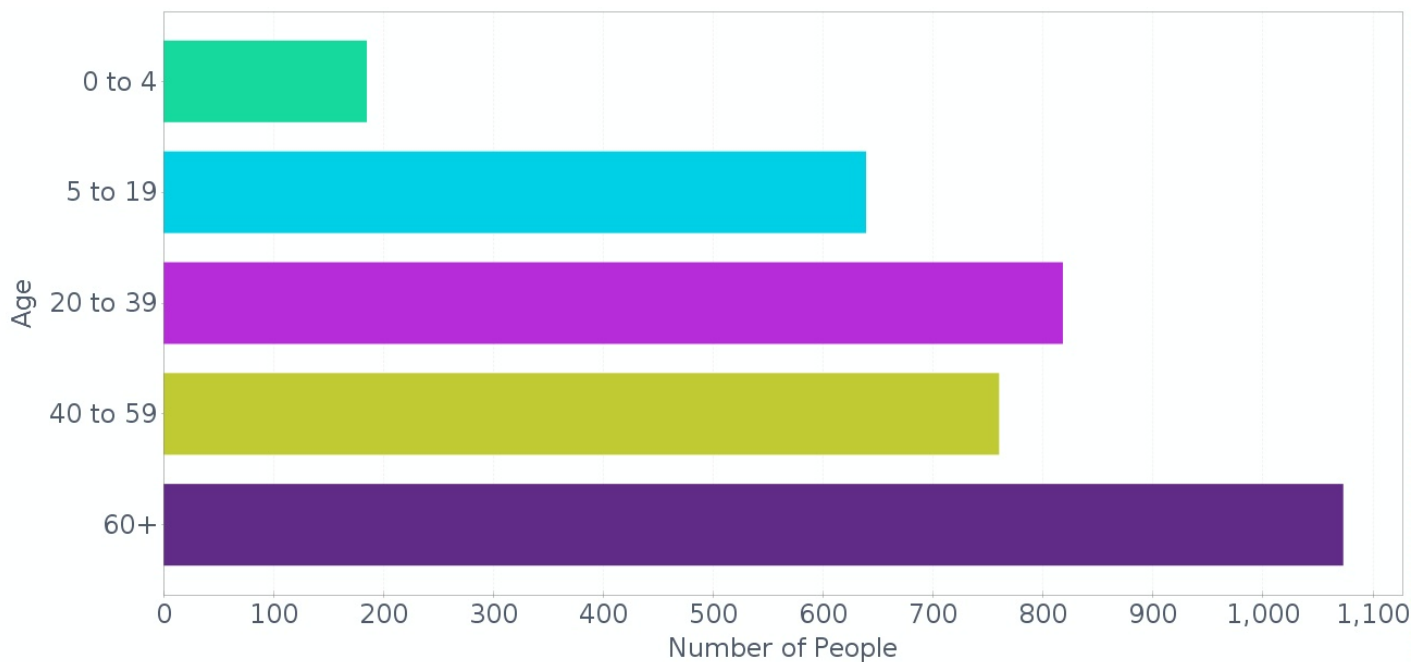
Co-ed



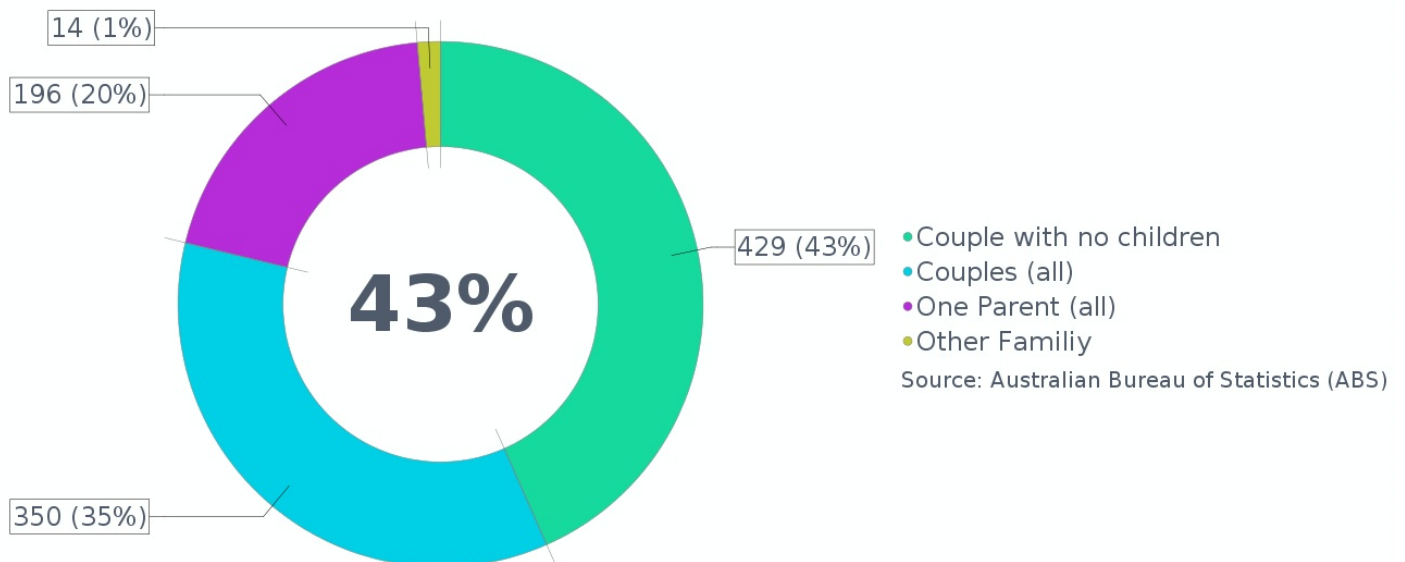
Nearby Properties For Rent



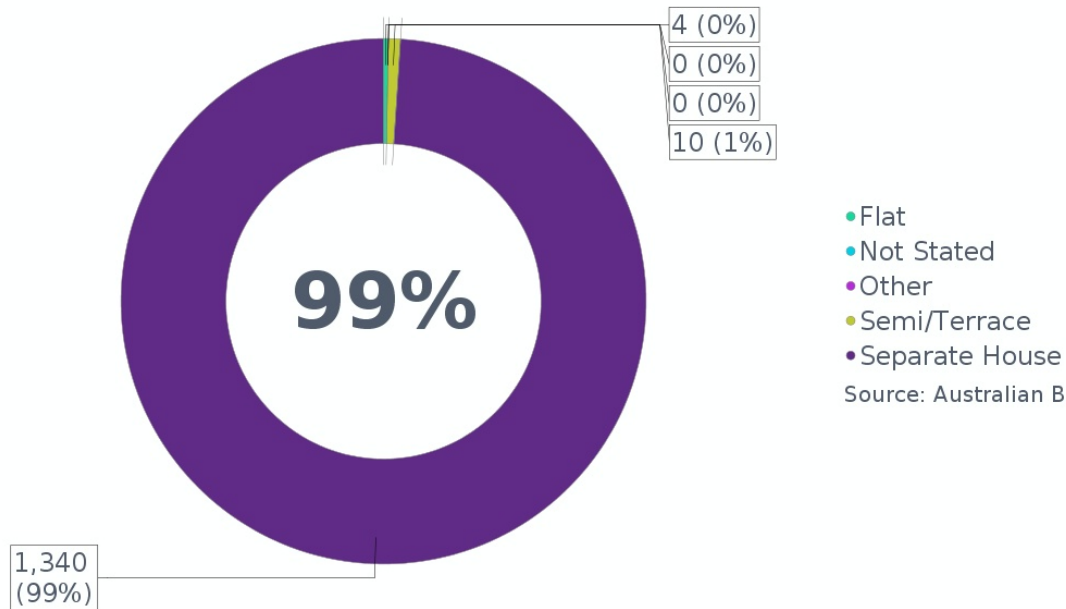
Age of Population (2021)



Family Composition (2021)

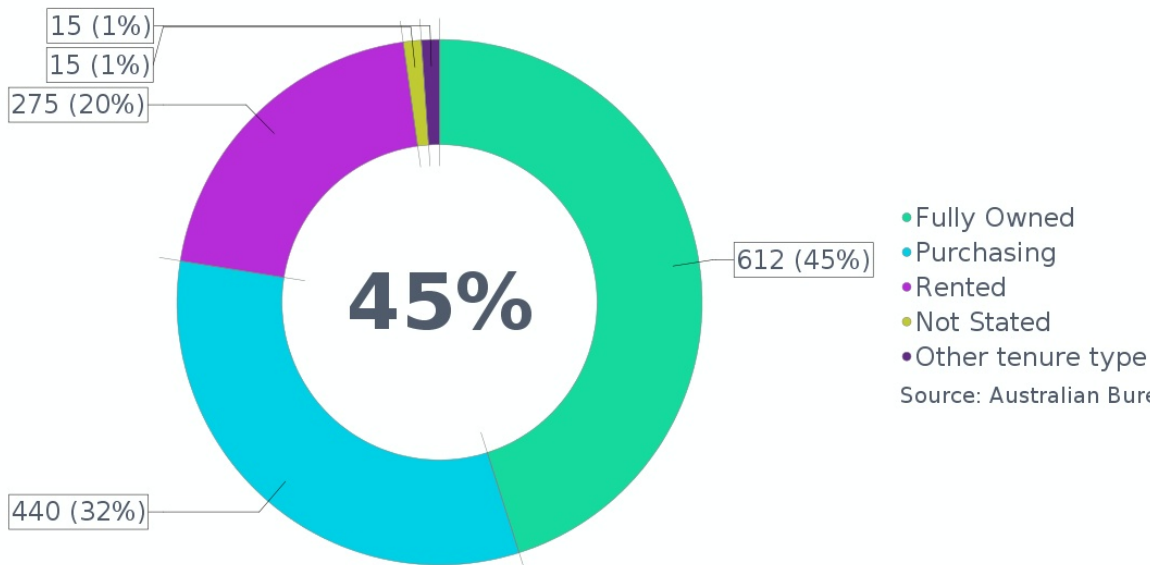


Dwelling Structure (2021)



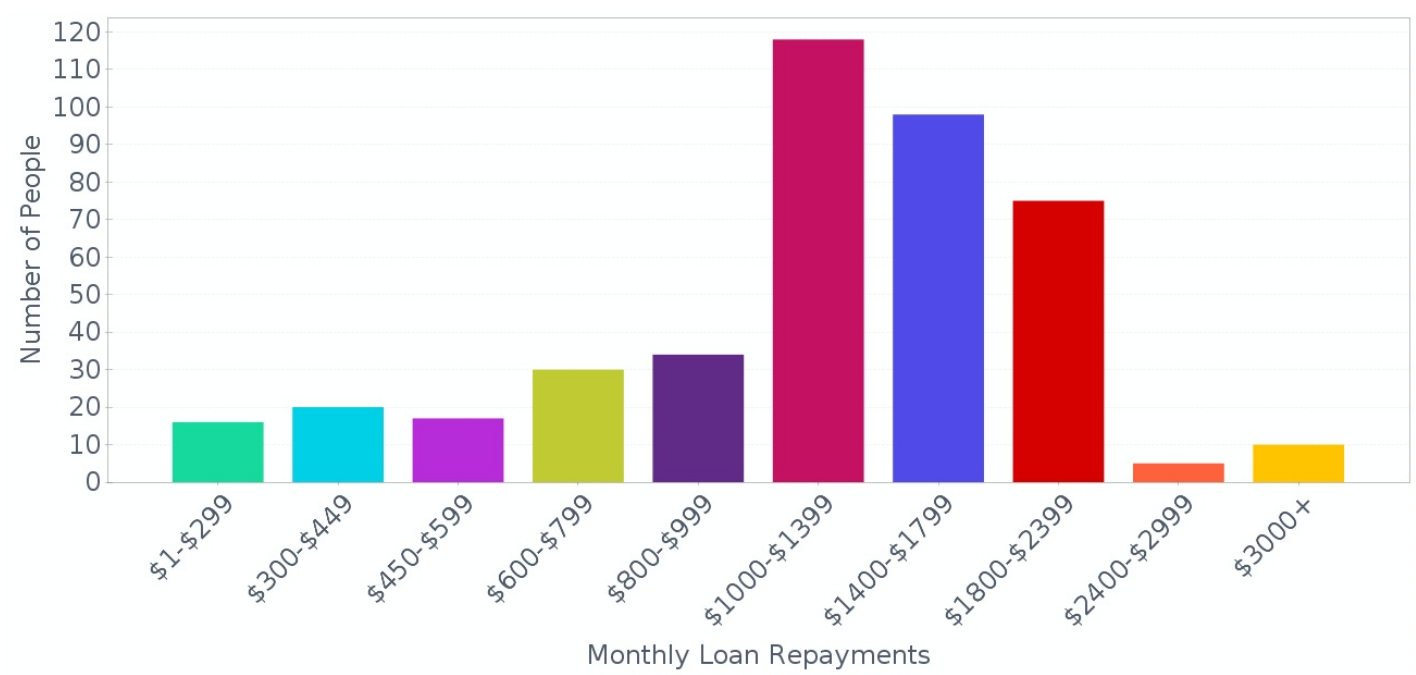
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

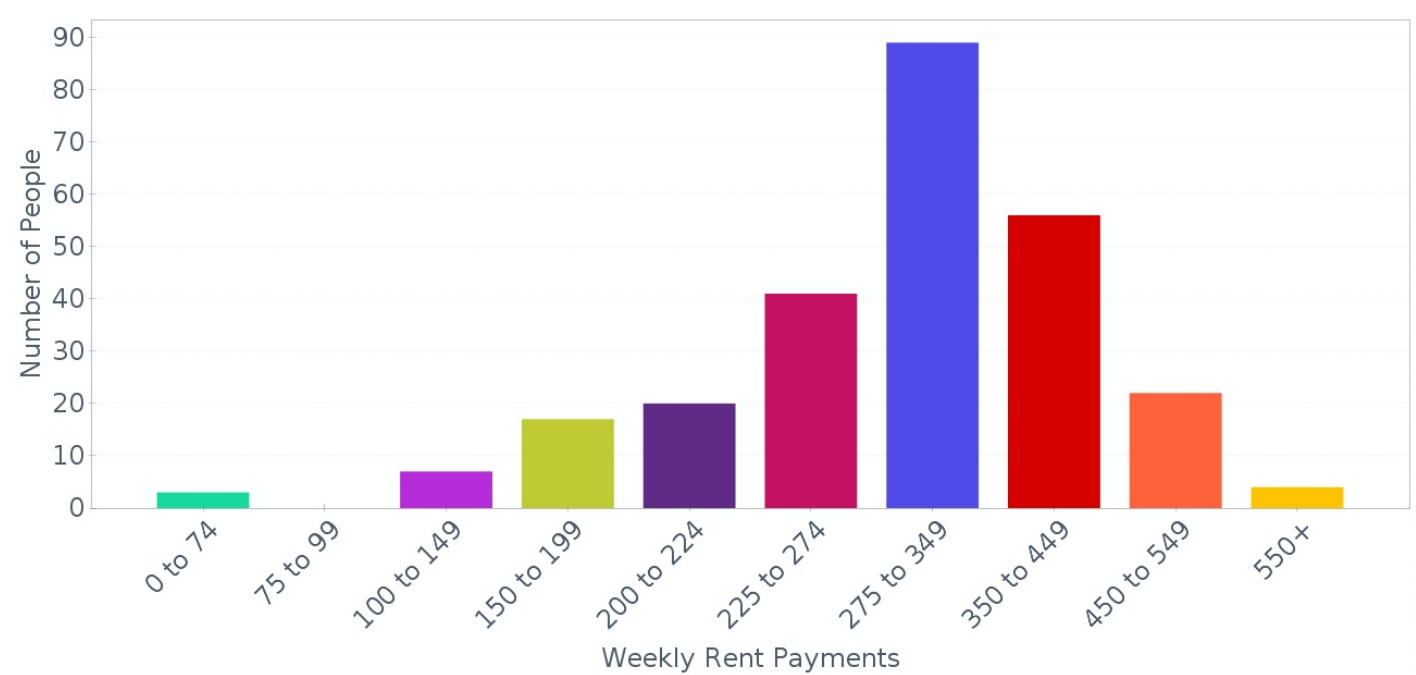


Source: Australian Bureau of Statistics (ABS)

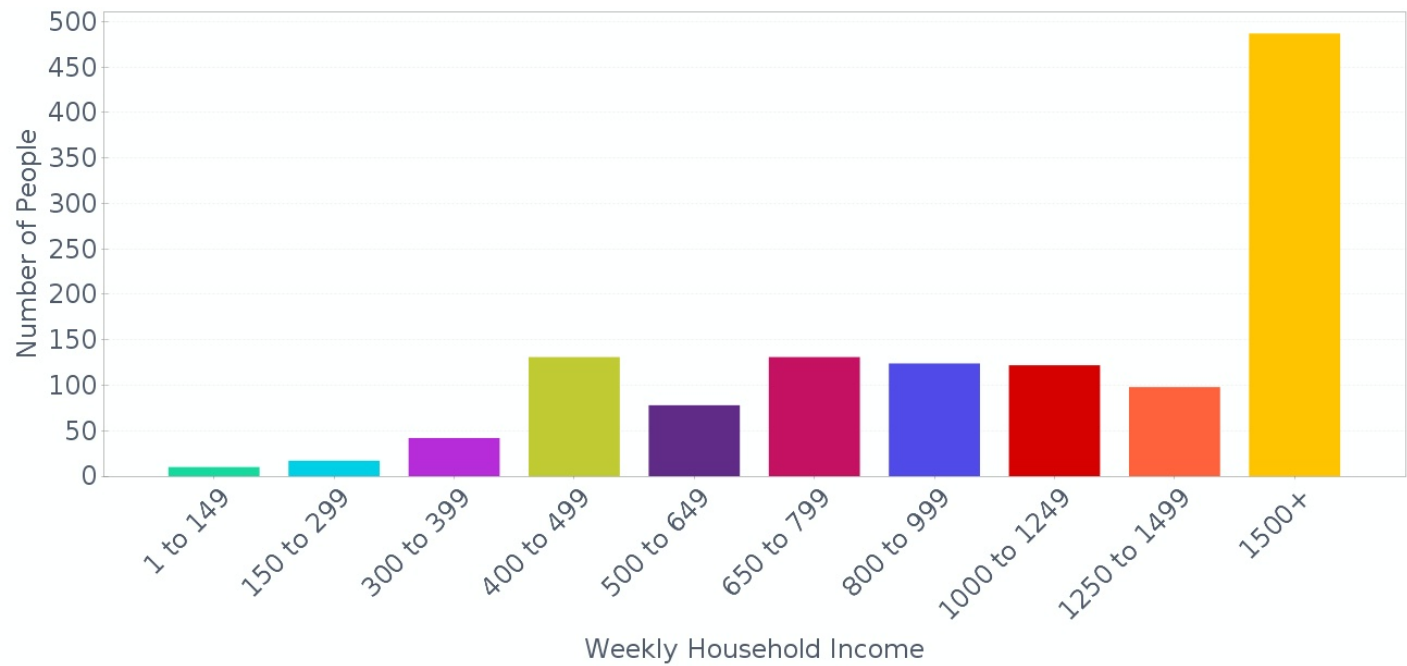
Home Loan Repayments - Monthly (2021)



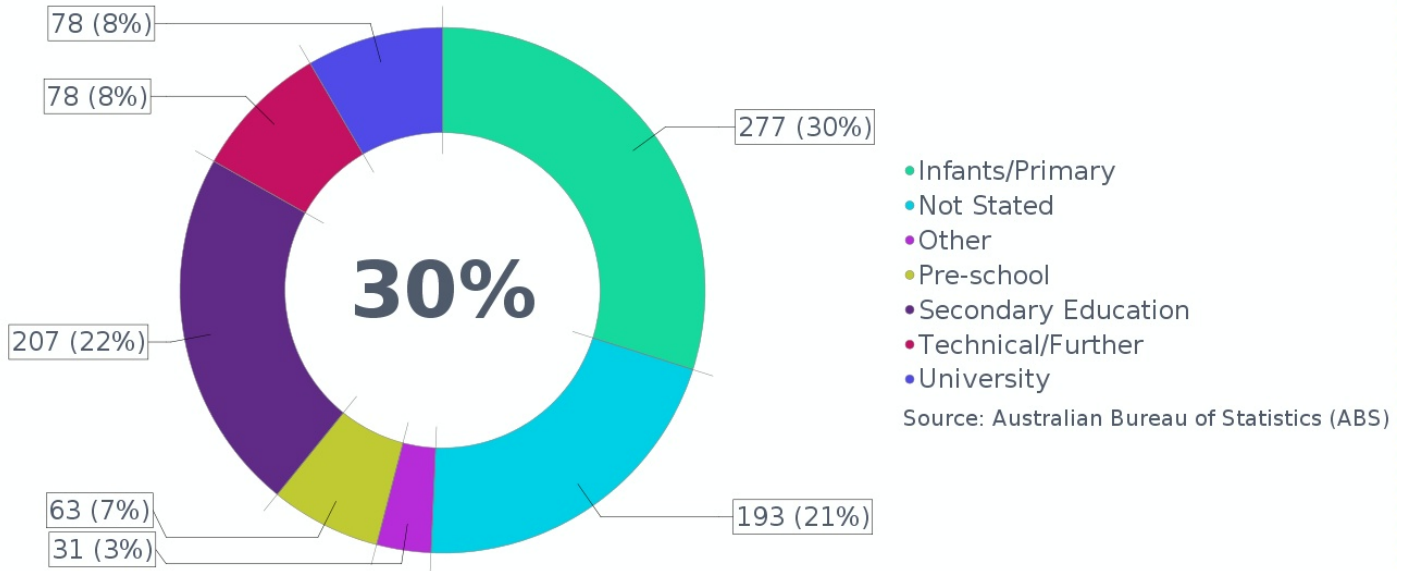
Rent Payments - Weekly (2021)



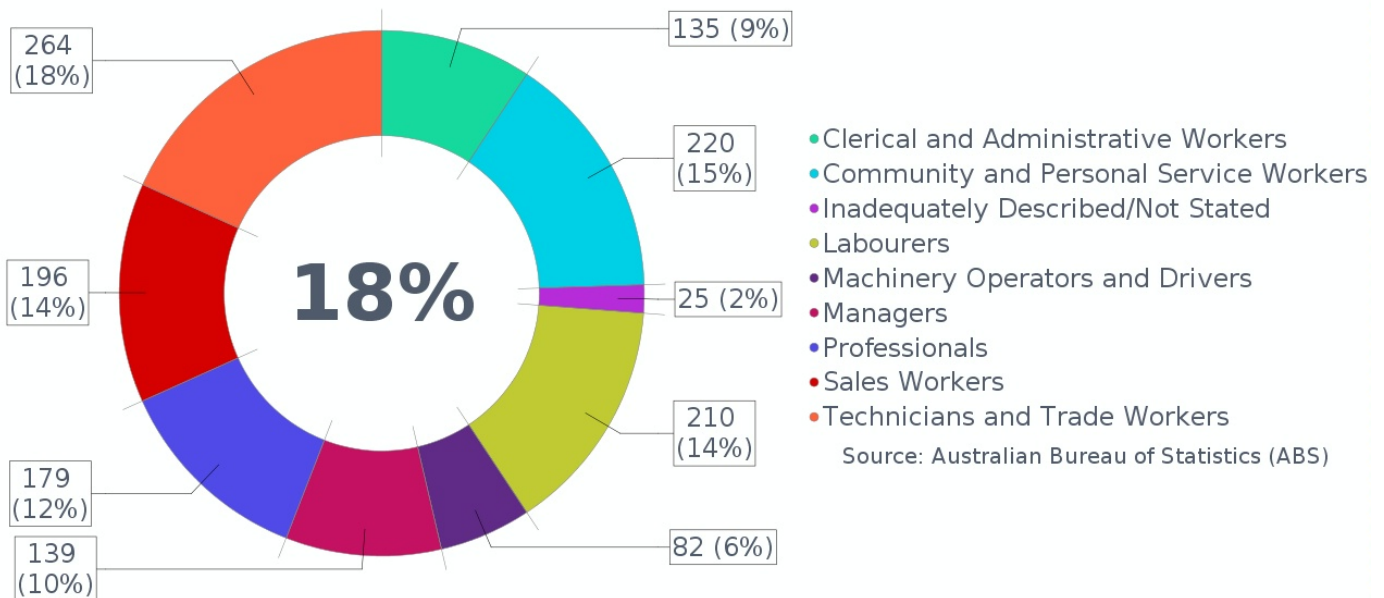
Household Income - Weekly (2021)



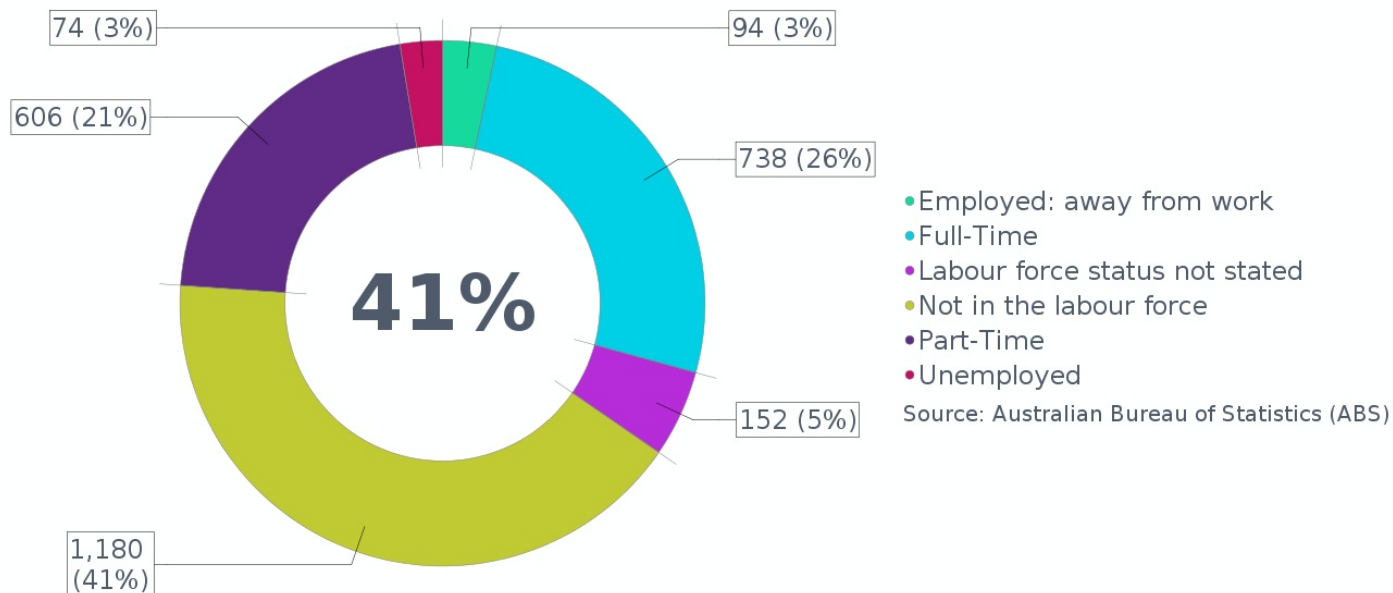
Non-School Qualification: Level of Education (2021)



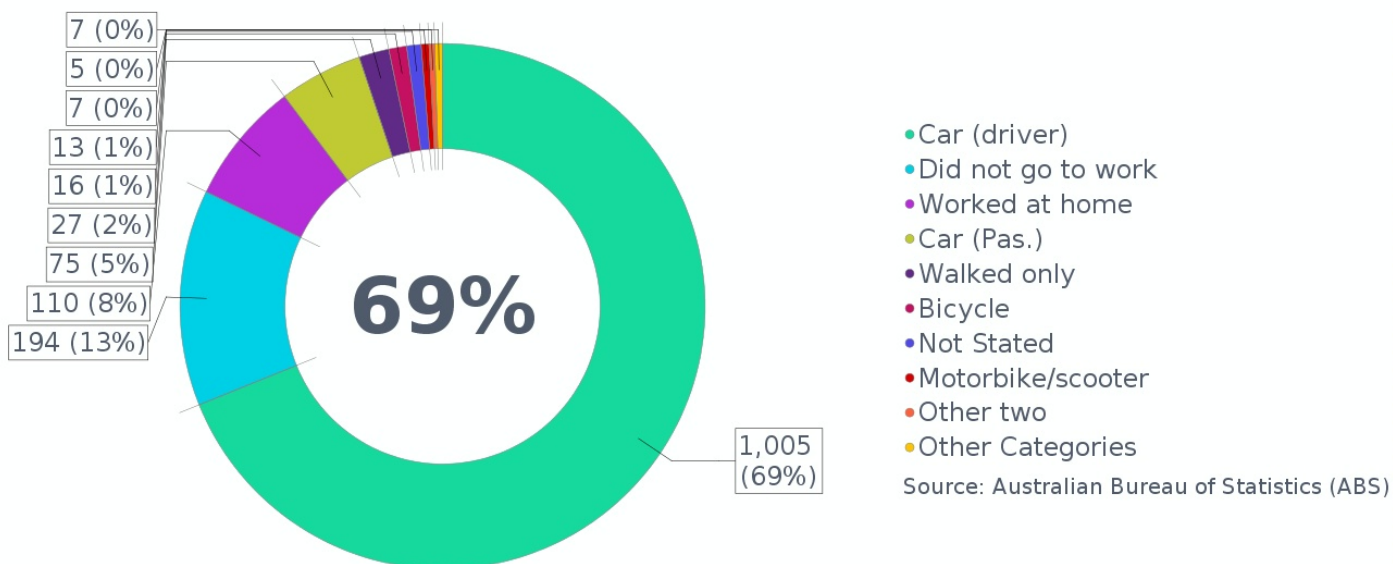
Occupation (2021)



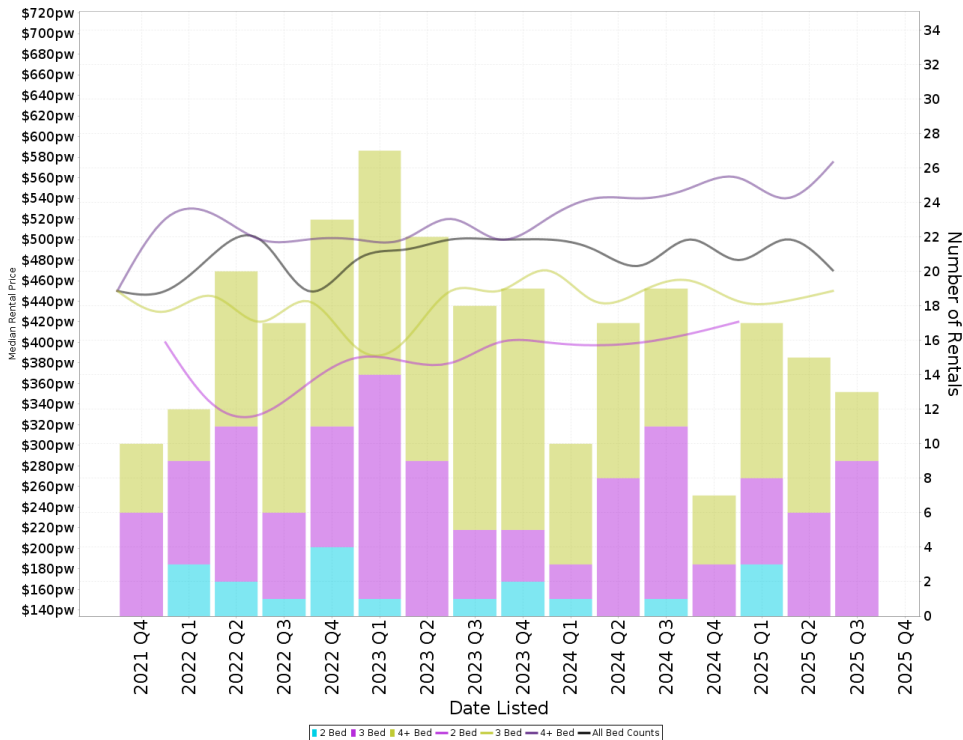
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.4%

Current Median Price: \$585,000
Previous Median Price: \$555,000

Based on 163 registered House sales compared over the last two rolling 12 month periods.

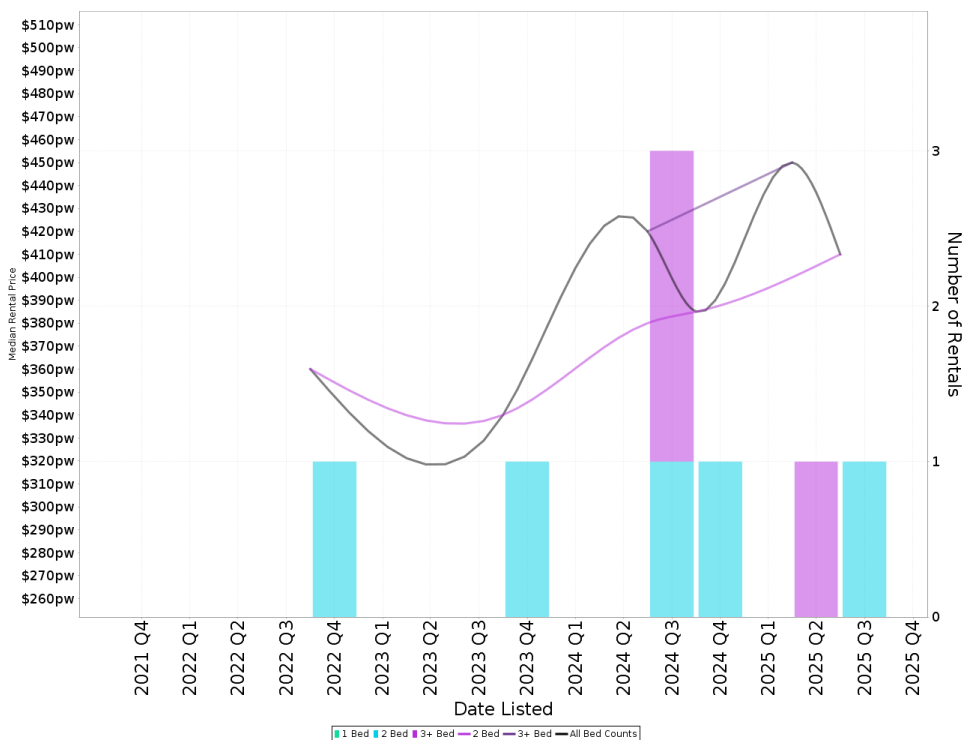
Suburb Rental Yield

+4.3%

Current Median Price: \$585,000
Current Median Rent: \$480

Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$404,500
Previous Median Price: \$395,000

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

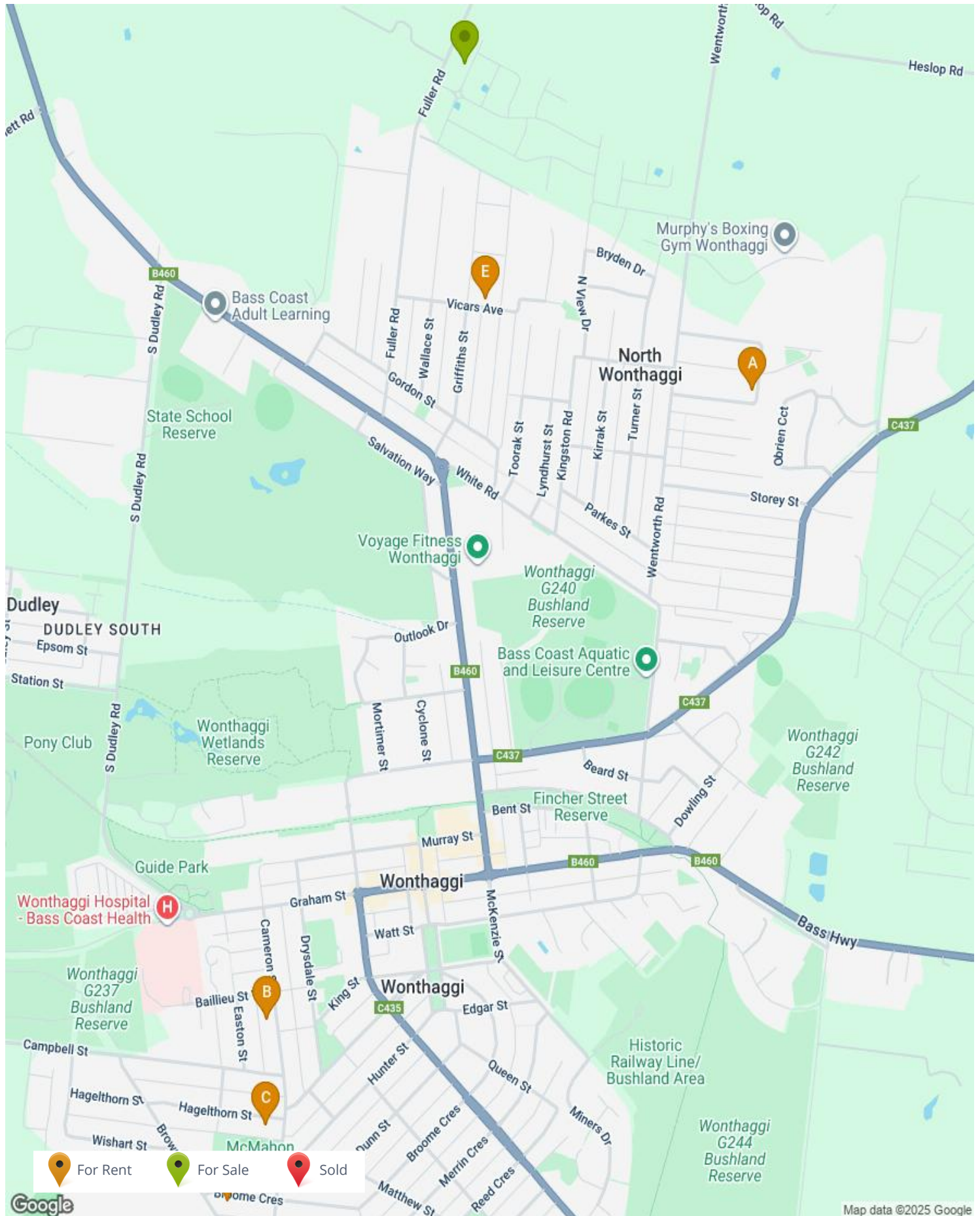
Suburb Rental Yield

+5.3%

Current Median Price: \$404,500
Current Median Rent: \$410

Based on 3 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 5 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 \$540 with a median rental price of \$515. Days listed ranges from 6 to 78 days with the average currently at 29 days for these selected properties.

27A OXFORD WAY, NORTH WONTHAGGI 3995			3	2	1
	Property Type: House Area: 483 m ² (17 m ²) RPD: 1//PS606469	Current Rent Price: \$510 per week First Rent Price: \$510 per week Month Listed: November 2025 Days on Market: 6 Days	A		
	Features:				
14 CAMERON ST, WONTHAGGI 3995			3	1	2
	Property Type: House Area: 1,009 m ² RPD: 18/54A/PP5871	Current Rent Price: \$515 per week First Rent Price: \$515 per week Month Listed: October 2025 Days on Market: 14 Days	B		
	Features:				
57A HAGELTHORN ST, WONTHAGGI 3995			3	2	1
	Property Type: House Area: 458 m ² RPD: 1//PS900133	Current Rent Price: \$540 per week First Rent Price: \$520 per week Month Listed: August 2025 Days on Market: 78 Days	C		
	Features:				
123B BROOME CRES, WONTHAGGI 3995			3	2	1
	Property Type: House Area: 345 m ² RPD: 1//PS816660	Current Rent Price: \$540 per week First Rent Price: \$540 per week Month Listed: August 2025* (Rented) Days on Market: 17 Days	D		
	Features:				
31 VICARS AVE, NORTH WONTHAGGI 3995			3	2	2
	Property Type: House Area: 640 m ² RPD: 7//PS646580	Current Rent Price: \$500 per week First Rent Price: \$500 per week Month Listed: May 2025* (Rented) Days on Market: 31 Days	E		
	Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING				

9 LAMP ROAD, NORTH WONTHAGGI, VIC 3995



Appraisal Price

This market analysis has been prepared on 10/11/2025 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:

\$490pw to \$540pw

Contact your agent for further information:

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