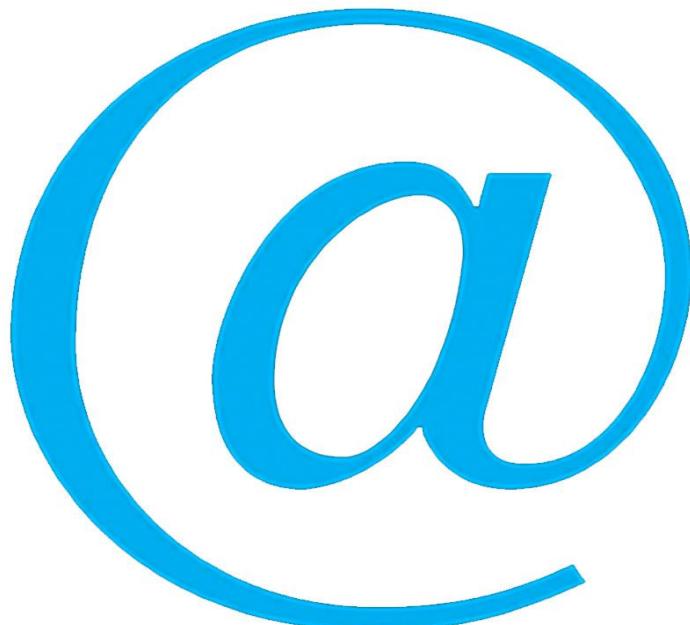


COMPARATIVE MARKET ANALYSIS

8 ROYAL PARADE, INVERLOCH, VIC 3996
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projections
8 Royal Parade
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

8 ROYAL PARADE, INVERLOCH, VIC 3996



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type: Rental

Property Details

3

2

2

Property Type: House - N/A

RPD: 157//PS448856 (10732892)

Area: 816 m²

Land Use: DETACHED DWELLING (EXISTING)

Area \$/m²: \$638

Zoning

Water/Sewerage:

Council: BASS COAST SHIRE

Property ID: 5609460 /

Features: Build Yr: 2005, Storeys: 1, Lowset, Contemporary, Solar Panels, Deck, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s

UBD Ref: UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

Area: Sale Type: Related:

\$ 520,000 05/01/2011 THE PROPRIETORS

815 m² Normal Sale

No

\$ 402,000 05/04/2007 THE PROPRIETORS

815 m² Normal Sale

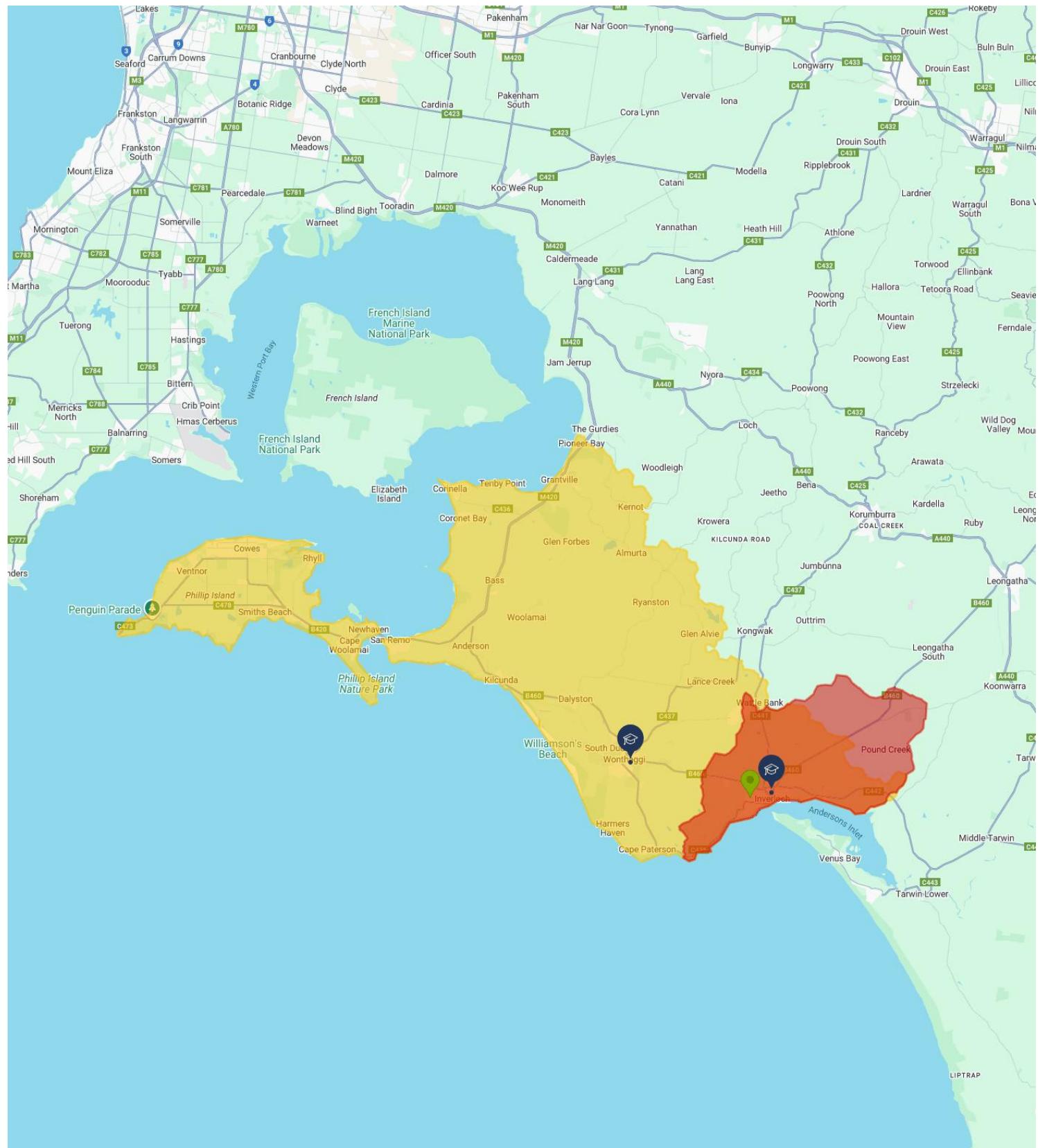
No

\$ 95,000 10/02/2003 THE PROPRIETORS

815 m² Normal Sale

No

School Catchment Areas



Inverloch Primary School

Prep - 6

Co-ed



Bass Coast College

7 - 12

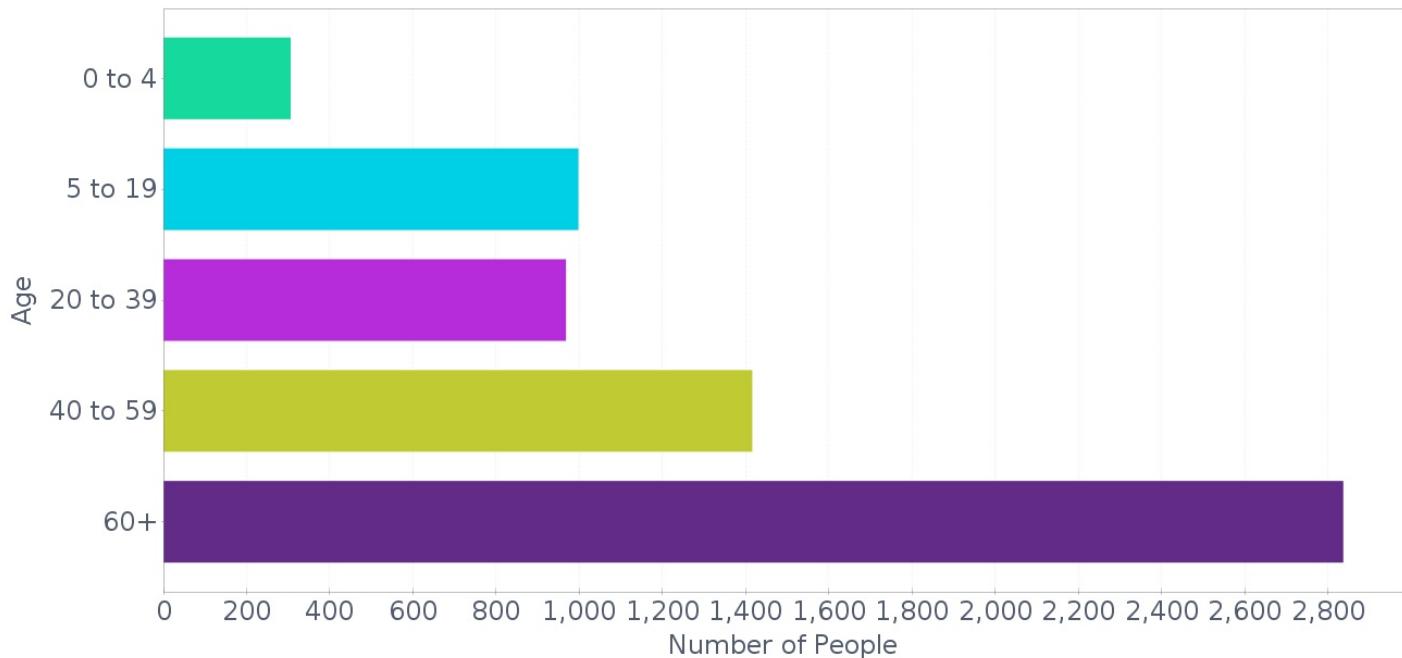
Co-ed



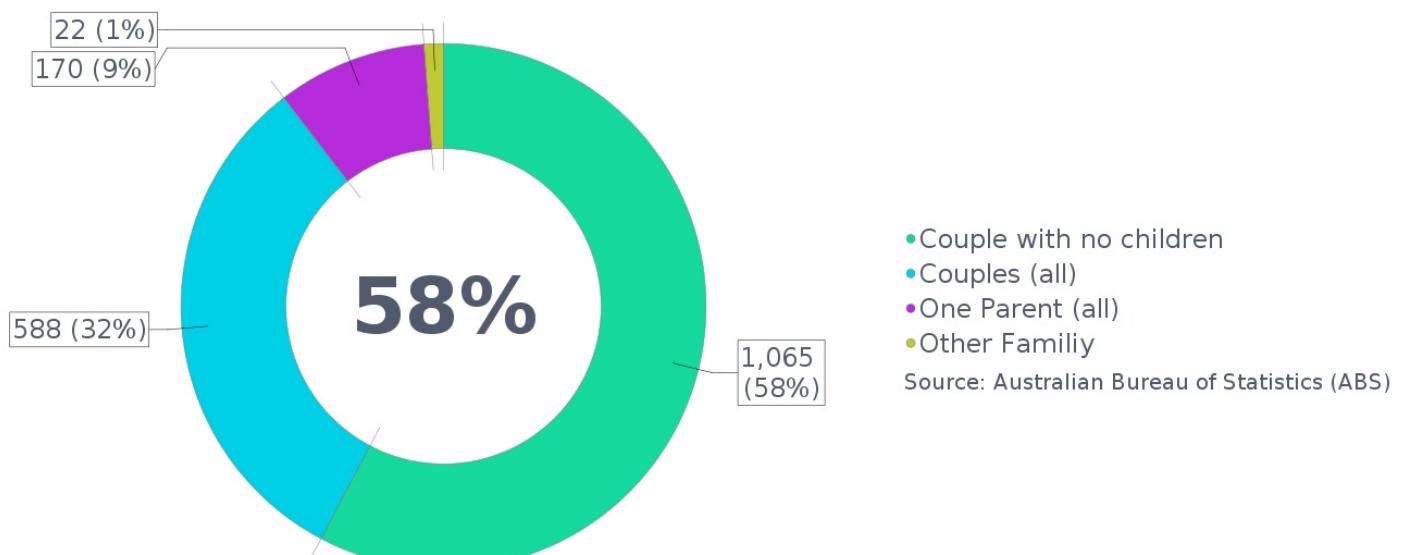
Nearby Properties For Rent



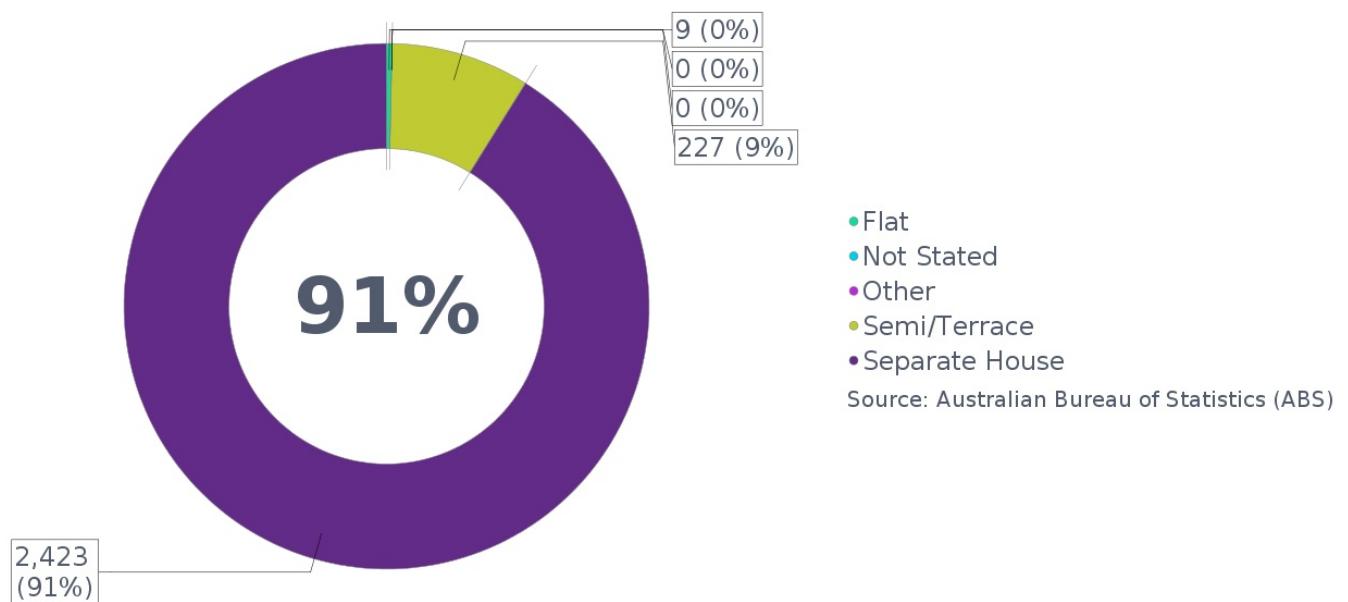
Age of Population (2021)



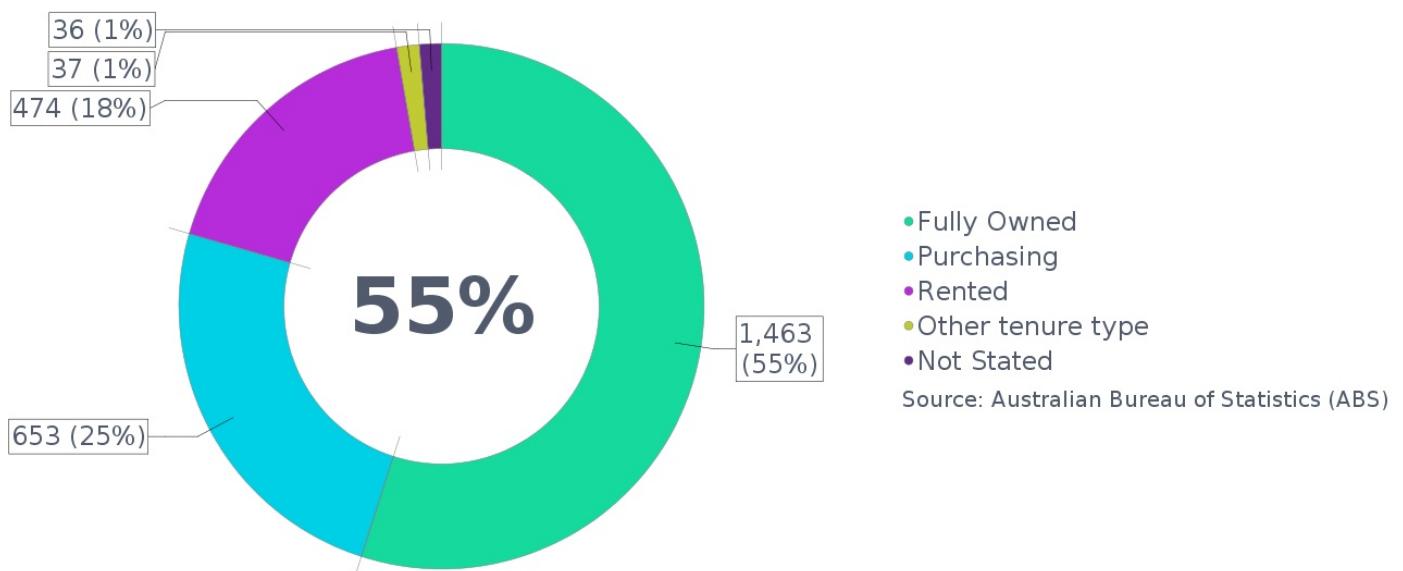
Family Composition (2021)



Dwelling Structure (2021)



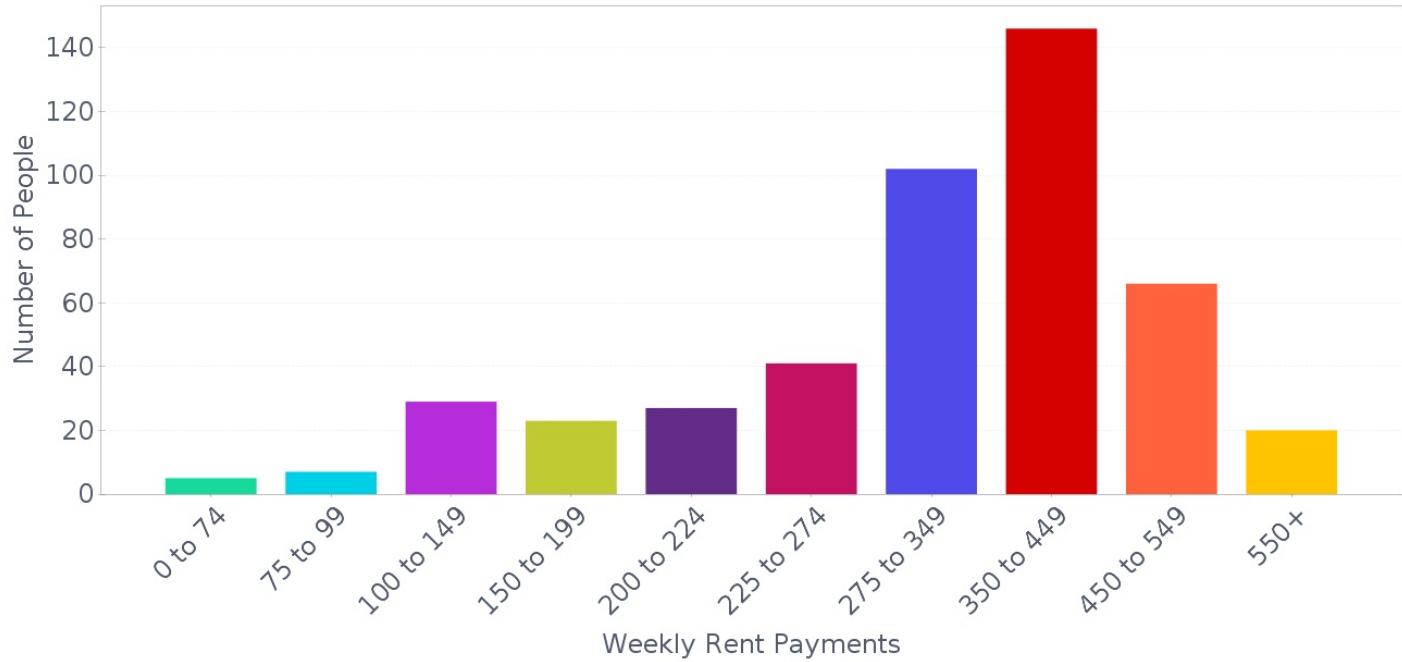
Home Ownership (2021)



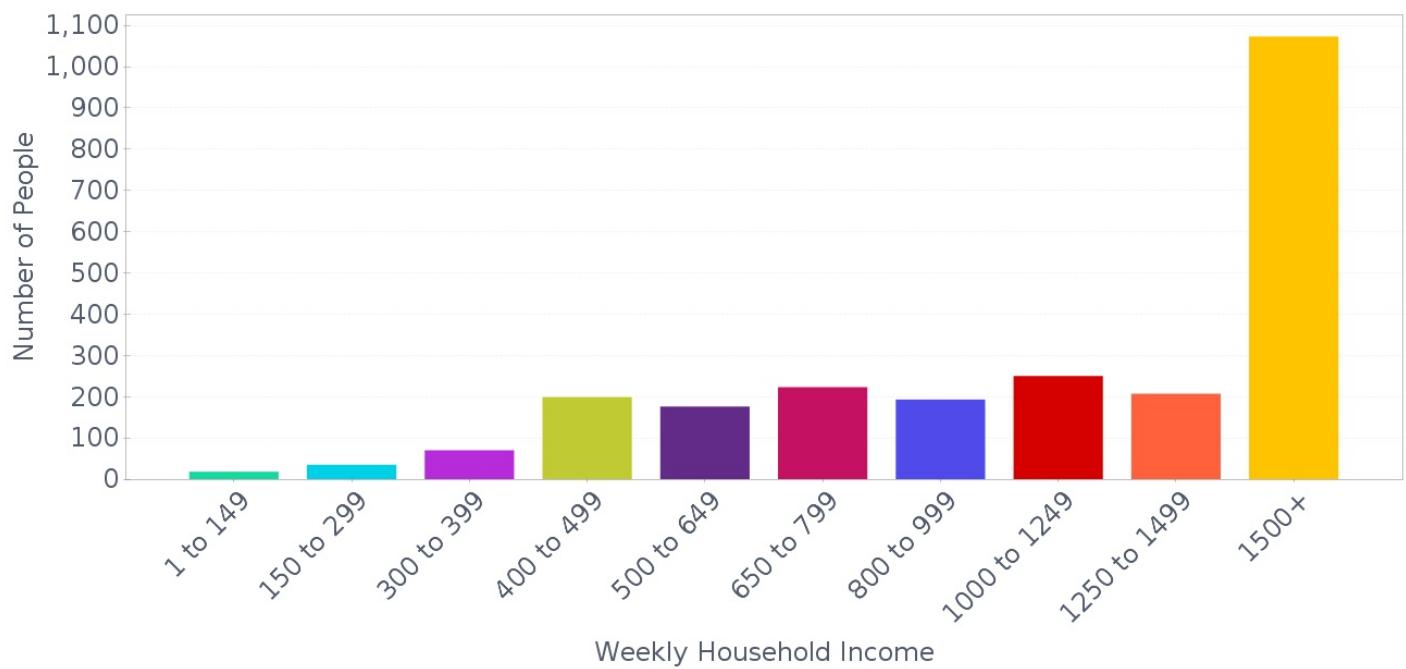
Home Loan Repayments - Monthly (2021)



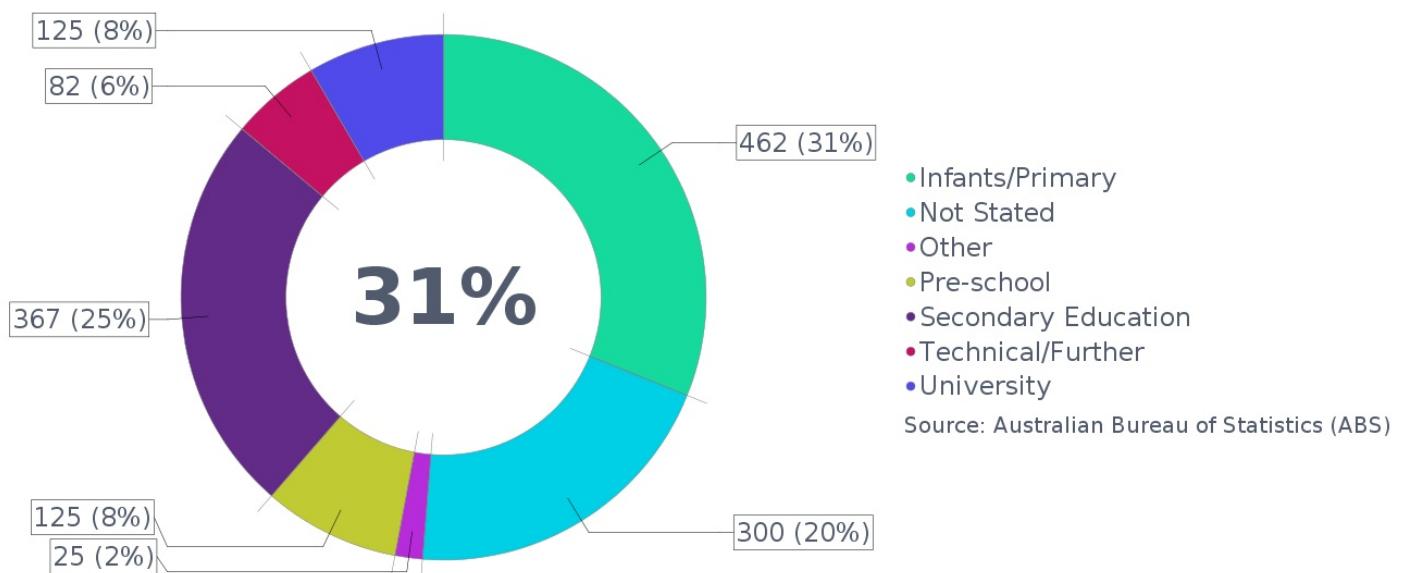
Rent Payments - Weekly (2021)



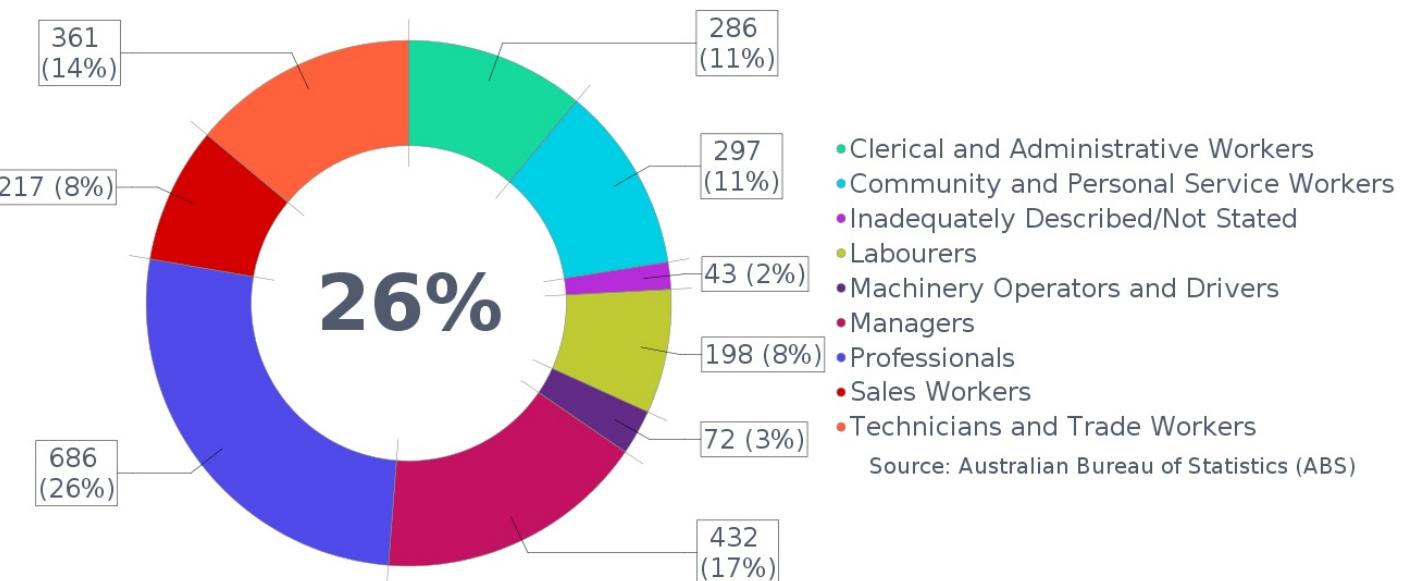
Household Income - Weekly (2021)



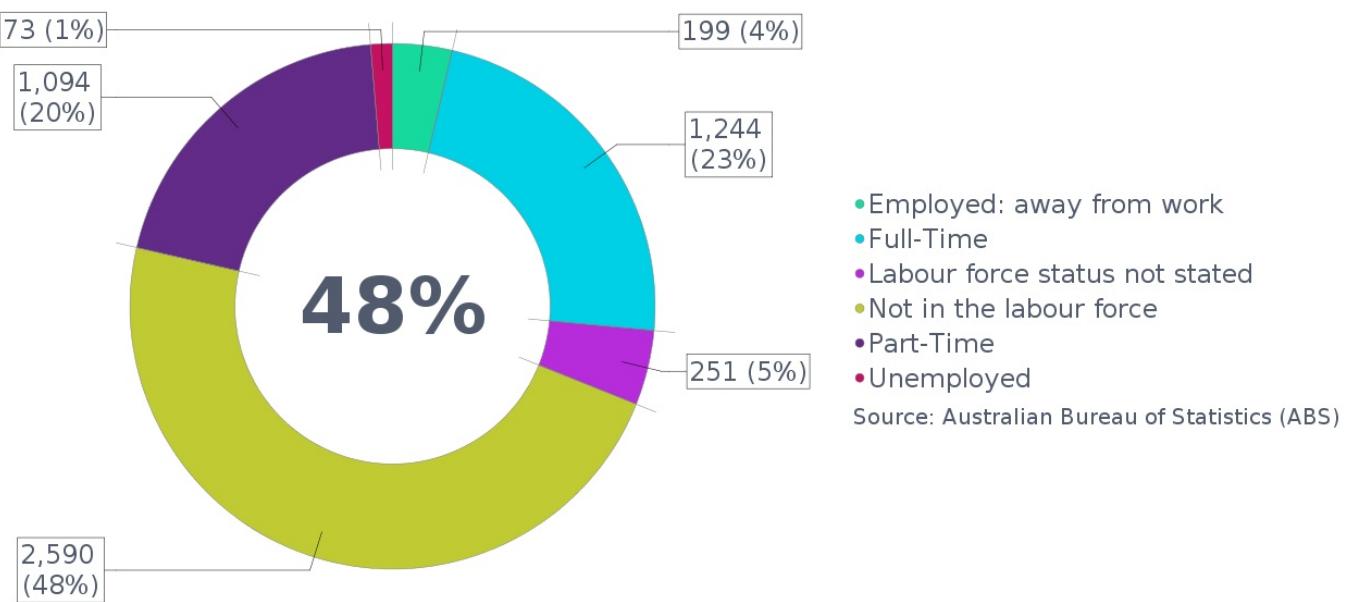
Non-School Qualification: Level of Education (2021)



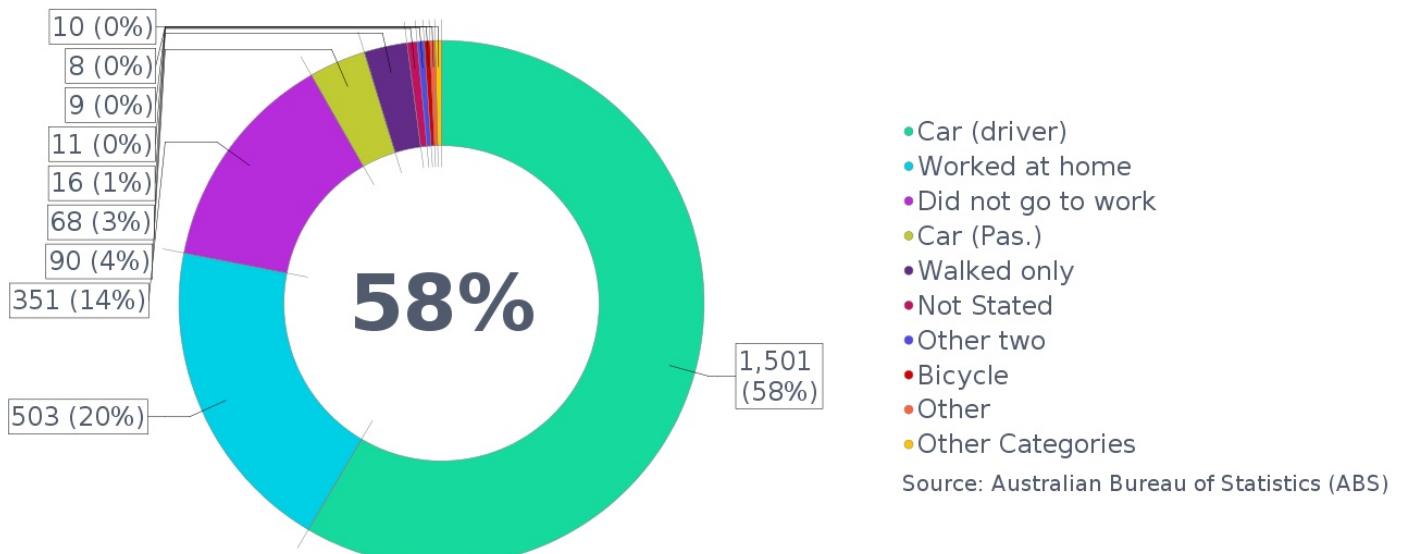
Occupation (2021)



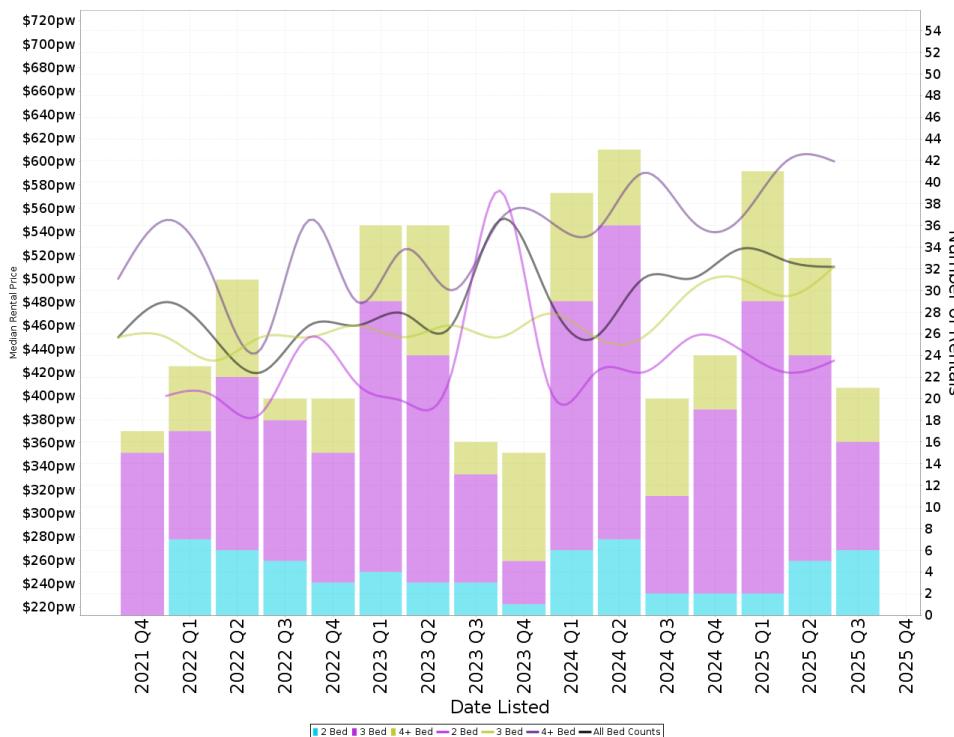
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.6%

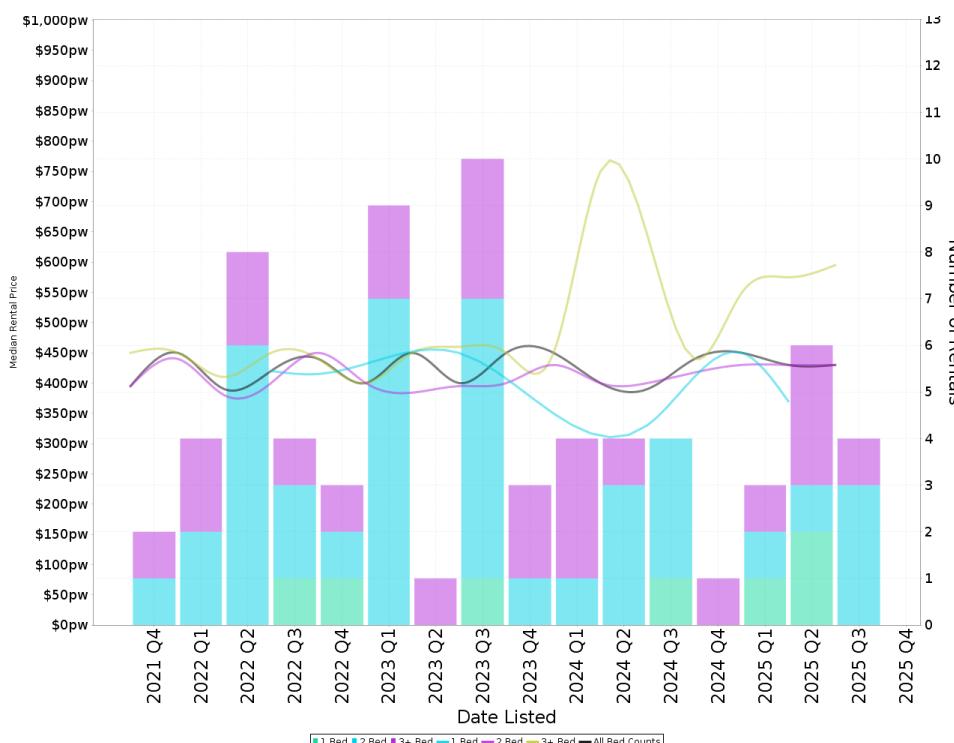
Current Median Price: \$832,000
Previous Median Price: \$900,000
Based on 268 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$832,000
Current Median Rent: \$515
Based on 119 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.6%

Current Median Price: \$660,000
Previous Median Price: \$755,000
Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$660,000
Current Median Rent: \$440
Based on 14 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$580 and the highest for rent price is \$650 with a median rental price of \$600. Days listed ranges from 6 to 50 days with the average currently at 20 days for these selected properties.

5 SMYTHE PL, INVERLOCH 3996

 3  3  4


Property Type: House
Area: 769 m² (769 m²)
RPD: 40//LP216802

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **9 Days**

Features:



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



11 MARGINATA CL, INVERLOCH 3996

 4  2  2


Property Type: House
Area: 704 m²
RPD: 82//PS710375

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **6 Days**

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS, GARDEN



36 HONEYEATER CCT, INVERLOCH 3996

 4  2  2


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

Current Rent Price: **\$650 per week**
First Rent Price: **\$600 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **39 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



8 ROYAL PARADE, INVERLOCH, VIC 3996



Appraisal Price

This market analysis has been prepared on 30/11/2025 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:

\$600pw to \$650pw

Contact your agent for further information:

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