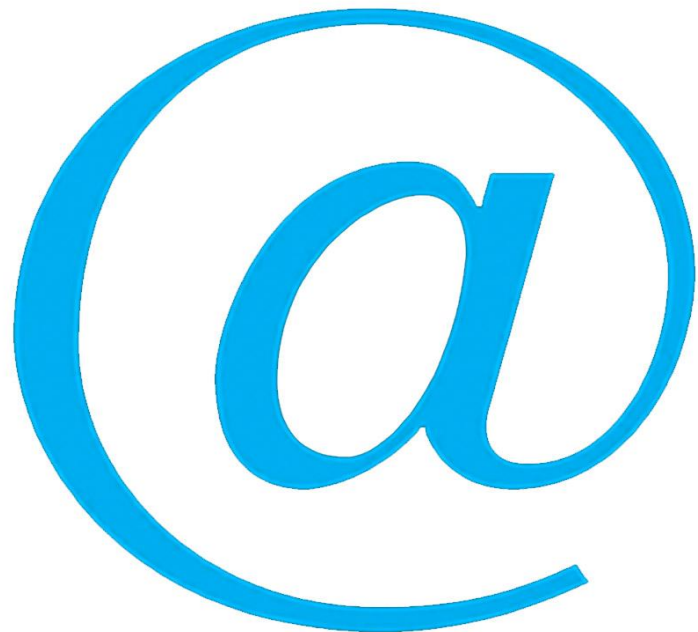


COMPARATIVE MARKET ANALYSIS

16 JENKIN AVENUE, WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





16 Jenkin Avenue
Wonthaggi, VIC, 3995

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

16 JENKIN AVENUE, WONTHAGGI, VIC 3995

Owner Details

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

Property Details

5 2 3

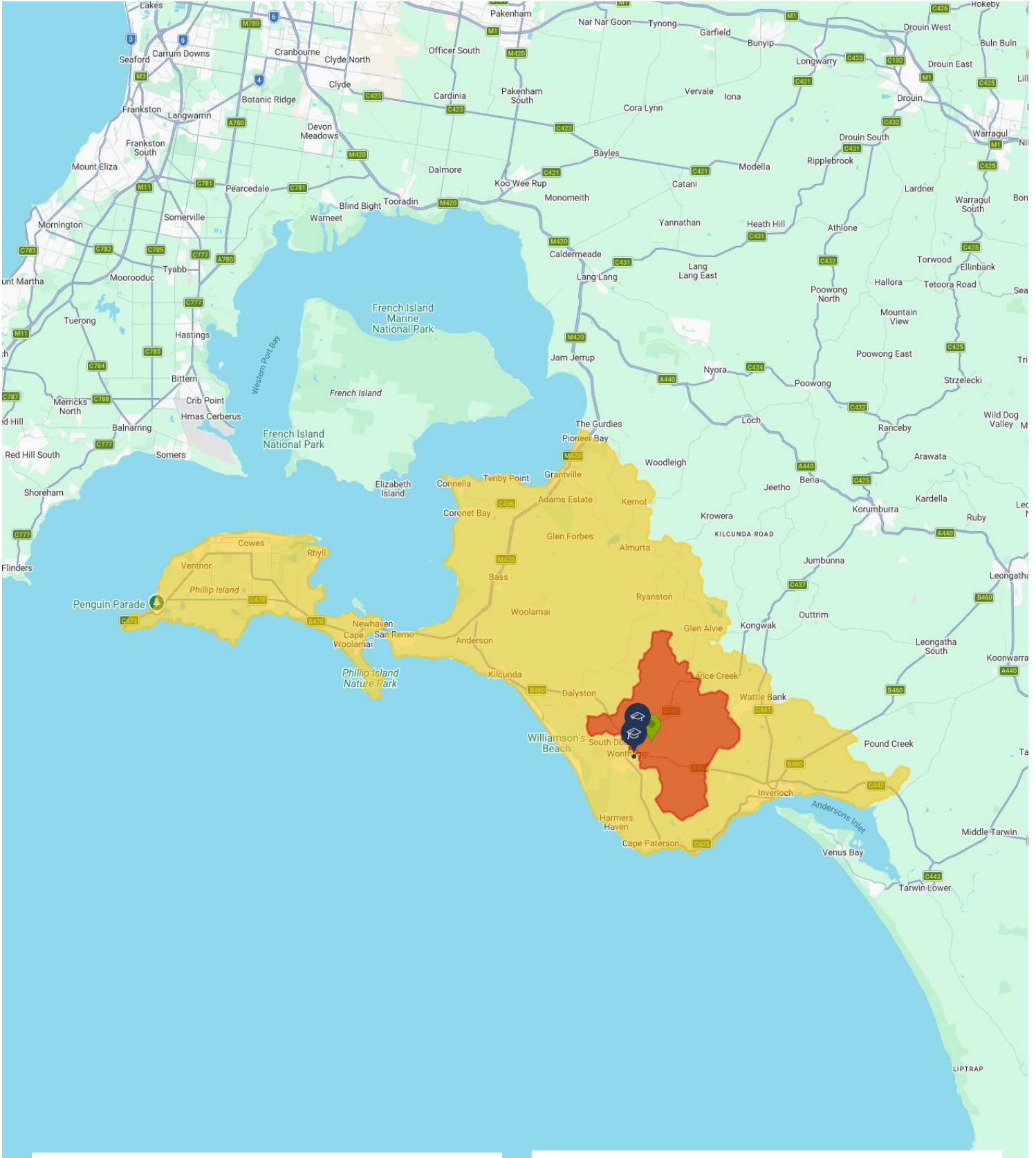
Property Type: House - N/A
 RPD: 520//PS835701 (12496094)
 Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
 Zoning:
 Council: BASS COAST SHIRE
 Features: Build Yr: 2024, Storeys: 1, Lowset, Brick and Tile, Contemporary, Solar Panels, Deck, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s

Area: 624 m²
 Area \$/m²: \$296
 Water/Sewerage:
 Property ID: 1511564172 /
 UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 185,000	09/08/2020	THE PROPRIETORS	626 m ²	Normal Sale	No
\$ 16,250	19/02/2010	THE PROPRIETORS	626 m ²	Normal Sale	No

School Catchment Areas



Wonthaggi North Primary School

Prep - 6

Co-ed



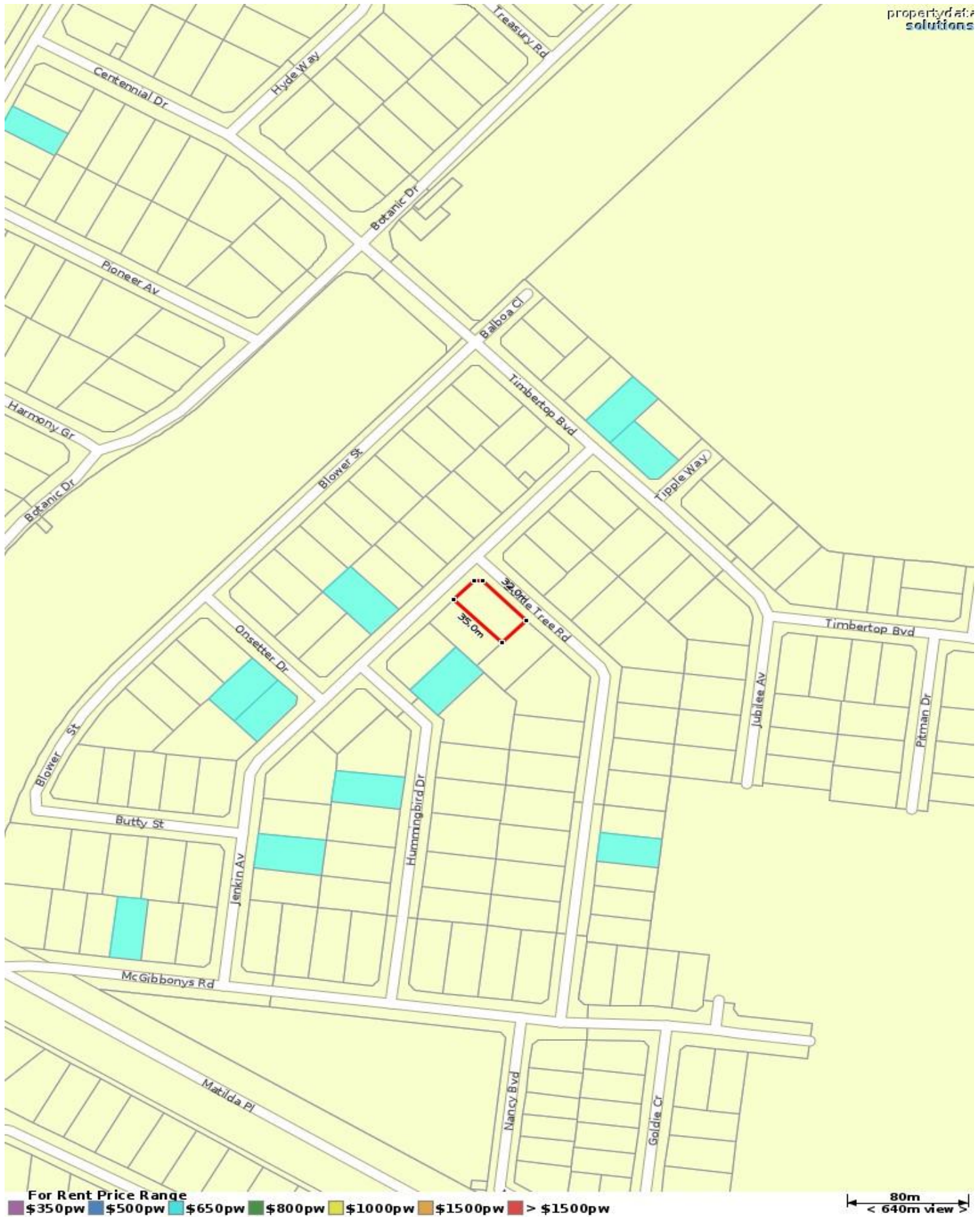
Bass Coast College

7 - 12

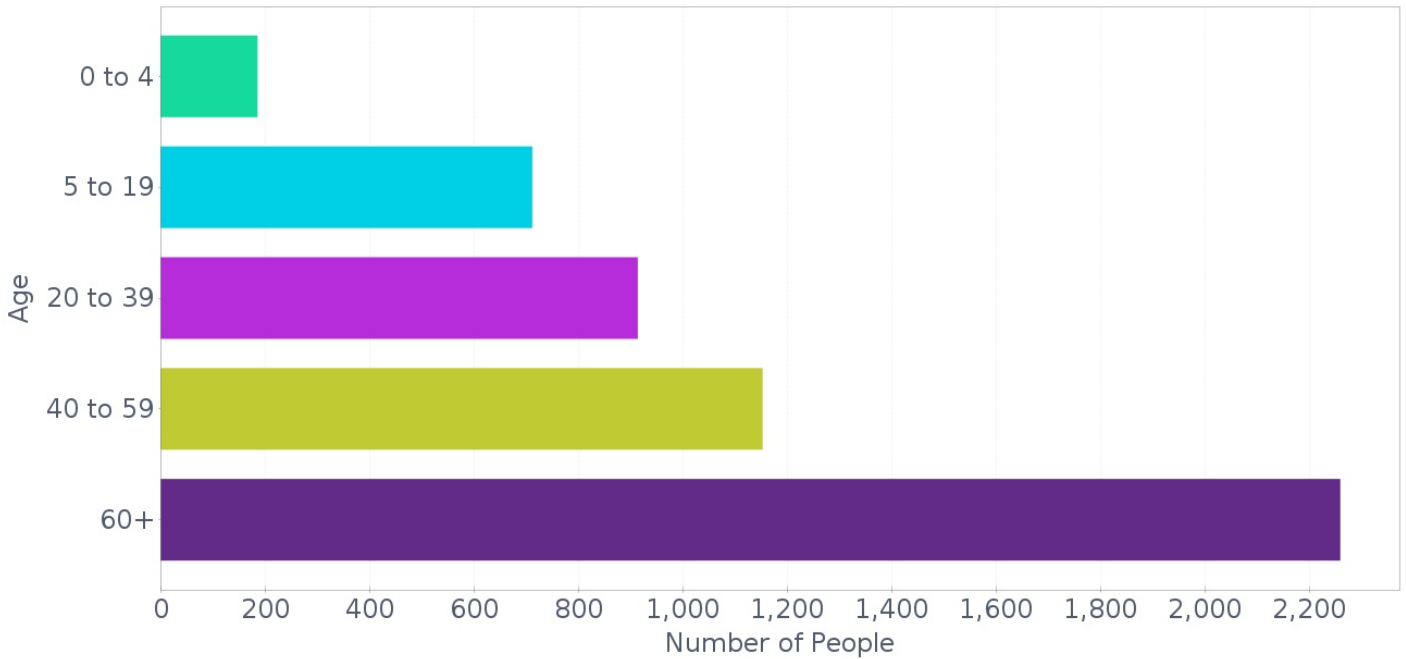
Co-ed



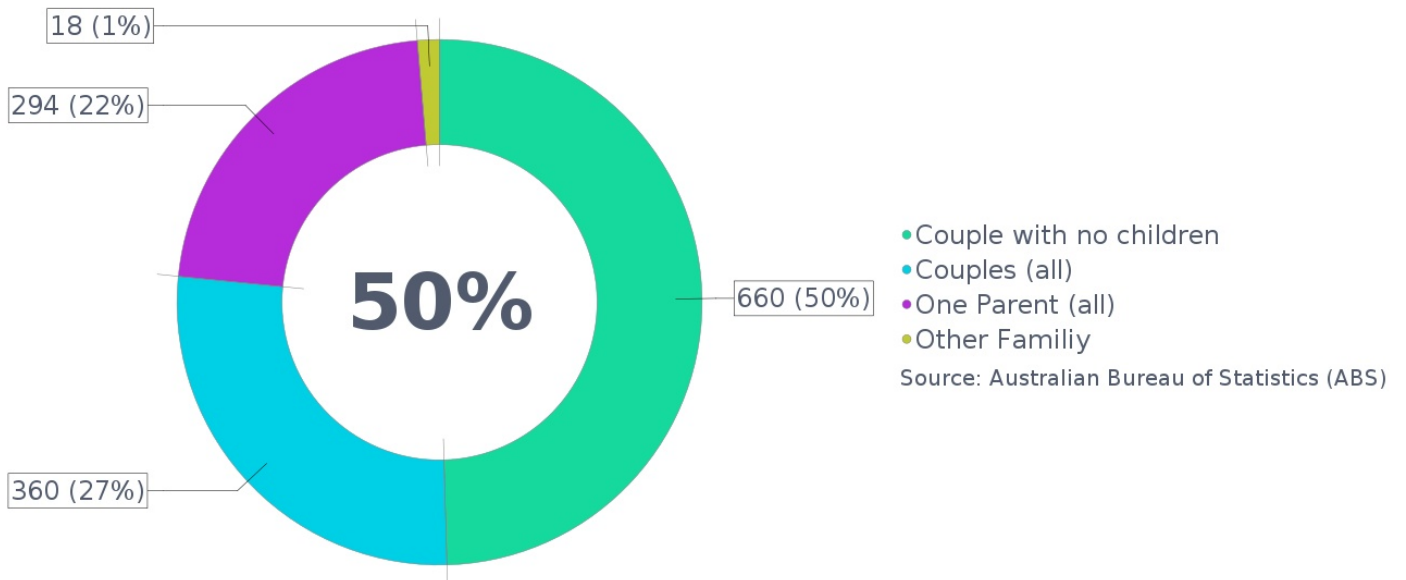
Nearby Properties For Rent



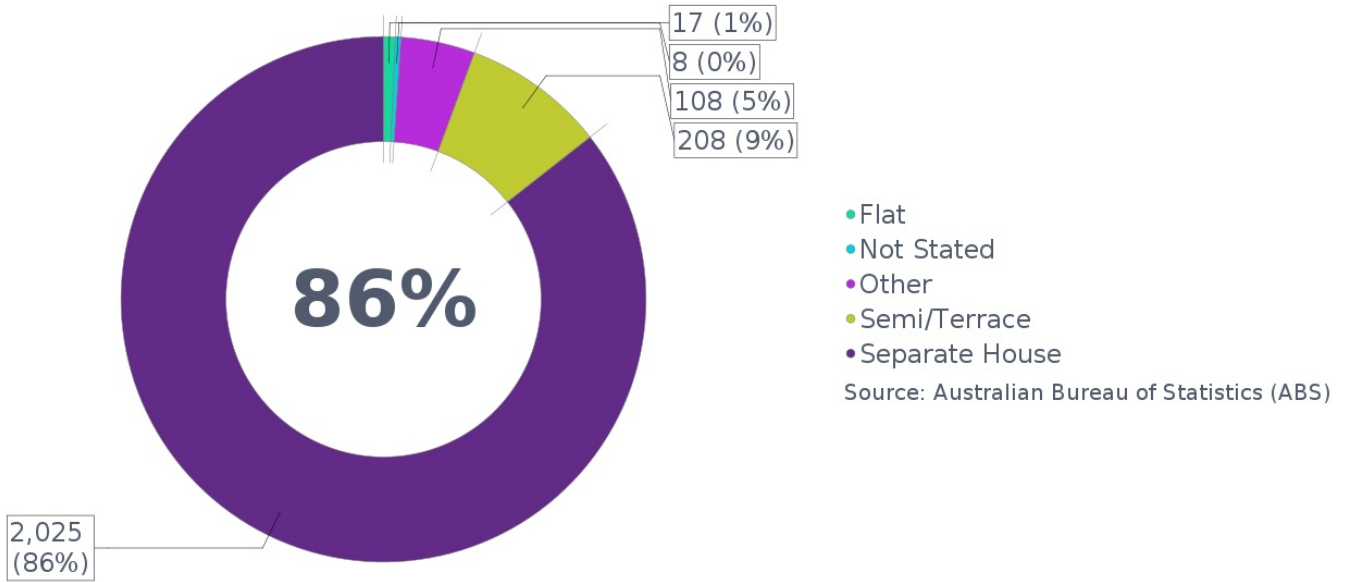
Age of Population (2021)



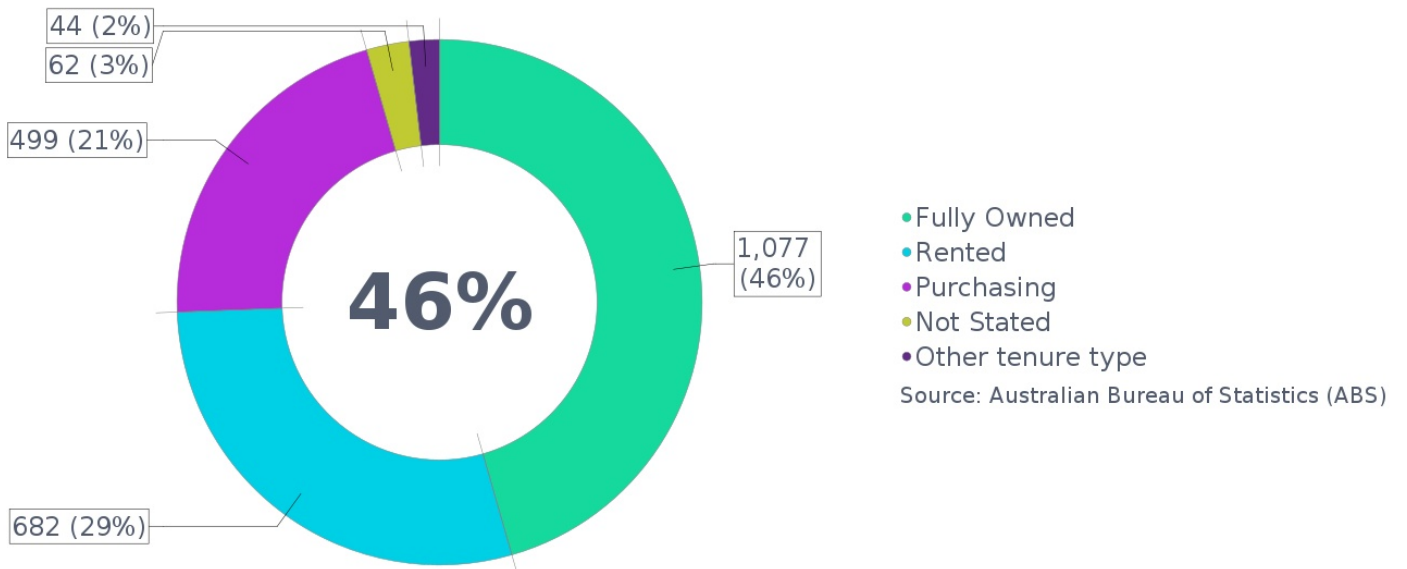
Family Composition (2021)



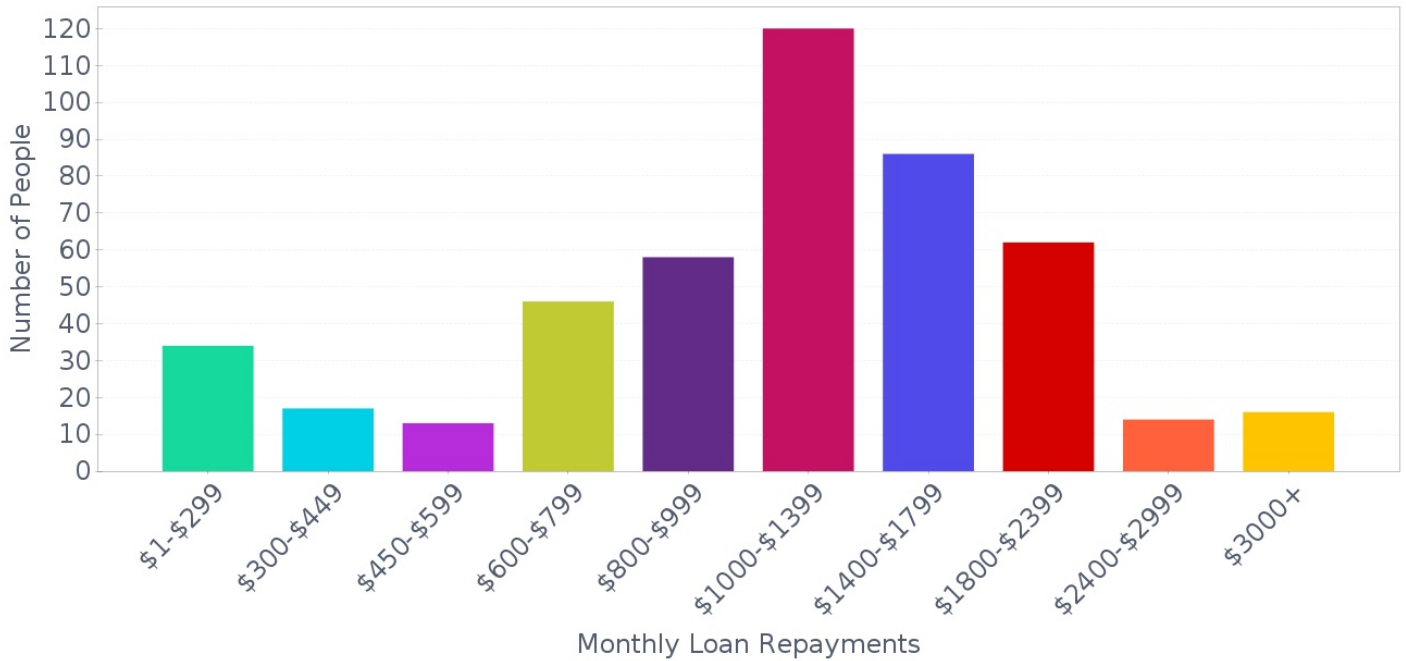
Dwelling Structure (2021)



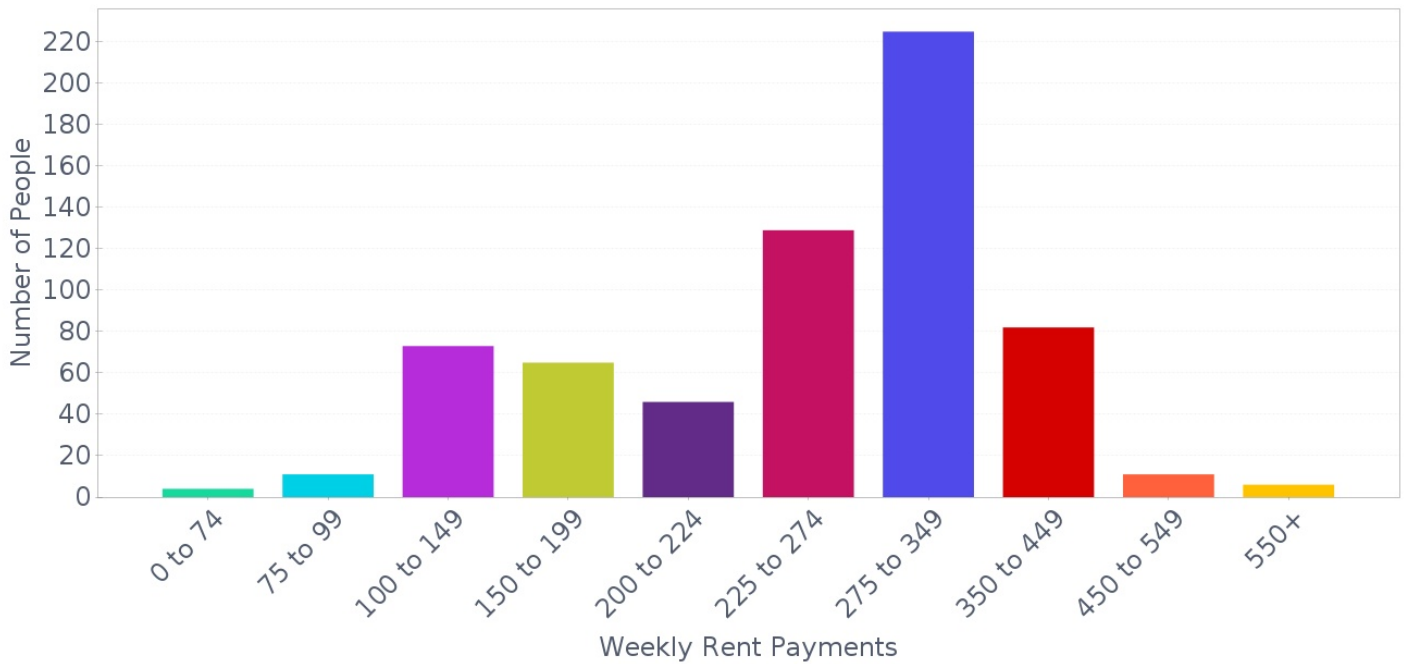
Home Ownership (2021)



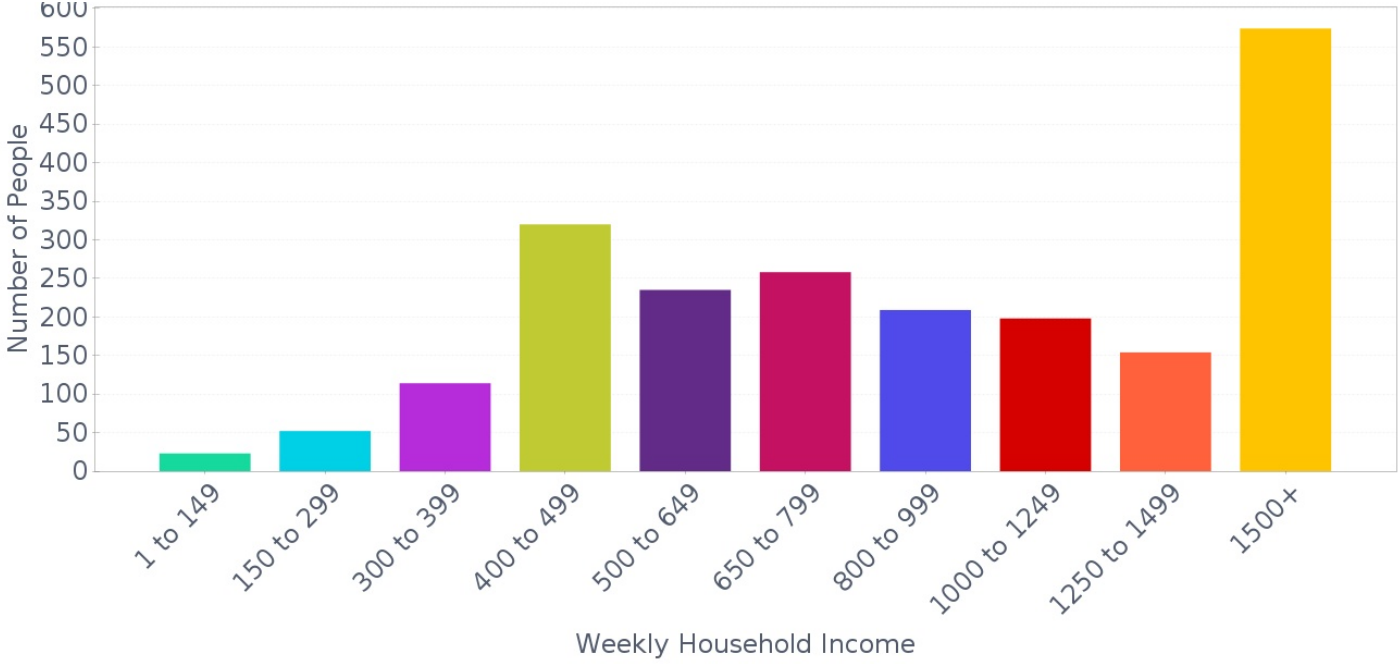
Home Loan Repayments - Monthly (2021)



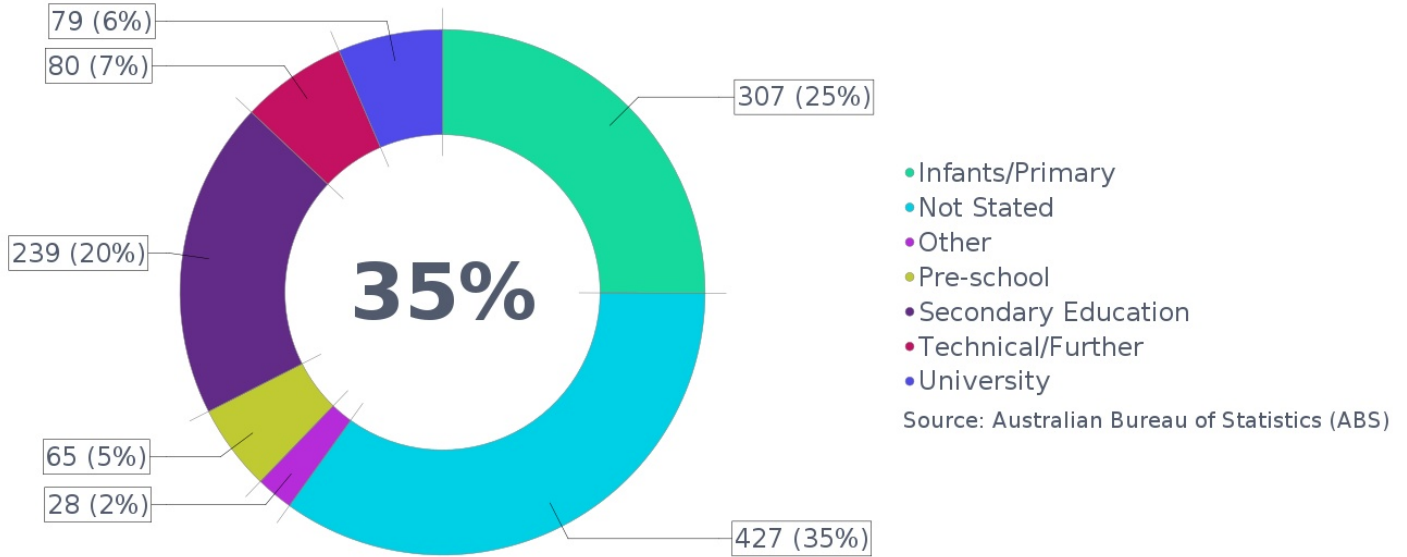
Rent Payments - Weekly (2021)



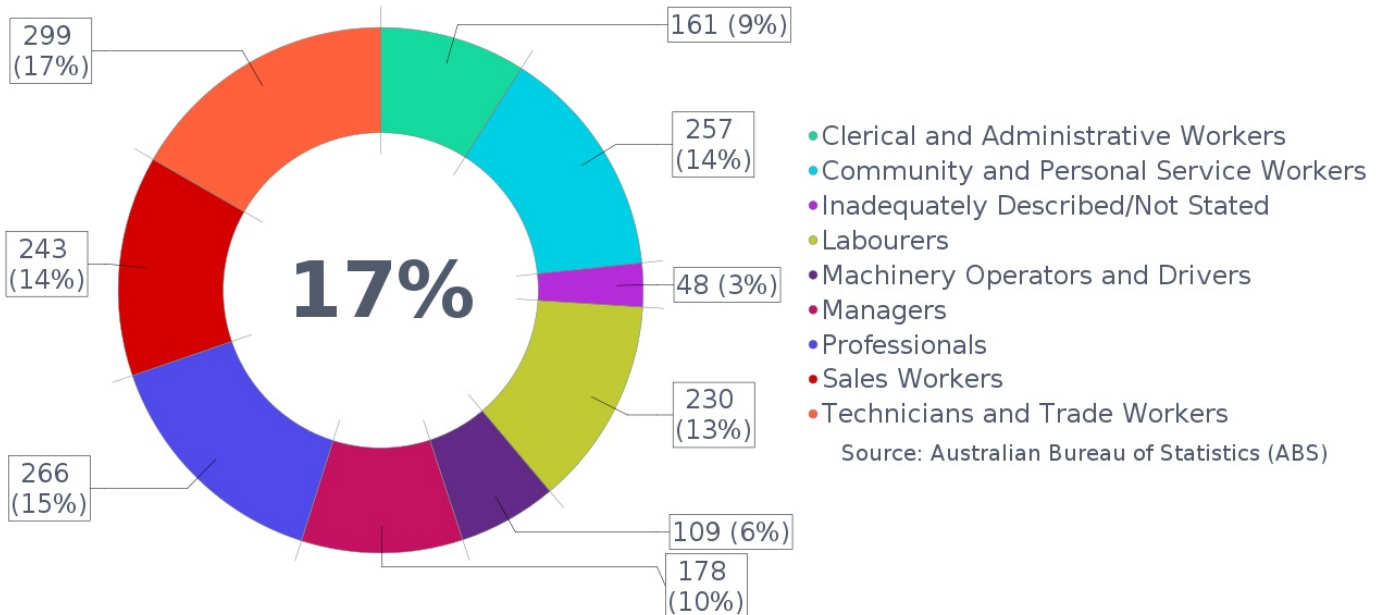
Household Income - Weekly (2021)



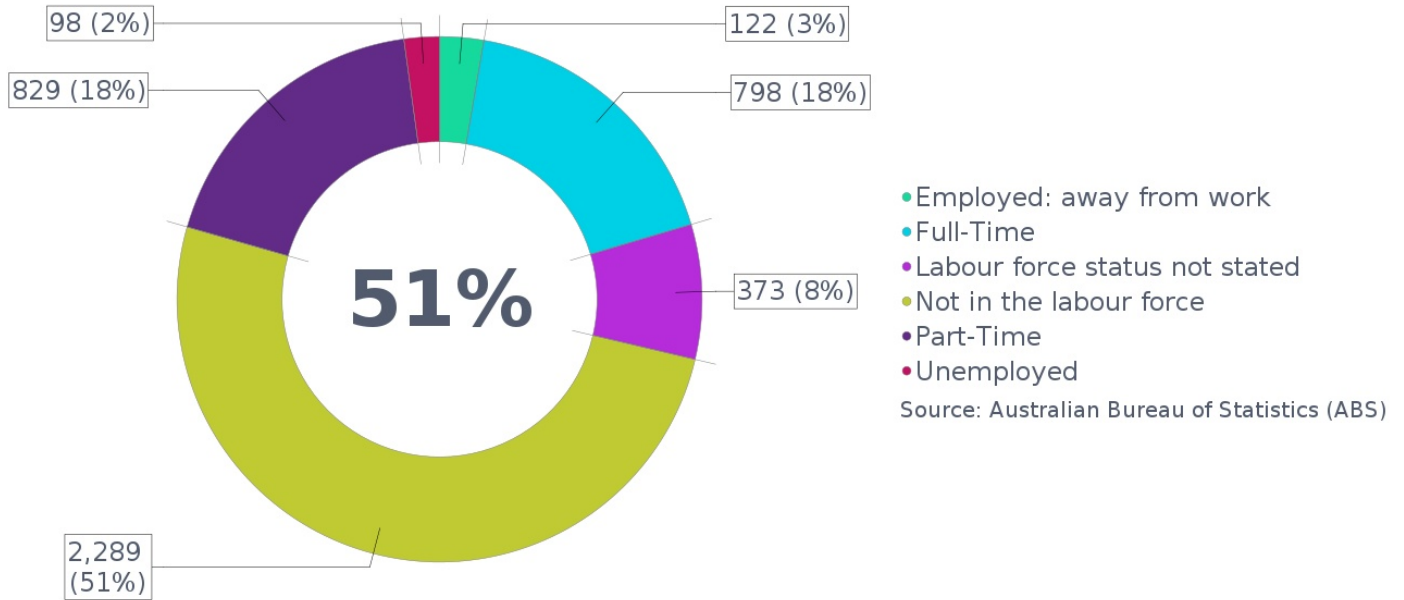
Non-School Qualification: Level of Education (2021)



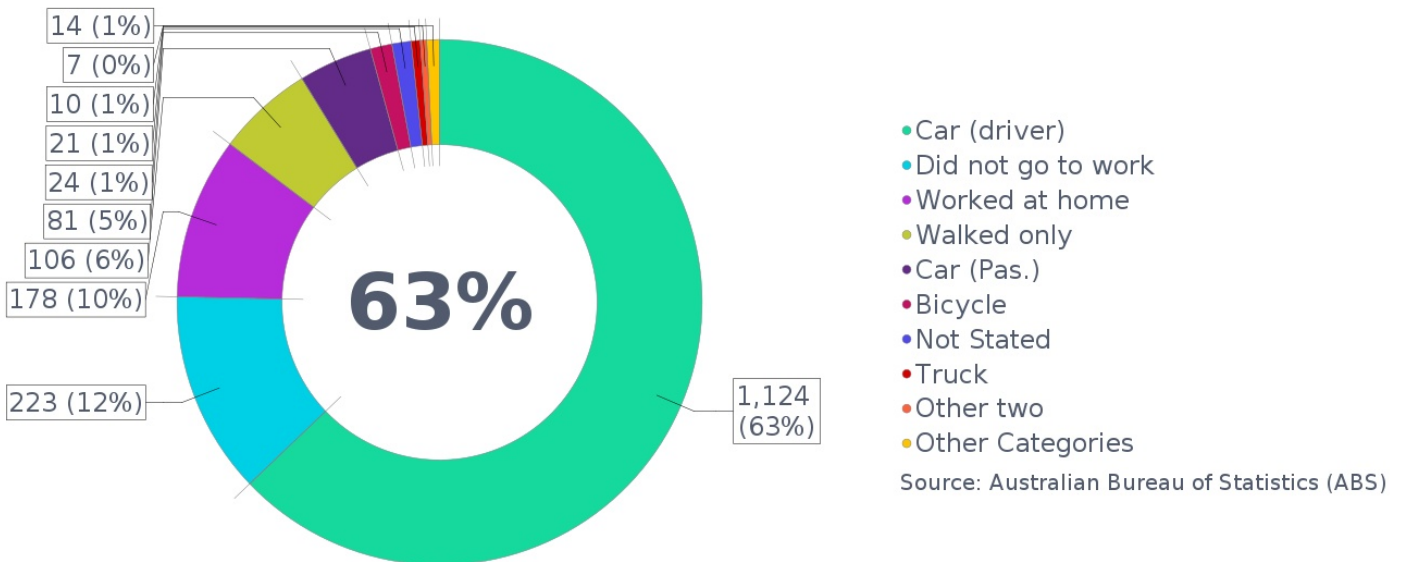
Occupation (2021)



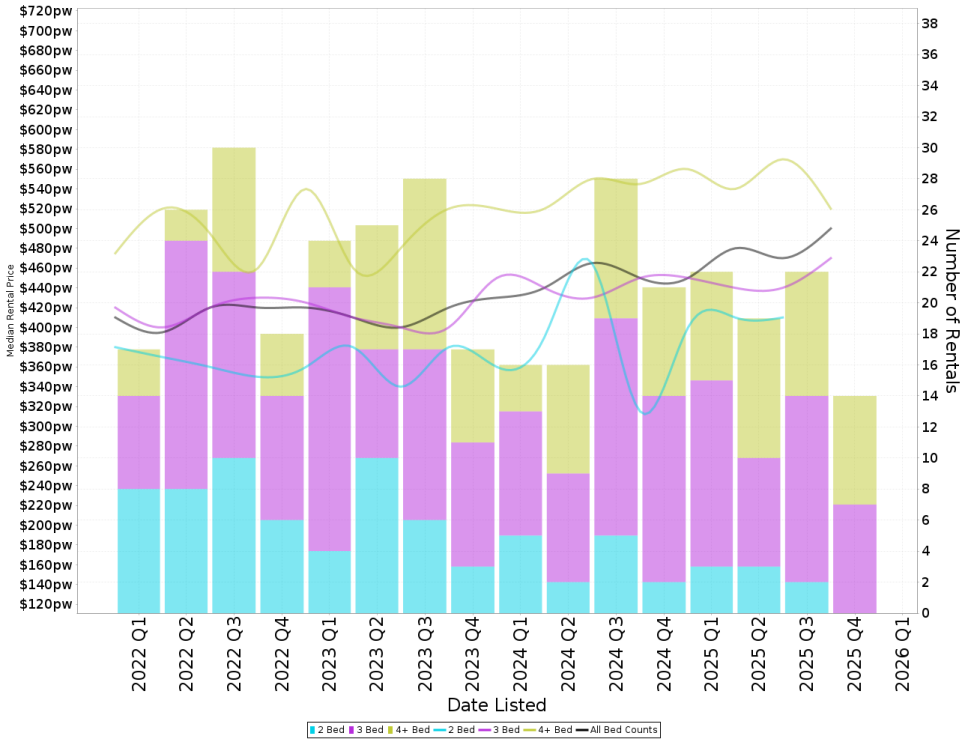
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.2%

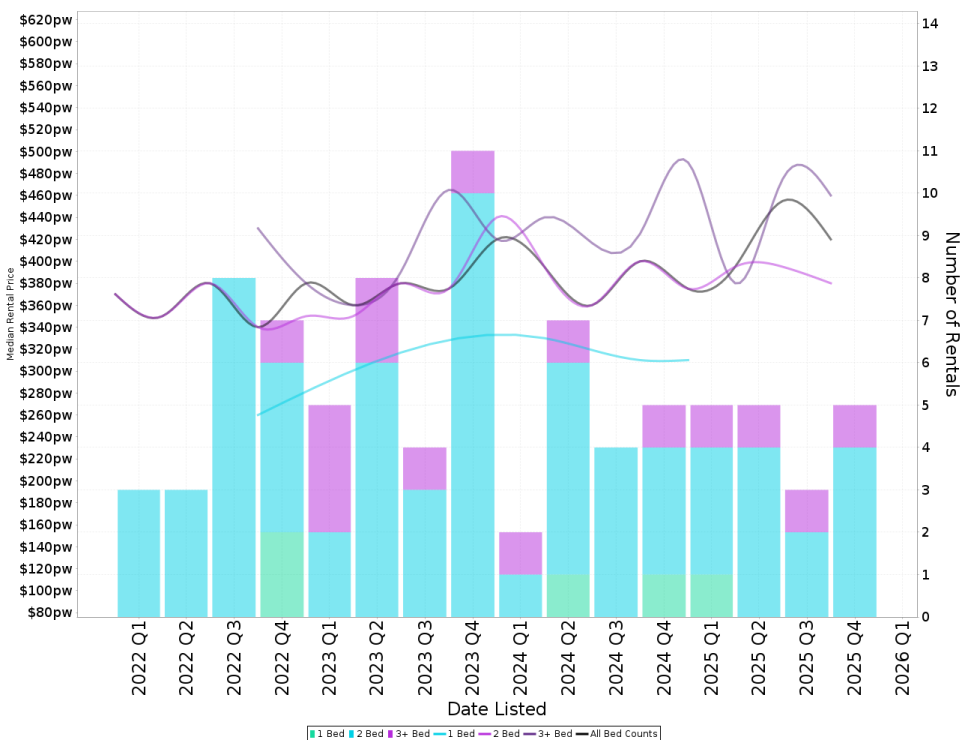
Current Median Price: \$560,000
 Previous Median Price: \$548,000
 Based on 189 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$560,000
 Current Median Rent: \$480
 Based on 77 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.5%

Current Median Price: \$418,000
 Previous Median Price: \$420,000
 Based on 76 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$418,000
 Current Median Rent: \$395
 Based on 18 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 13 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$530 and the highest for rent price is \$650 with a median rental price of \$570. Days listed ranges from 2 to 67 days with the average currently at 19 days for these selected properties.

6 HUMMINGBIRD DR, WONTHAGGI 3995

 5  2  2



Property Type: House
Area: 648 m²
RPD: 704//PS913210

Features:

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **23 Days**



6 MARY ST, NORTH WONTHAGGI 3995

 4  2  1



Property Type: House
Area: 418 m²
RPD: 2//PS914474

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **February 2026**
Days on Market: **2 Days**



19 BOTTLE TREE RD, WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 512 m²
RPD: 718//PS913210

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **4 Days**



2 CIVIC WAY, WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 743 m²
RPD: 127//PS724947

Features:

Current Rent Price: **\$565 per week**
First Rent Price: **\$565 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **4 Days**



171 WENTWORTH RD, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 502 m²
RPD: 3//PS847025

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **18 Days**



18 TUSSOCK WAY, NORTH WONTHAGGI 3995

 4  2  4



Property Type: House
Area: 699 m²
RPD: 223//PS832880

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **N/A**



15 LAMP RD, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 560 m²
RPD: 62//PS823854

Features: IMPROVEMENTS: DISHWASHER

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **10 Days**



7 SPLINT WAY, NORTH WONTHAGGI 3995

 4  2  2



Property Type: House
Area: 525 m²
RPD: 54//PS832878

Features:

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **10 Days**



3 RIGGER DR, WONTHAGGI 3995

 4  2  1



Property Type: House
Area: 682 m²
RPD: 230//PS710910

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **23 Days**



23 APPLE BERRY RISE, NORTH WONTHAGGI 399

 4  2  2



Property Type: House
Area: 620 m²
RPD: 315//PS848206

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **32 Days**



45 MCGIBBONYS RD, WONTHAGGI 3995

 4  2  1



Property Type: House
 Area: 553 m²
 RPD: 559//PS835701

Features:

Current Rent Price: **\$550 per week**
 First Rent Price: **\$550 per week**
 Month Listed: **October 2025* (Rented)**
 Days on Market: **6 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* (Rented)**
 Days on Market: **67 Days**



16 JENKIN AVENUE, WONTHAGGI, VIC 3995

Appraisal Price

This market analysis has been prepared on 26/02/2026 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:

\$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