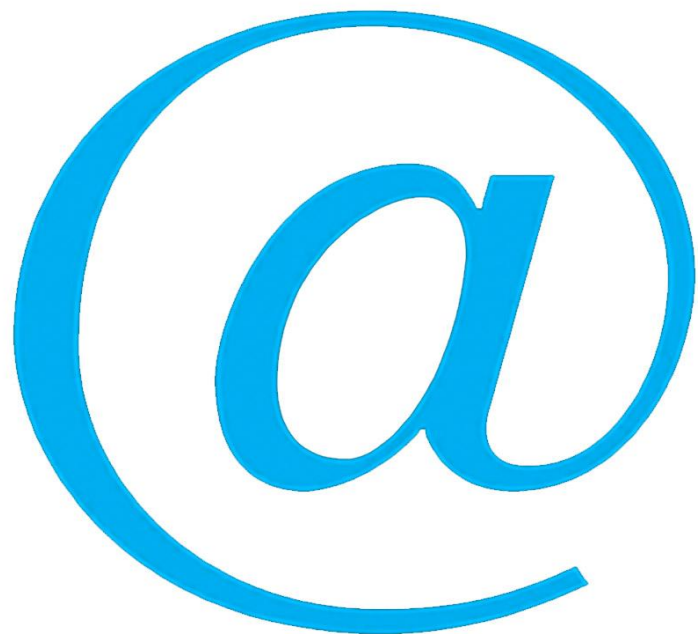


# COMPARATIVE MARKET ANALYSIS

10 DALMONT BAY COURT, INVERLOCH, VIC 3996  
PREPARED BY LEO EDWARDS, [WWW.INVERLOCHATREALTY.COM.AU](http://WWW.INVERLOCHATREALTY.COM.AU)





10 Dalmont Bay Court  
Inverloch, VIC, 3996

RE: Property Rental Appraisal

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Kind Regards

Leo Edwards  
[www.inverlocharealty.com.au](http://www.inverlocharealty.com.au)  
Email: [leo@atrealty.com.au](mailto:leo@atrealty.com.au)  
Phone: 0472 523 445

# 10 DALMONT BAY COURT, INVERLOCH, VIC 3996



## Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

## Property Details

 5  2  2

Property Type: House - N/A

RPD: 10//PS524423 (11094375)

Area: 680 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$213

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Water/Sewerage:

Zoning

Property ID: 14093624 /

Council: BASS COAST SHIRE

UBD Ref: UBD Ref:

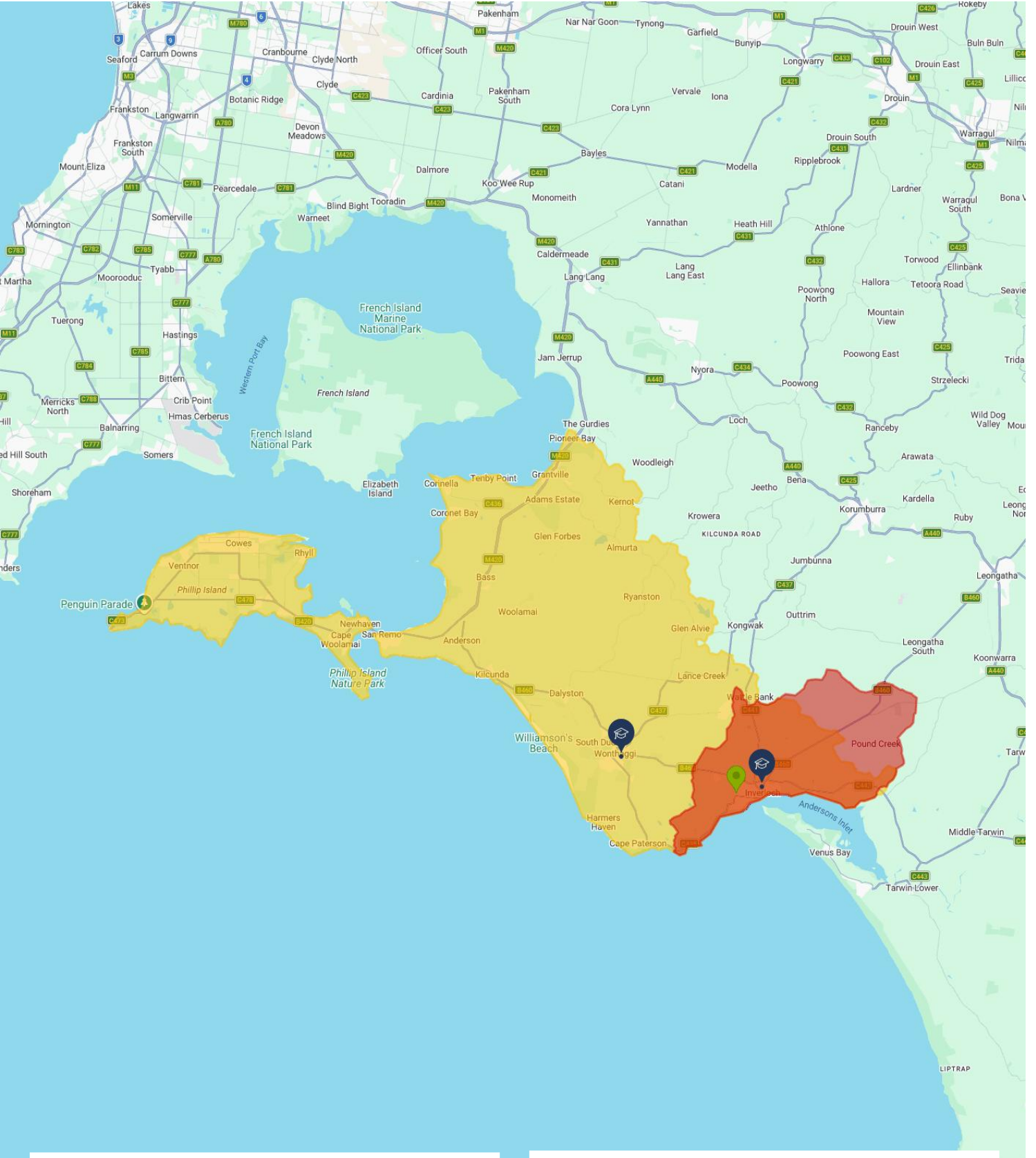
Features: Build Yr: 2016, Wall Type: Brick, Roof Type: Colorbond, Storeys: 2, Double Storey, Brick and Tile, Contemporary, Solar Panels, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close

## Sales History

Sale Amount: \$ 145,000    Sale Date: 01/10/2009    Vendor: THE PROPRIETORS

Area: 0 m<sup>2</sup>    Sale Type: Normal Sale    Related: No

# School Catchment Areas



## Inverloch Primary School

Prep - 6

Co-ed



## Bass Coast College

7 - 12

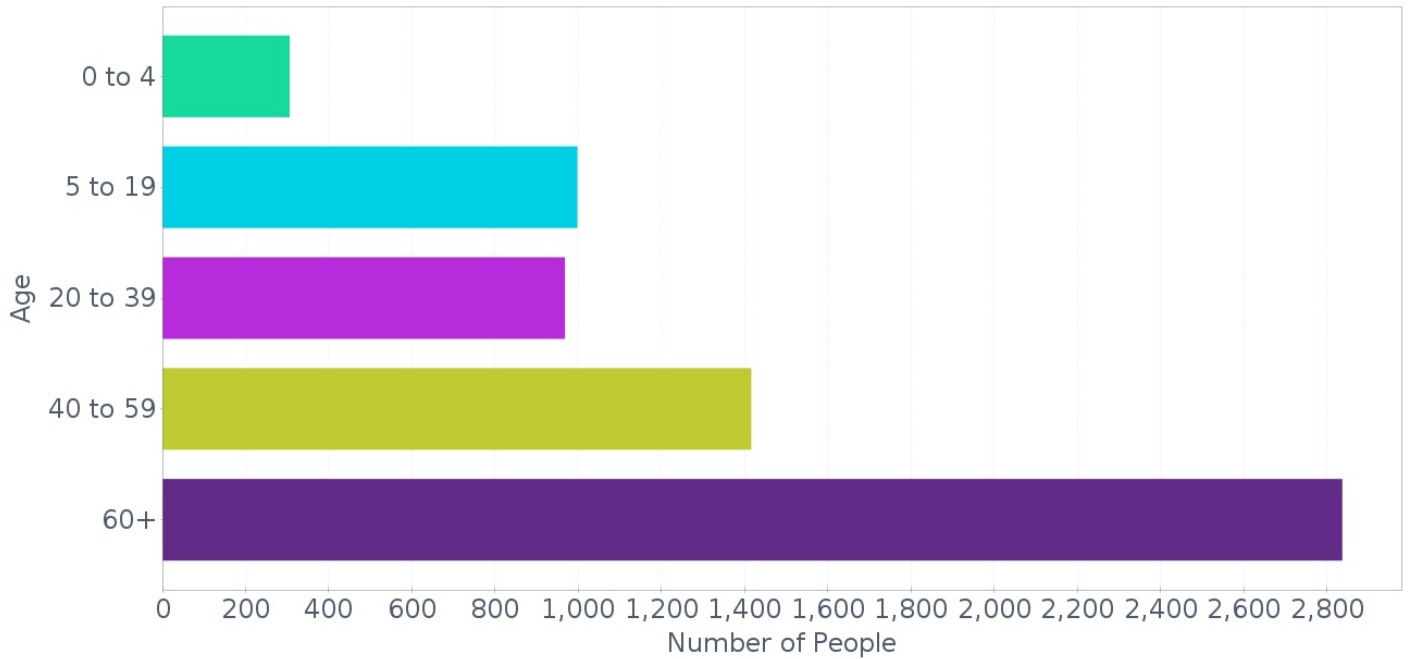
Co-ed



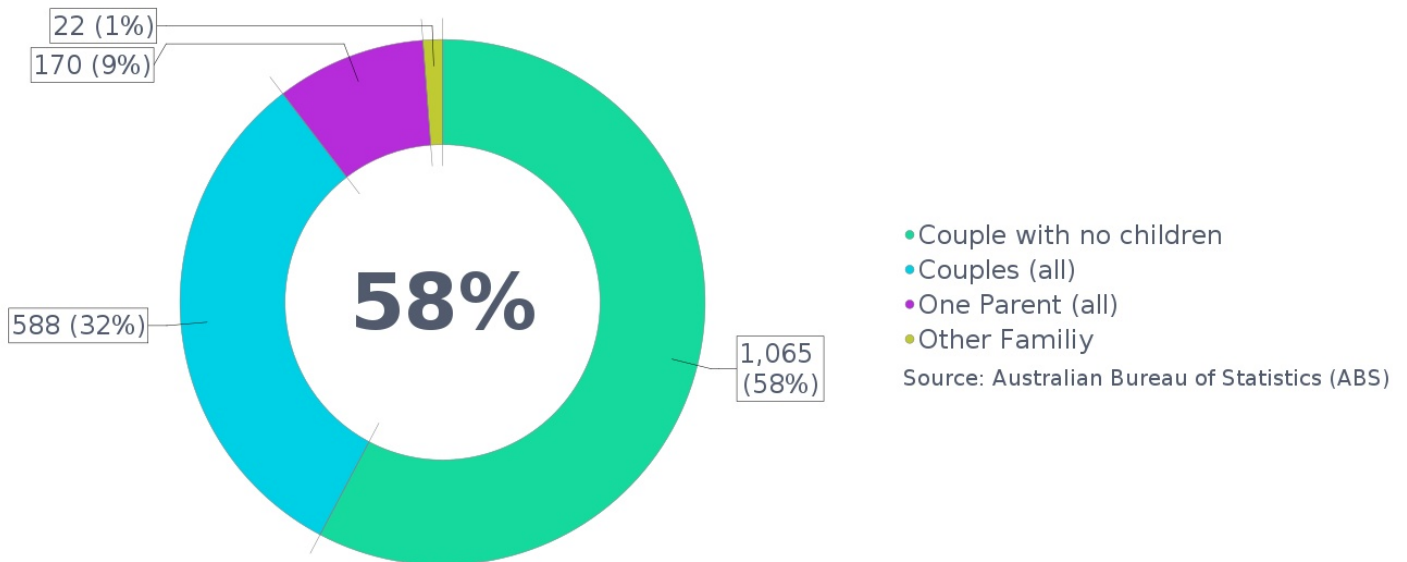
## Nearby Properties For Rent



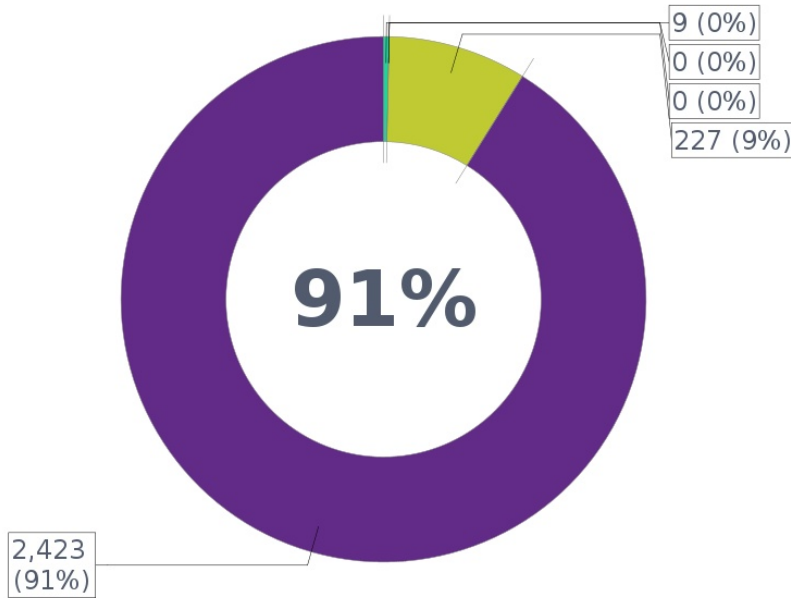
## Age of Population (2021)



## Family Composition (2021)



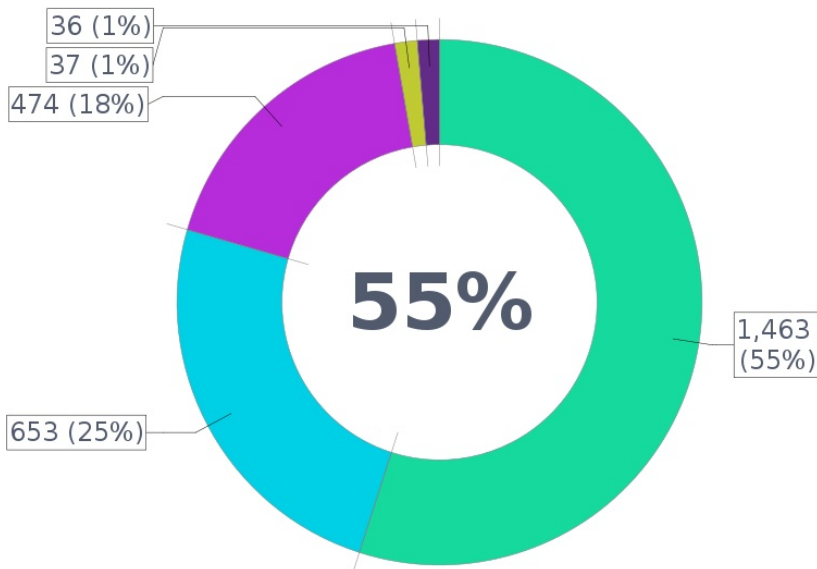
## Dwelling Structure (2021)



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

Source: Australian Bureau of Statistics (ABS)

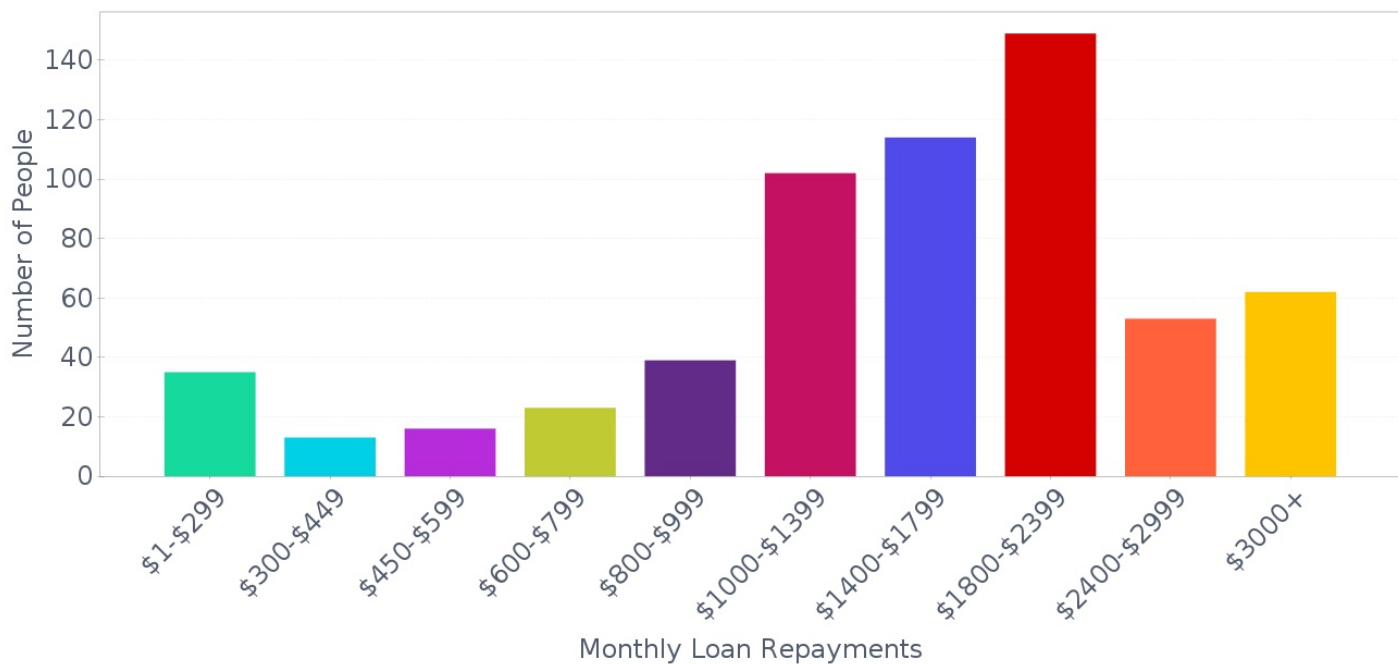
## Home Ownership (2021)



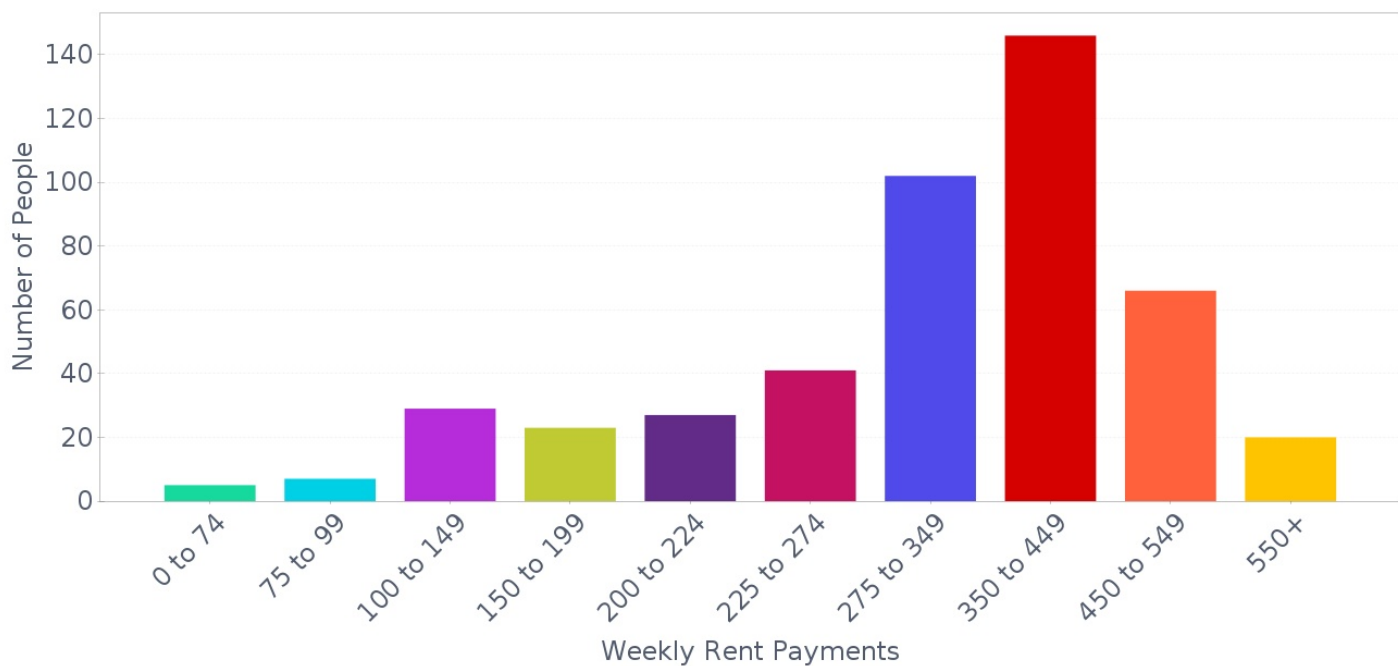
- Fully Owned
- Purchasing
- Rented
- Other tenure type
- Not Stated

Source: Australian Bureau of Statistics (ABS)

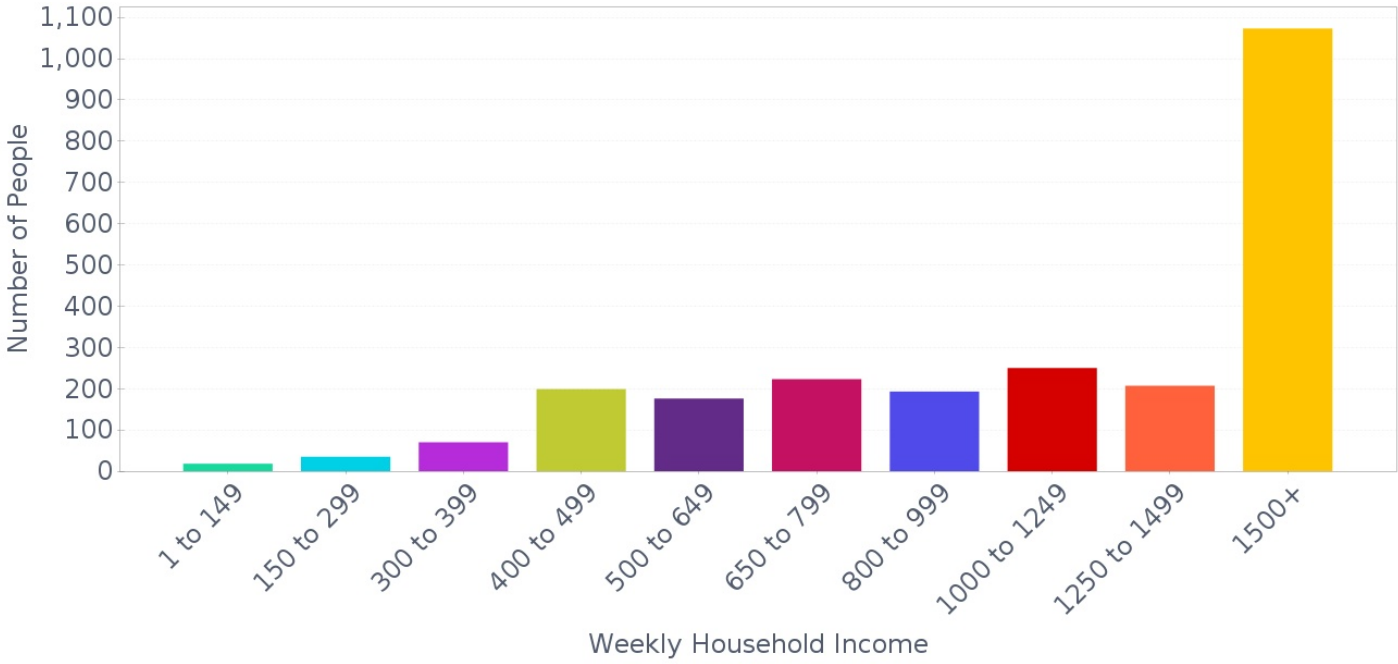
## Home Loan Repayments - Monthly (2021)



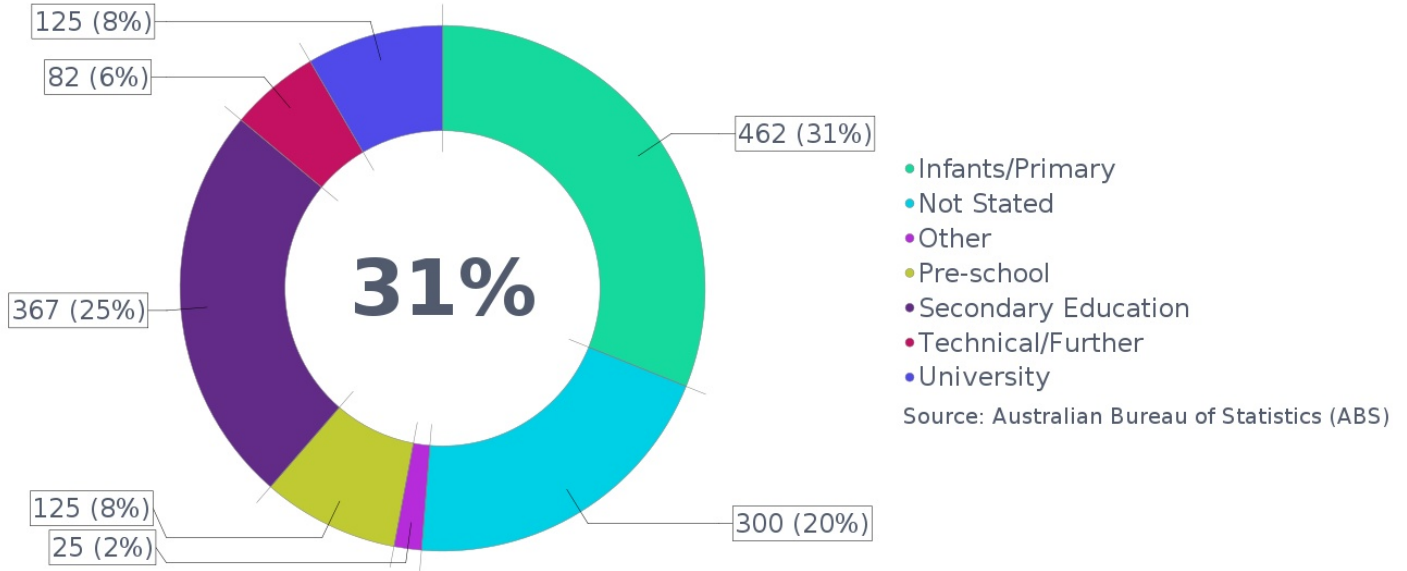
## Rent Payments - Weekly (2021)



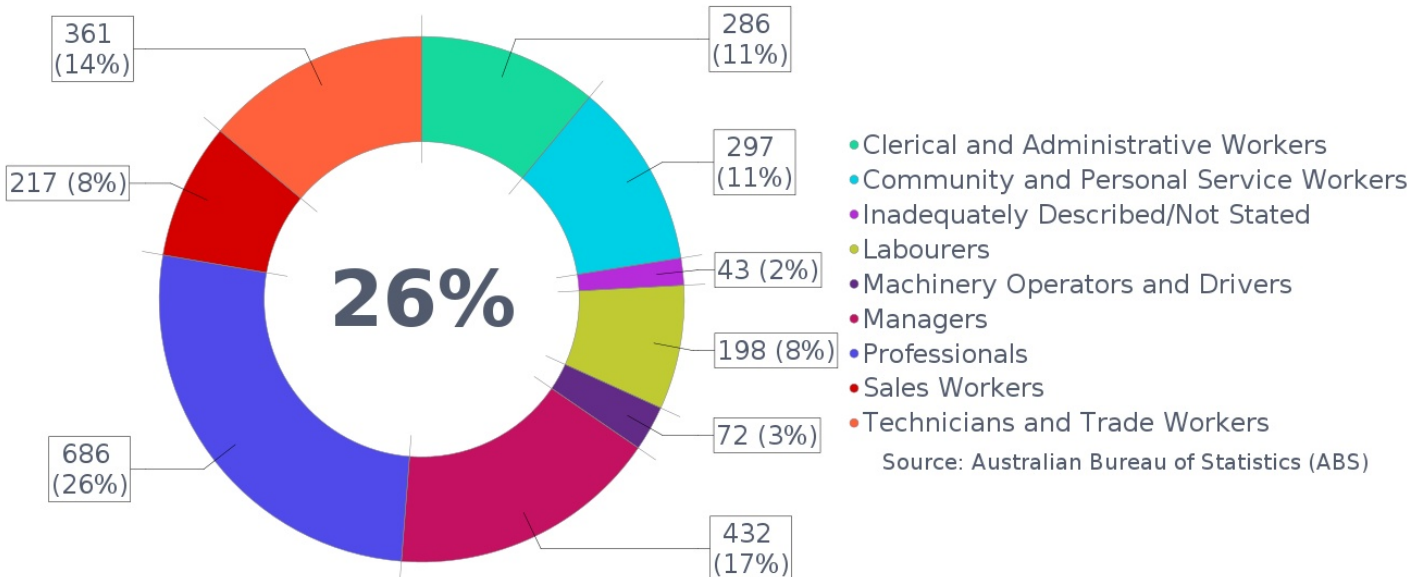
### Household Income - Weekly (2021)



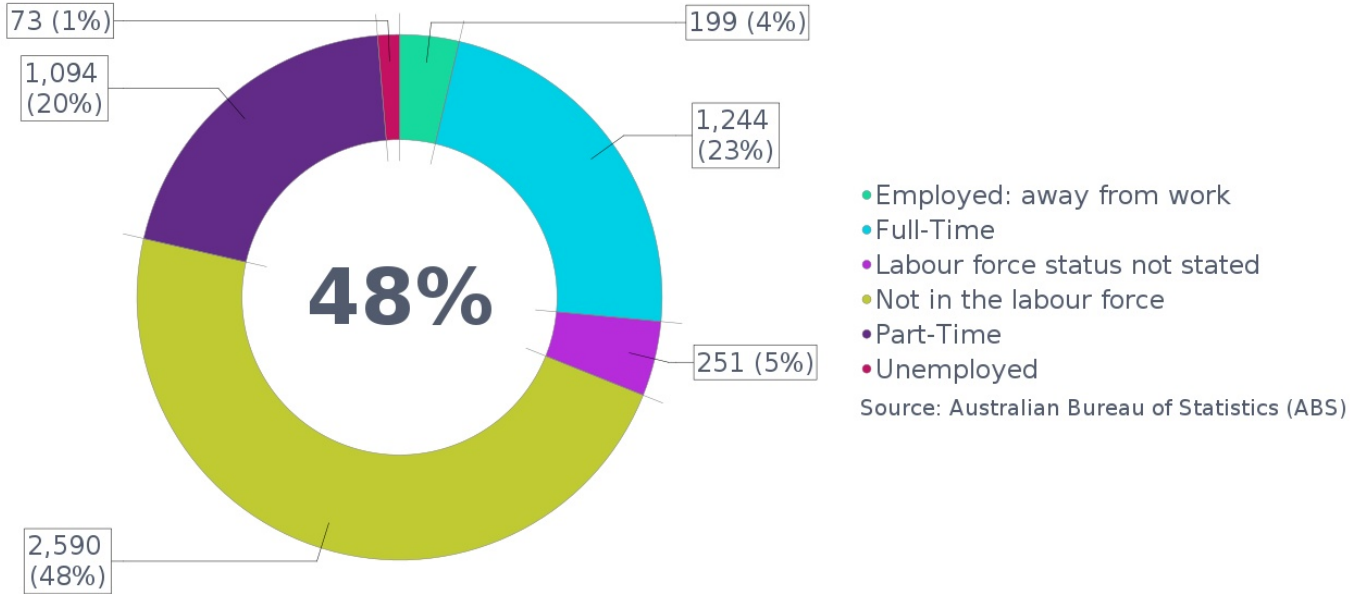
## Non-School Qualification: Level of Education (2021)



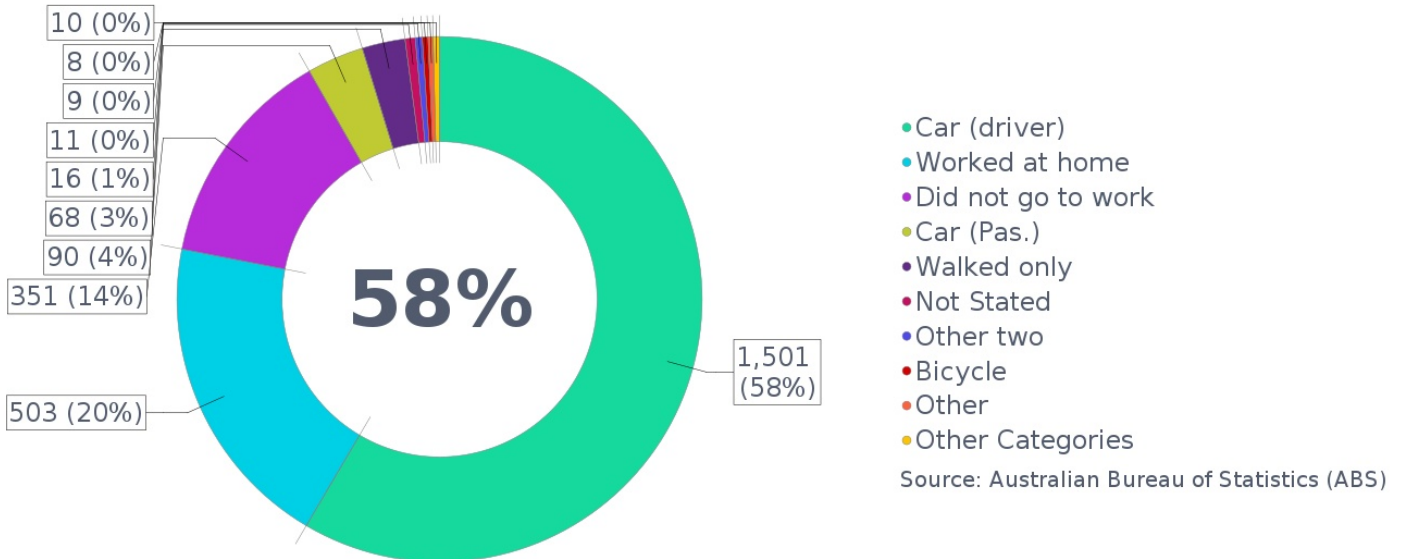
## Occupation (2021)



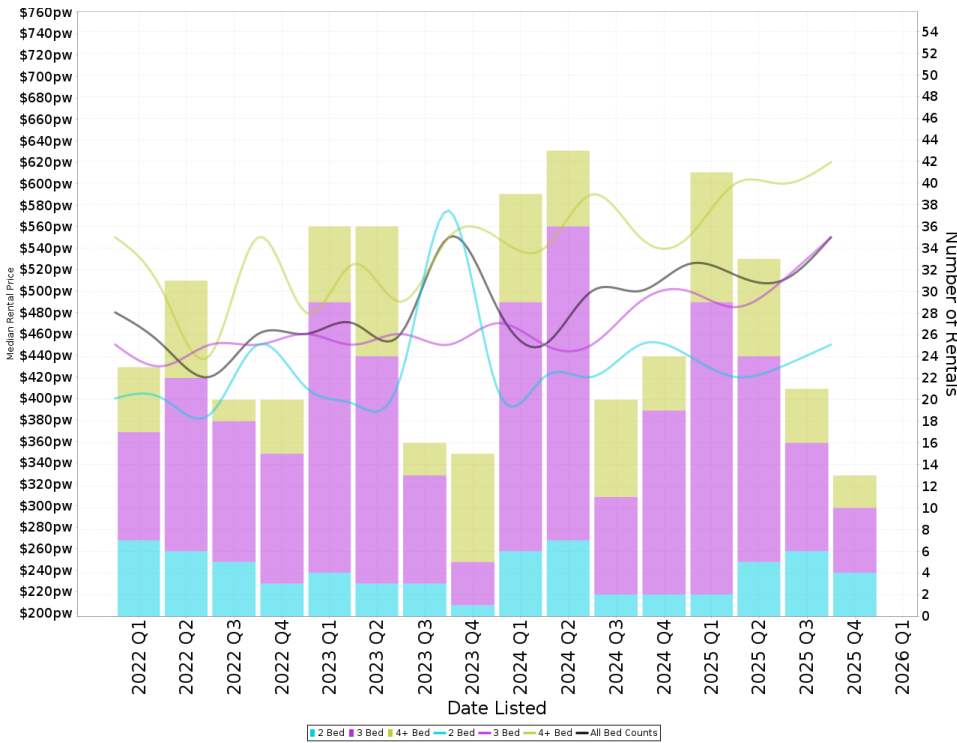
## Employment (2021)



## Method of Travel to Work (2021)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-5.3%**

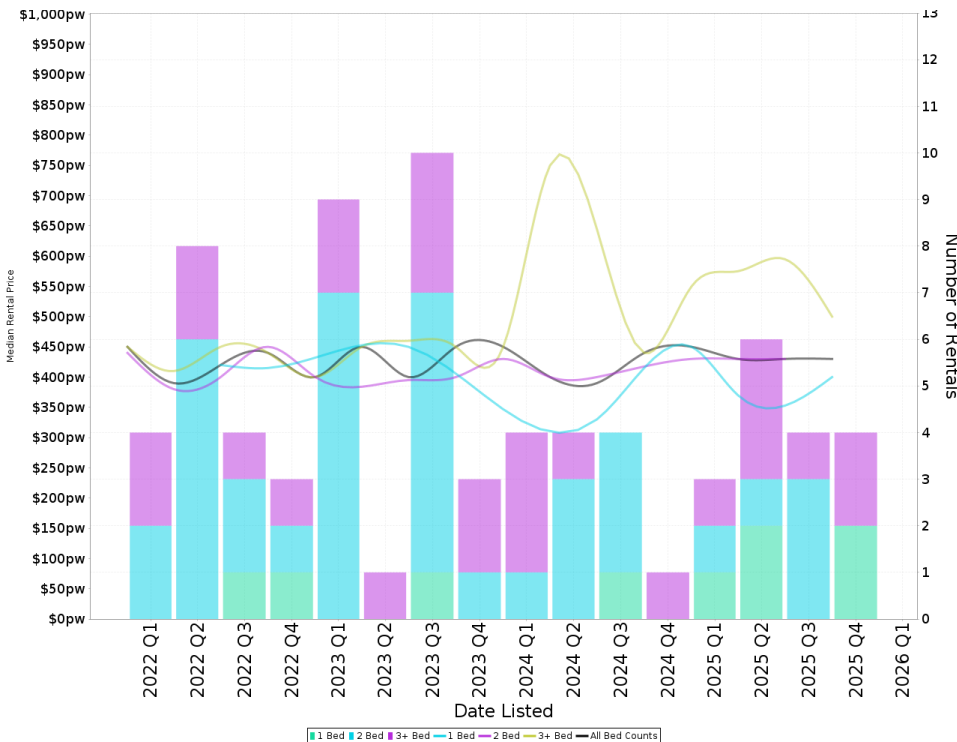
Current Median Price: \$842,500  
Previous Median Price: \$890,000  
Based on 289 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$842,500  
Current Median Rent: \$515  
Based on 108 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+3.6%**

Current Median Price: \$725,000  
Previous Median Price: \$700,000  
Based on 46 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$725,000  
Current Median Rent: \$440  
Based on 17 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map



## Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$600 and the highest for rent price is \$650 with a median rental price of \$625. Days listed ranges from 2 to 39 days with the average currently at 13 days for these selected properties.


- 5 OUTRIGGER DR, INVERLOCH 3996** 🛏️ 5 🍳 2 🚗 2



Property Type: House  
Area: 644 m<sup>2</sup>  
RPD: 42//PS511256

**Current Rent Price: \$630 per week**  
**First Rent Price: \$630 per week**  
**Month Listed: January 2026\* (Rented)**  
**Days on Market: 2 Days**

Features: DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, DISHWASHER 📍 A
- 21 CUTTRISS ST, INVERLOCH 3996** 🛏️ 4 🍳 3 🚗 2



Property Type: House  
Area: 576 m<sup>2</sup>  
RPD: 81//LP52629

**Current Rent Price: \$615 per week**  
**First Rent Price: \$615 per week**  
**Month Listed: January 2026\* (Rented)**  
**Days on Market: 9 Days**


Features: BUILD YR: 1970, WALL TYPE: RENDERED, STOREYS: 2, DOUBLE STOREY, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, 📍 B
- 11 MARGINATA CL, INVERLOCH 3996** 🛏️ 4 🍳 2 🚗 2



Property Type: House  
Area: 704 m<sup>2</sup>  
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 📍 C
- 36 HONEYEATER CCT, INVERLOCH 3996** 🛏️ 4 🍳 2 🚗 2



Property Type: House  
Area: 611 m<sup>2</sup>  
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 📍 D
- 63 MEANDERRI DR, INVERLOCH 3996** 🛏️ 4 🍳 2 🚗 3



Property Type: House  
Area: 746 m<sup>2</sup>  
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, 📍 E

28 CORREA PL, INVERLOCH 3996

 3  2  2



Property Type: House  
Area: 545 m<sup>2</sup>  
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



## 10 DALMONT BAY COURT, INVERLOCH, VIC 3996



### Appraisal Price

This market analysis has been prepared on 18/02/2026 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 \$660pw**

### Contact your agent for further information:

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