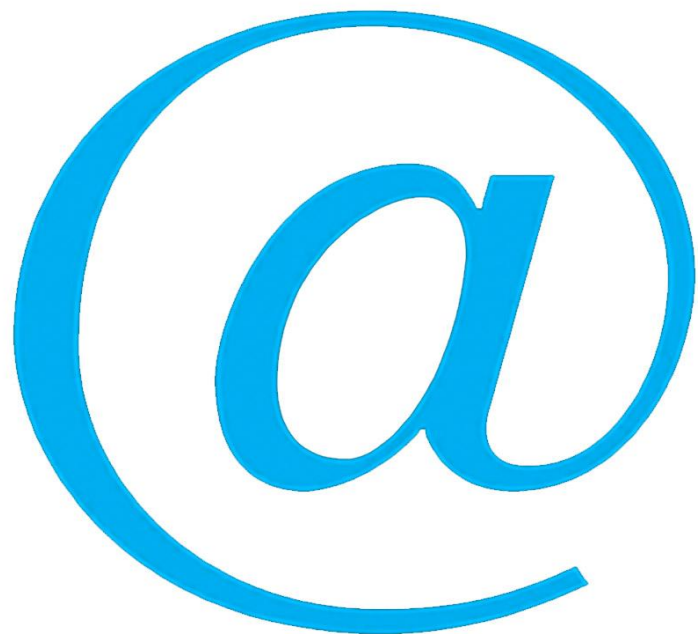


# COMPARATIVE MARKET ANALYSIS

36 MINERS DRIVE, WONTHAGGI, VIC 3995  
PREPARED BY LEO EDWARDS, [WWW.INVERLOCHATREALTY.COM.AU](http://WWW.INVERLOCHATREALTY.COM.AU)





Rental Summary  
36 Miners Drive  
Wonthaggi, VIC, 3995

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

## 36 MINERS DRIVE, WONTHAGGI, VIC 3995



### Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

### Property Details

 4  2  4

Property Type: House - N/A

RPD: 93//PS434227 (10602259)

Area: 869 m<sup>2</sup> (325 m<sup>2</sup>)

Area \$/m<sup>2</sup>: \$1,208 (\$3,231)

Land Use: STRATA UNIT OR FLAT

Water/Sewerage:

Zoning

Property ID: 5520697 / VIC52920964

Council: BASS COAST SHIRE

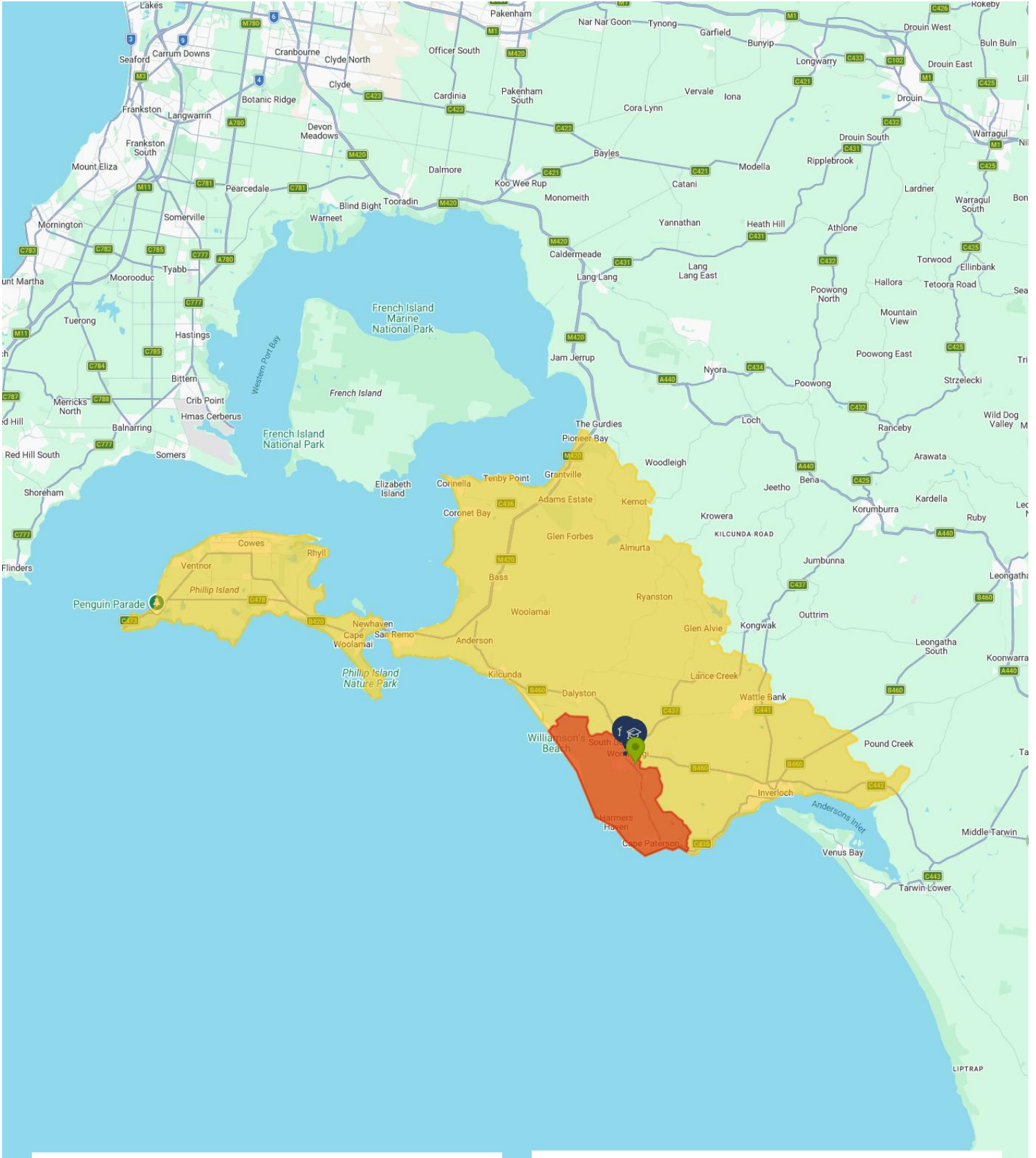
UBD Ref: UBD Ref:

Features: Wall Type: Brick, Storeys: 1, Lowset, 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 to Transport, Entertainment Area, Fully Fenced,

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,050,000	24/02/2006	THE PROPRIETORS	0 m <sup>2</sup>	Normal Sale	No
\$ 470,000	16/04/2002	THE PROPRIETORS	0 m <sup>2</sup>	Normal Sale	No
\$ 42,000	06/04/2001	THE PROPRIETORS	869 m <sup>2</sup>	Normal Sale	No
\$ 436,020	05/02/1999	THE PROPRIETORS	0 m <sup>2</sup>	Normal Sale	No

# School Catchment Areas



**Wonthaggi Primary School**

**Prep - 6**

**Co-ed**



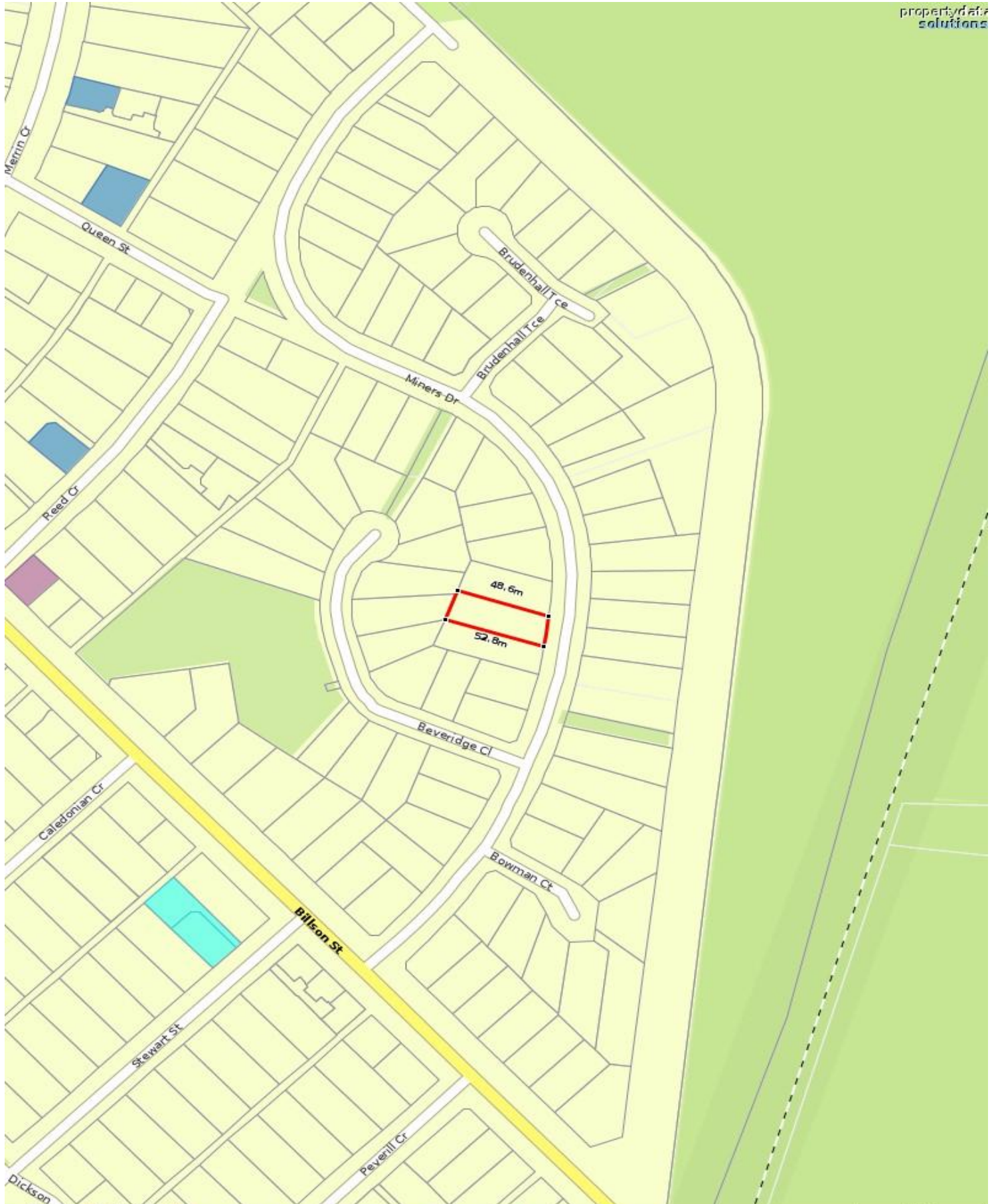
**Bass Coast College**

**7 - 12**

**Co-ed**



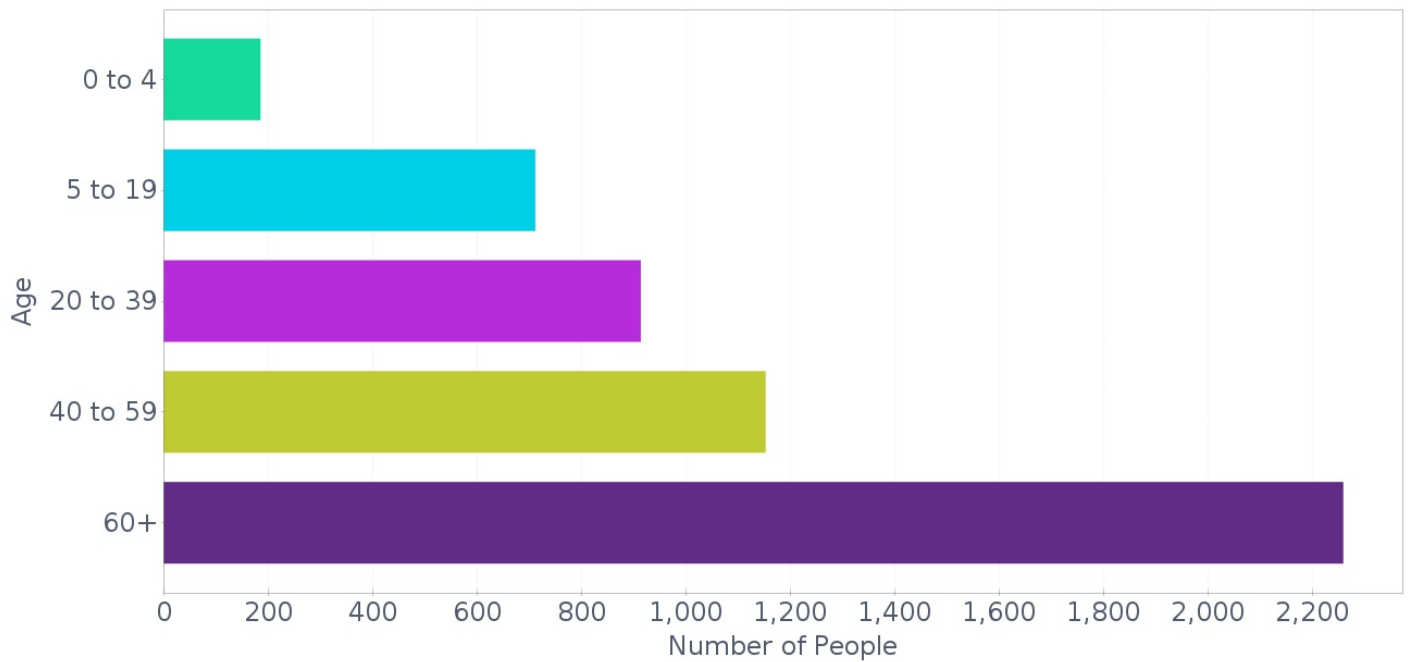
## Nearby Properties For Rent



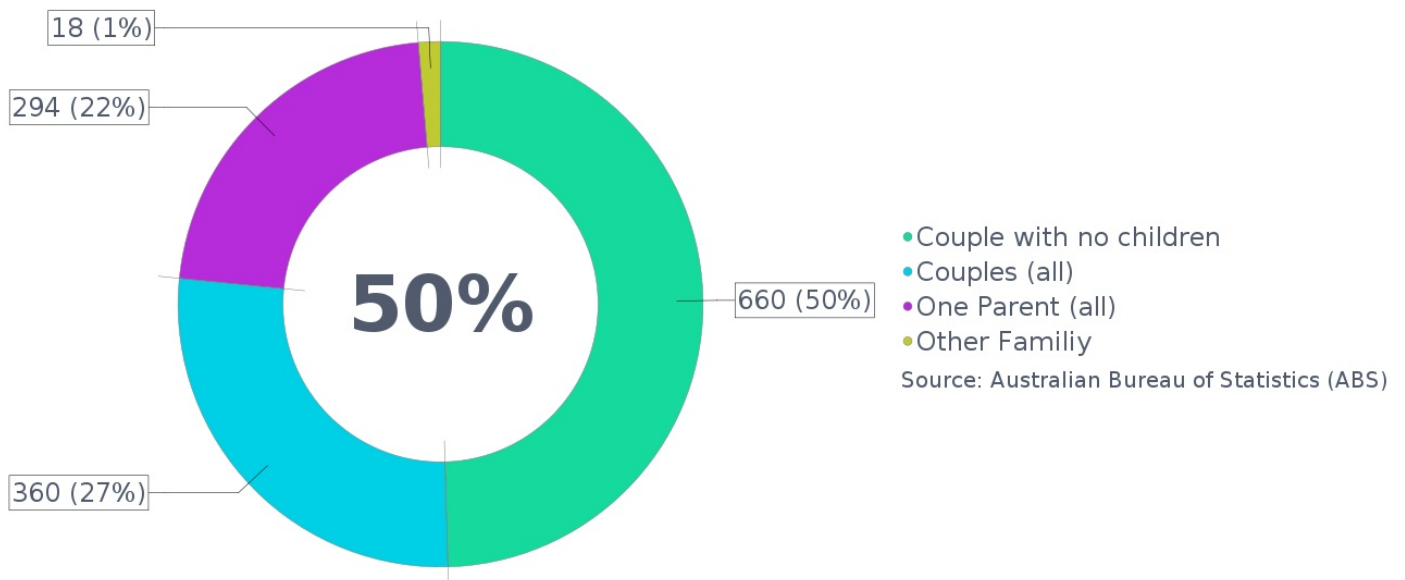
**For Rent Price Range**  
 \$350pw \$500pw \$650pw \$800pw \$1000pw \$1500pw > \$1500pw

80m  
 < 640m view >

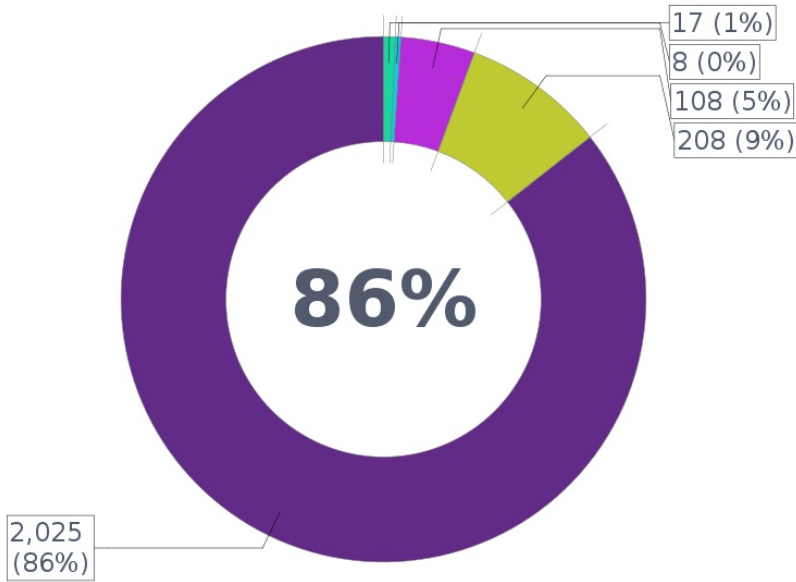
## Age of Population (2021)



## Family Composition (2021)



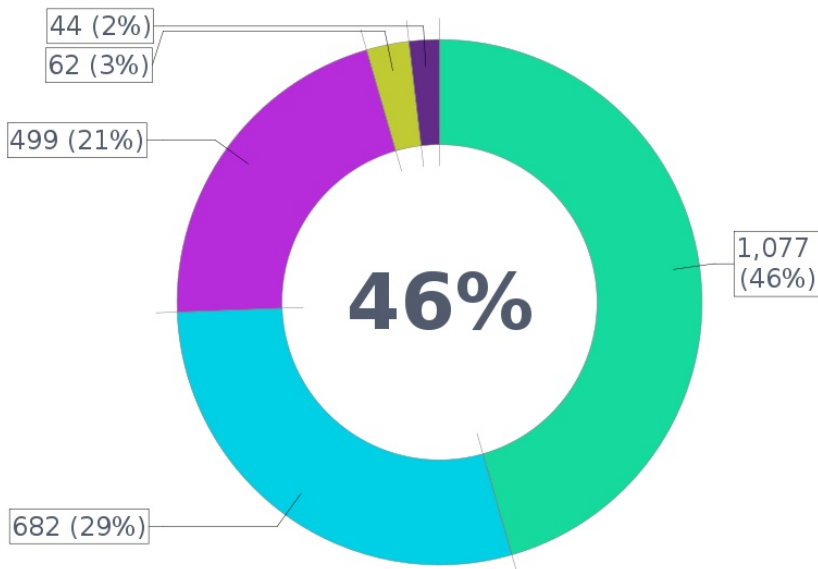
## Dwelling Structure (2021)



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

Source: Australian Bureau of Statistics (ABS)

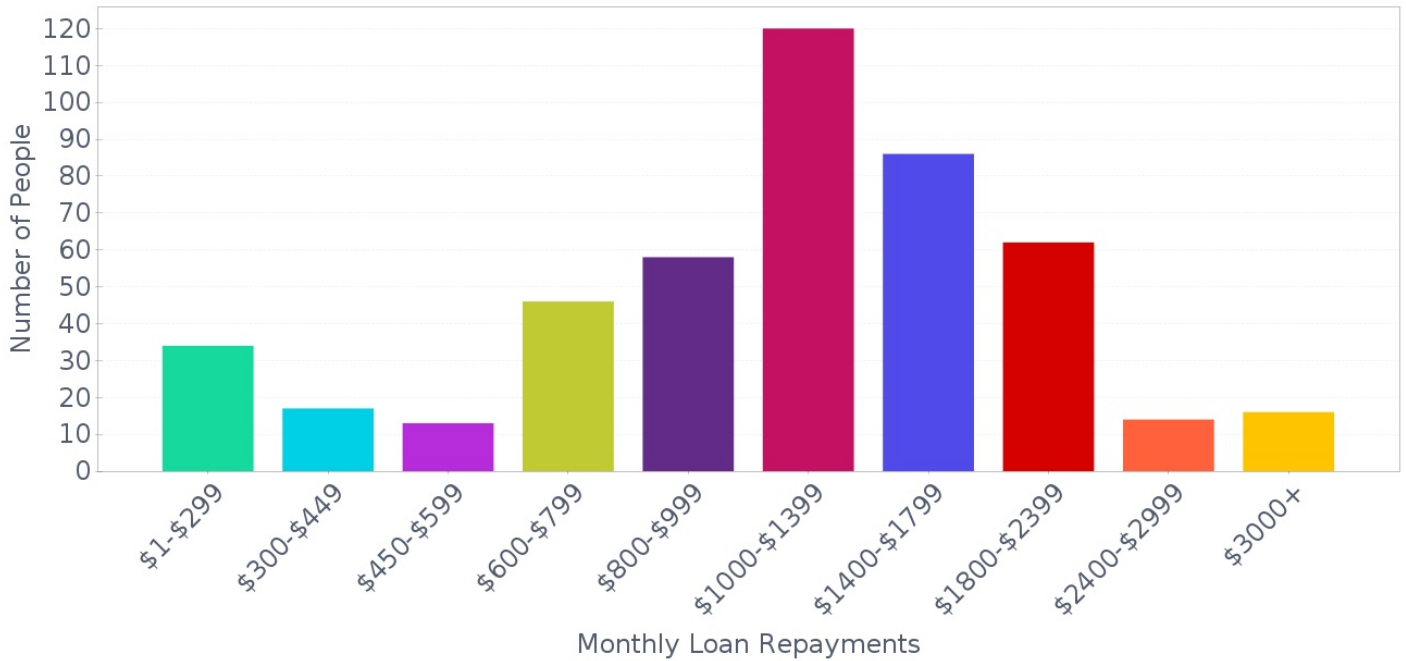
## Home Ownership (2021)



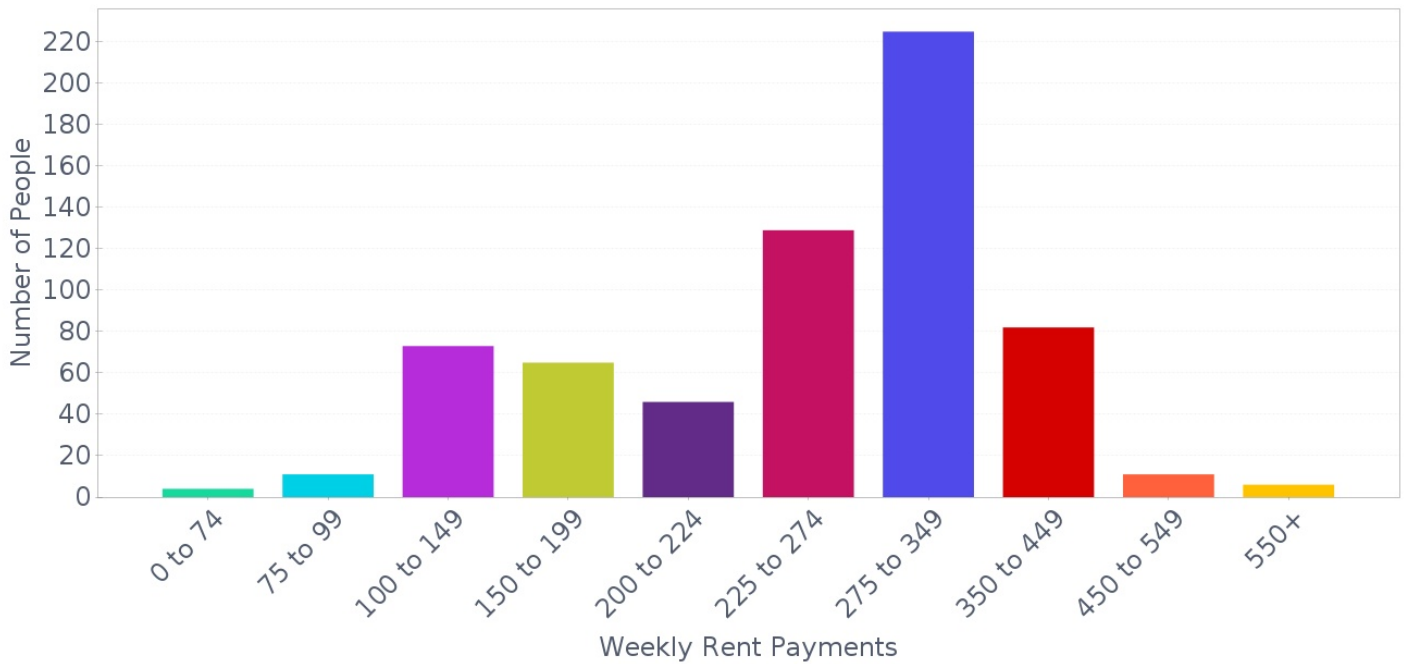
- Fully Owned
- Rented
- Purchasing
- Not Stated
- Other tenure type

Source: Australian Bureau of Statistics (ABS)

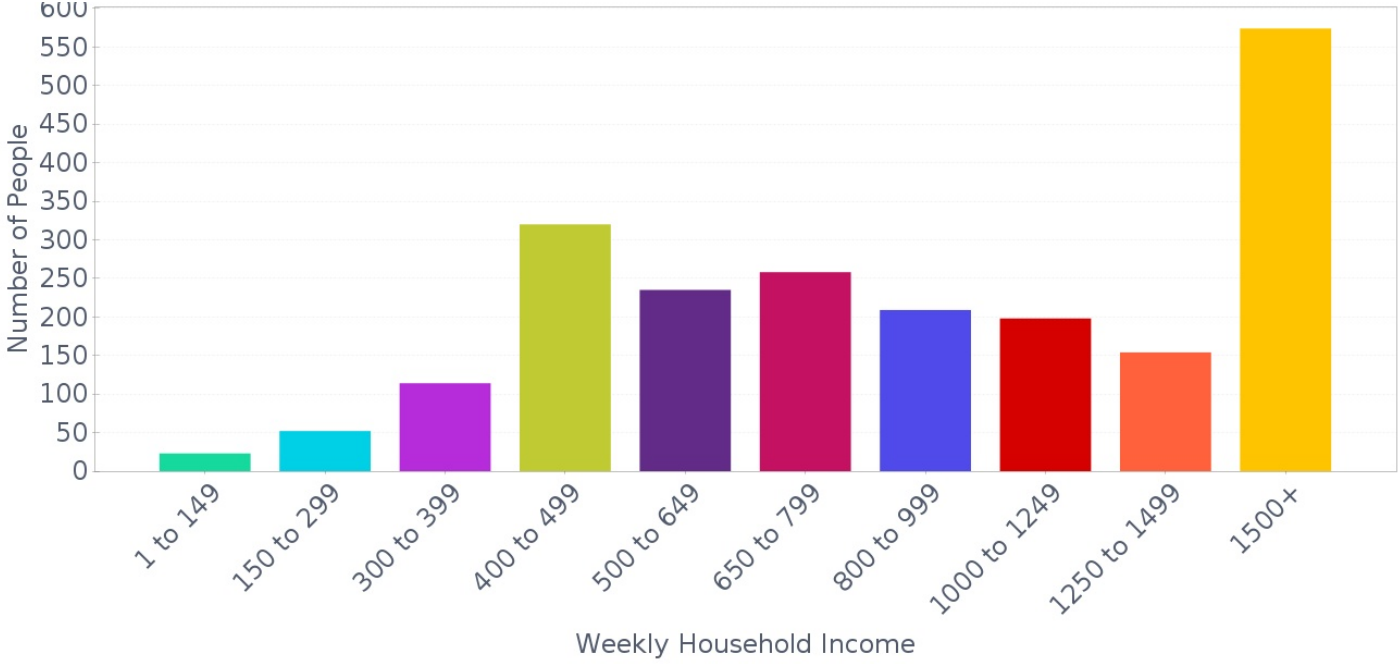
## Home Loan Repayments - Monthly (2021)



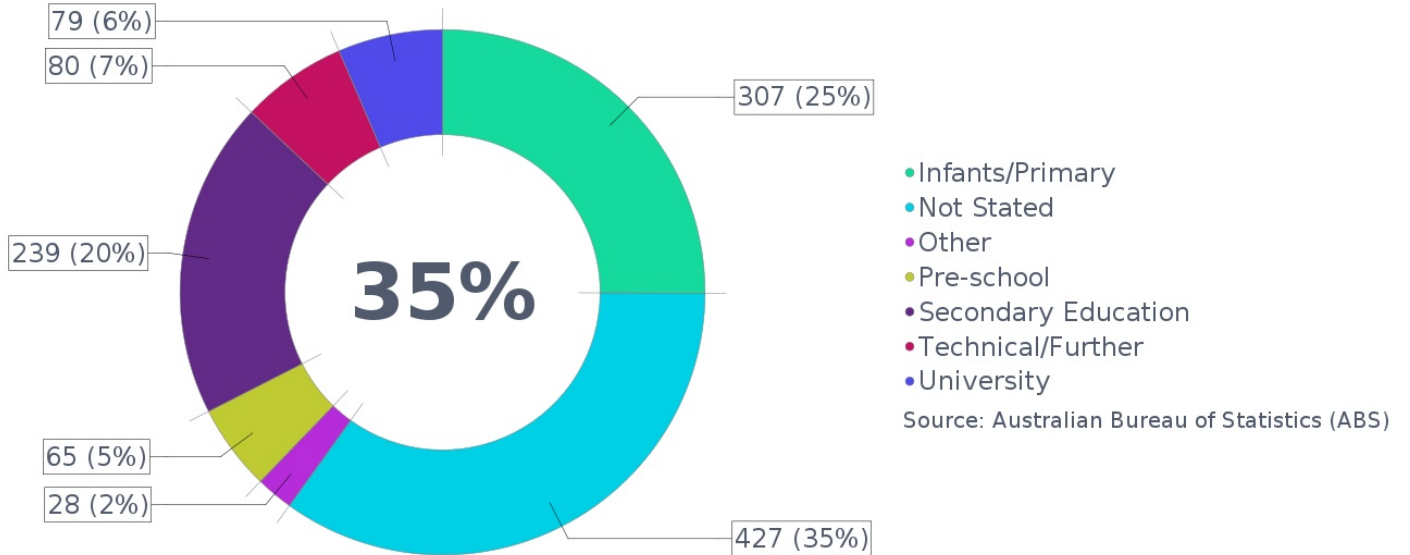
## Rent Payments - Weekly (2021)



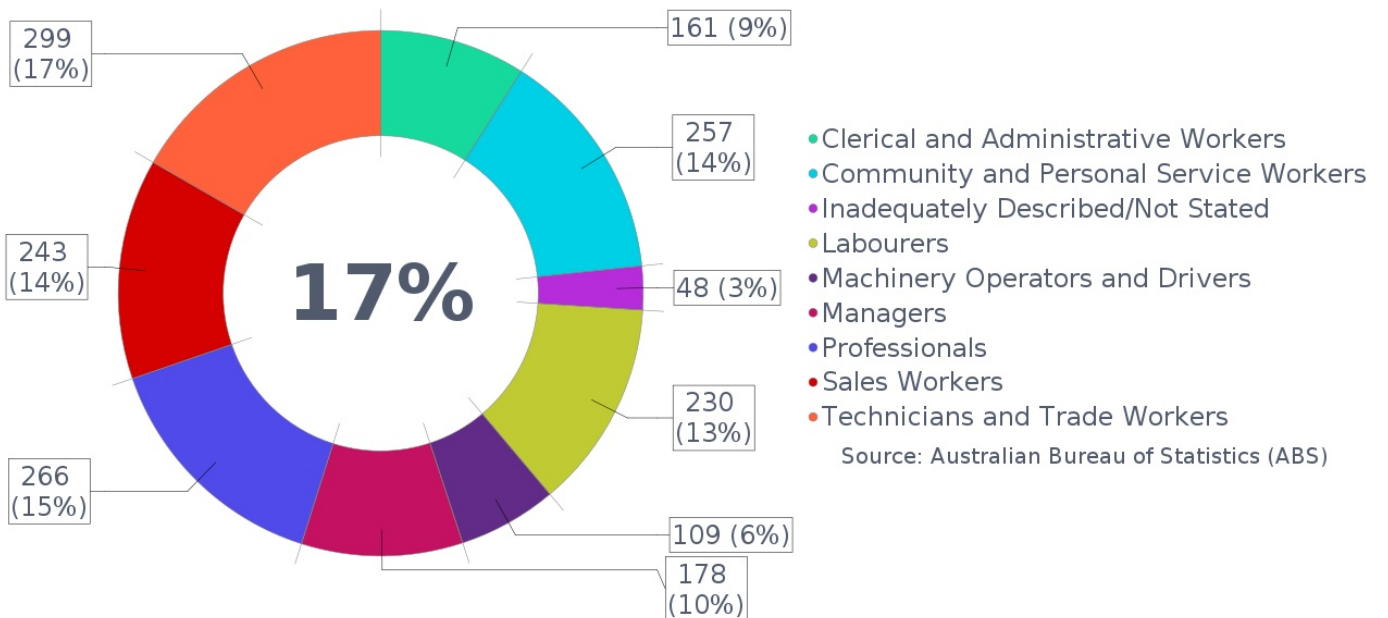
### Household Income - Weekly (2021)



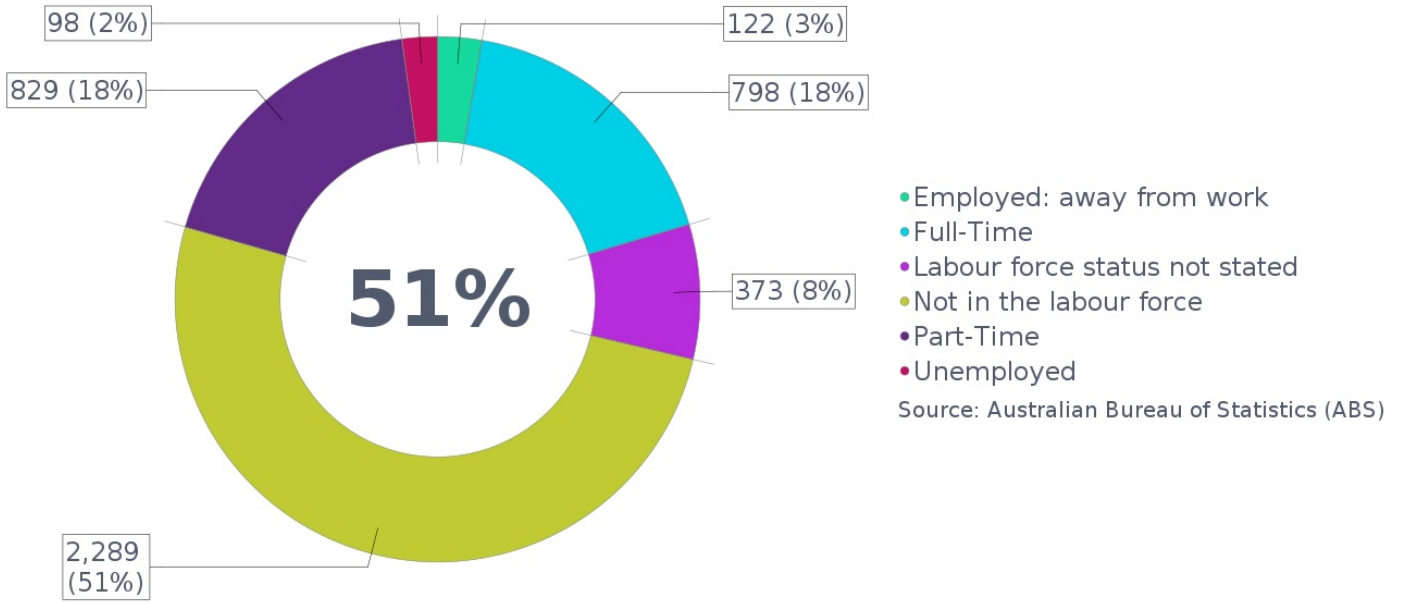
## Non-School Qualification: Level of Education (2021)



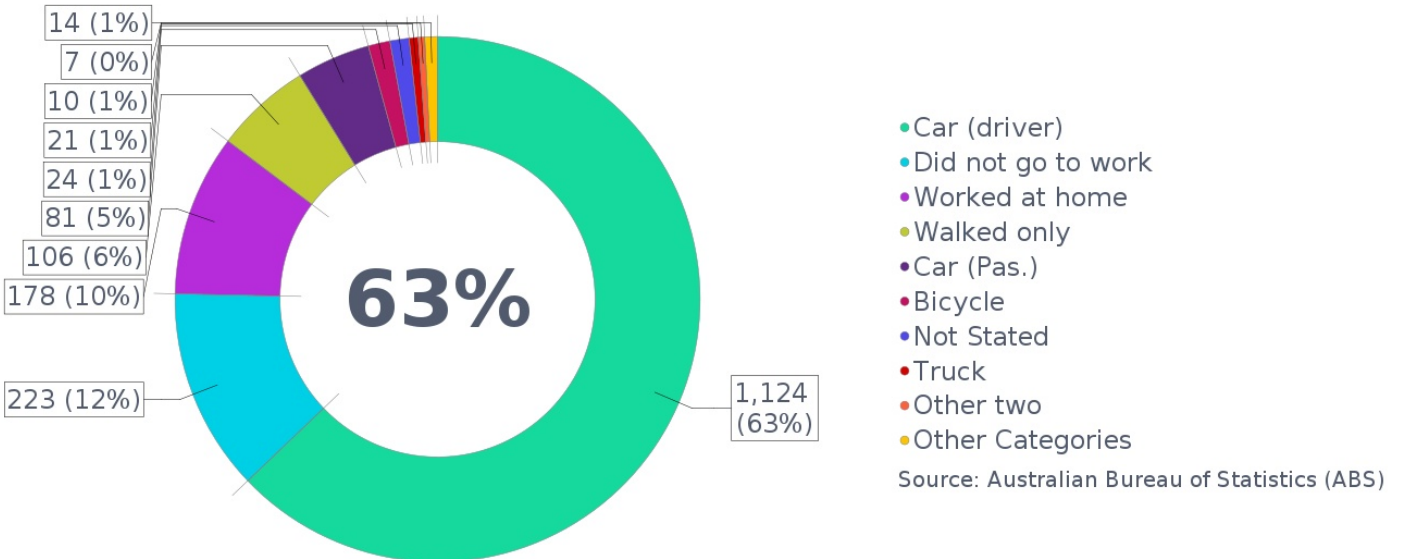
## Occupation (2021)



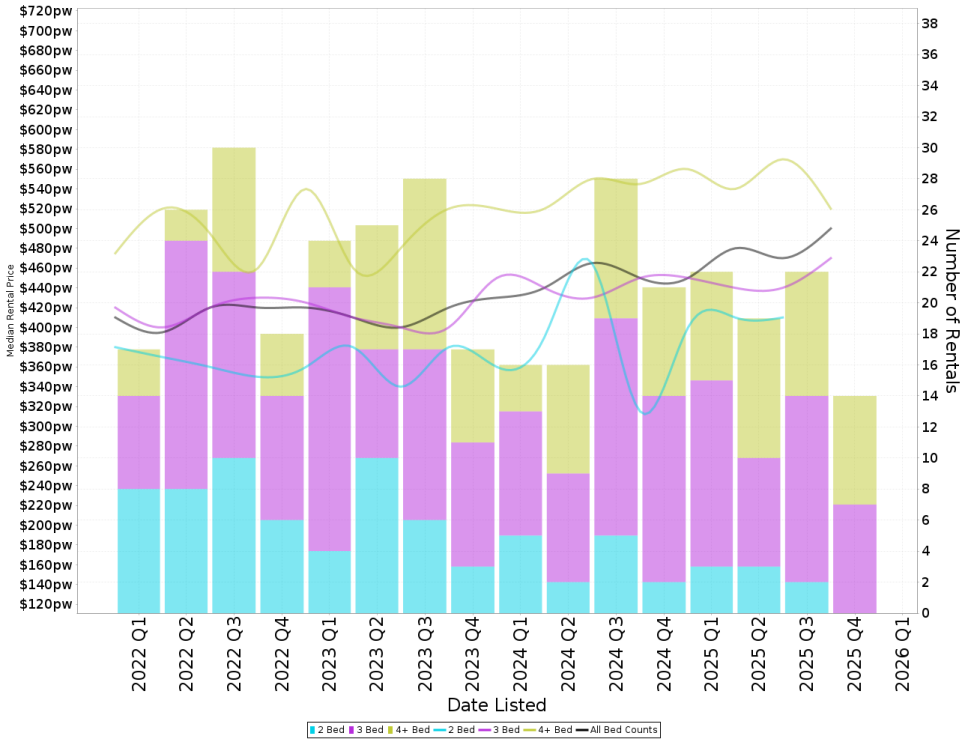
## Employment (2021)



## Method of Travel to Work (2021)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.2%**

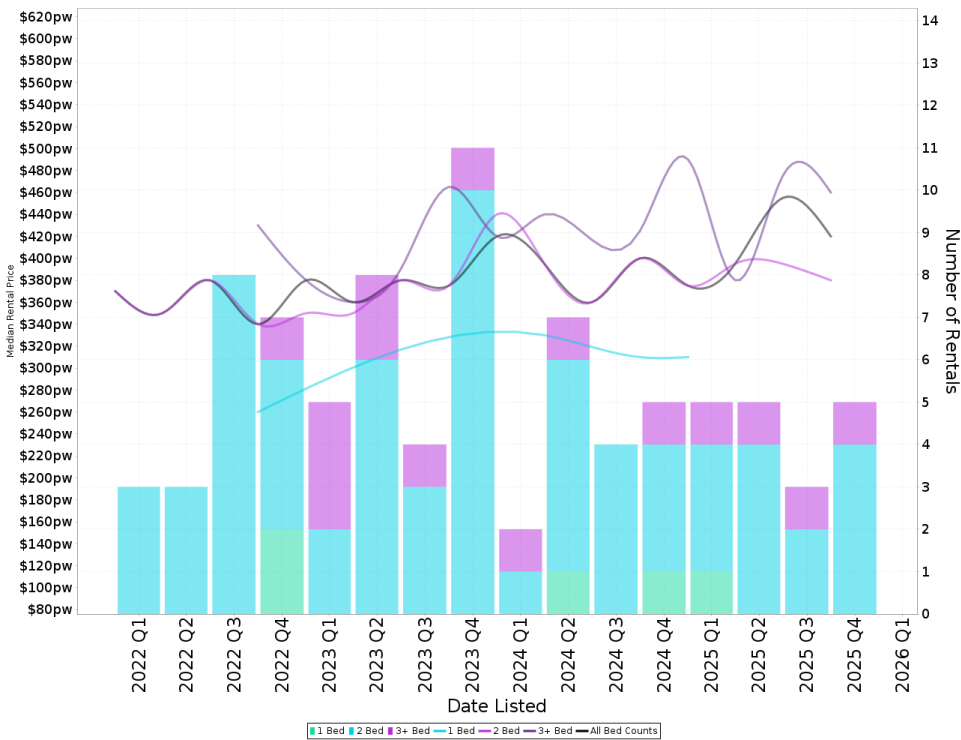
Current Median Price: \$560,000  
Previous Median Price: \$548,000  
Based on 189 registered House sales compared over the last two rolling 12 month periods.

### 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%**

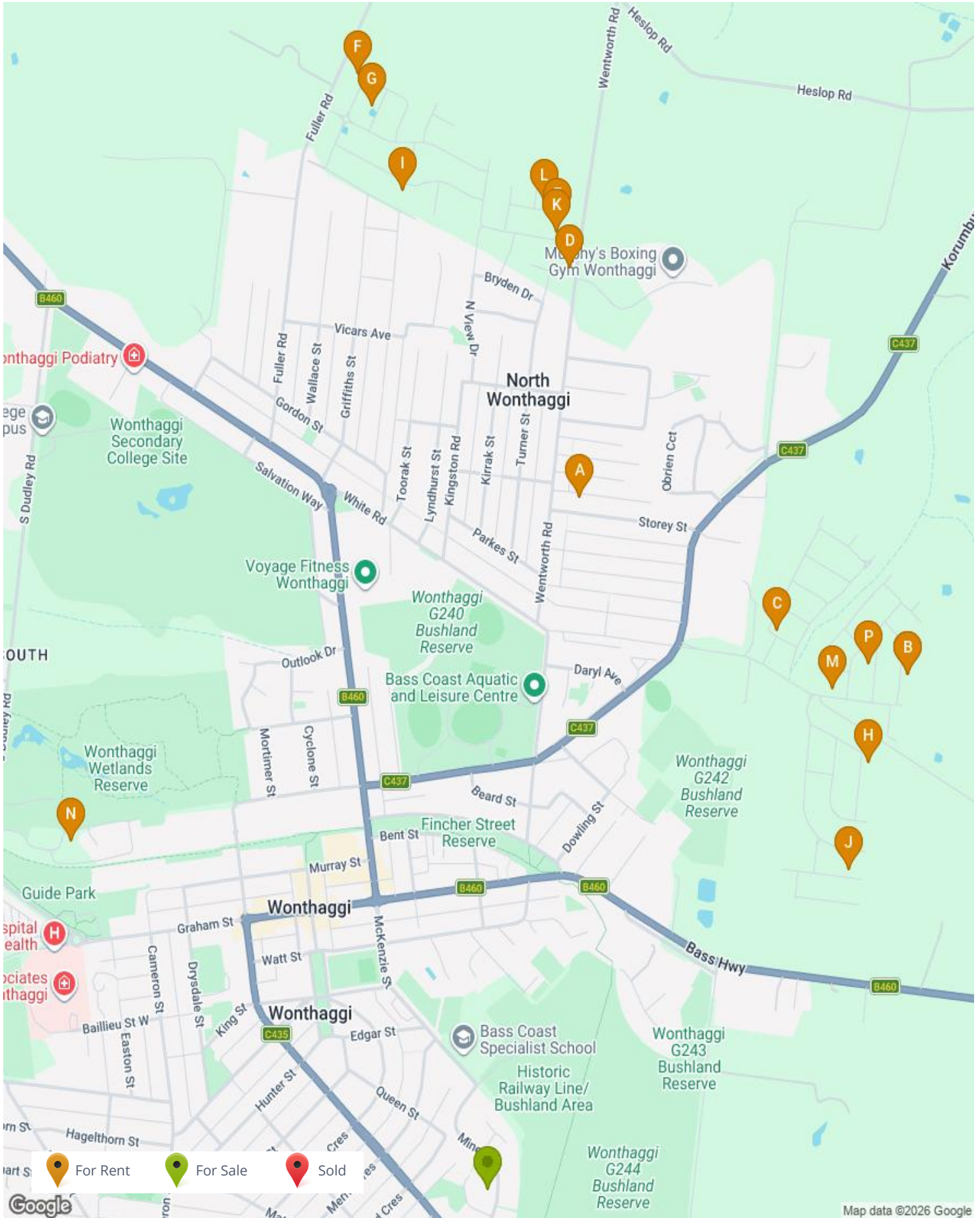
Current Median Price: \$418,000  
Previous Median Price: \$420,000  
Based on 76 registered Unit sales compared over the last two rolling 12 month periods.

### 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.

## Comparable Properties Map



## Nearby Comparable Rental Properties

There are 16 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$520 and the highest for rent price is \$650 with a median rental price of \$570. Days listed ranges from 4 to 32 days with the average currently at 14 days for these selected properties.

### 6 MARY ST, NORTH WONTHAGGI 3995

 4  2  1



Property Type: House  
Area: 418 m<sup>2</sup>  
RPD: 2//PS914474

Features:

Current Rent Price: **\$530 per week**  
First Rent Price: **\$530 per week**  
Month Listed: **February 2026**  
Days on Market: **13 Days**



### 19 BOTTLE TREE RD, WONTHAGGI 3995

 4  2  2



Property Type: House  
Area: 512 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 TUSOCK WAY, NORTH WONTHAGGI 3995

 4  2  4



Property Type: House  
Area: 699 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup>  
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**



**28 CAVIL DR, NORTH WONTHAGGI 3995**

 4  2  2



Property Type: House  
Area: 613 m<sup>2</sup> (157 m<sup>2</sup>)  
RPD: 168//PS841073

Features: LOWSET, BRICK AND TILE, DECK, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, IMPROVEMENTS: DISHWASHER

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



**11 NORFOLK ST, WONTHAGGI 3995**

 4  2  2



Property Type: House  
Area: 640 m<sup>2</sup>  
RPD: 506//PS842390

Features:

Current Rent Price: **\$600 per week**  
First Rent Price: **\$600 per week**  
Month Listed: **October 2025\* (Rented)**  
Days on Market: **9 Days**



**23 APPLE BERRY RISE, NORTH WONTHAGGI 399**

 4  2  2



Property Type: House  
Area: 620 m<sup>2</sup>  
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**



**11 TUSSOCK WAY, NORTH WONTHAGGI 3995**

 4  2  4



Property Type: House  
Area: 598 m<sup>2</sup>  
RPD: 214//PS832880

Features:

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **October 2025\* (Rented)**  
Days on Market: **17 Days**



**45 MCGIBBONYS RD, WONTHAGGI 3995**

 4  2  1



Property Type: House  
Area: 553 m<sup>2</sup>  
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**



**8 SILVEREYE CCT, WONTHAGGI 3995**

 4  2  2



Property Type: House  
Area: 576 m<sup>2</sup>  
RPD: 8//PS703684

Features:

Current Rent Price: **\$520 per week**  
First Rent Price: **\$520 per week**  
Month Listed: **October 2025\* (Rented)**  
Days on Market:



**19 BOTTLE TREE RD, WONTHAGGI 3995**

 4  2  2



Property Type: House  
Area: 512 m<sup>2</sup>  
RPD: 718//PS913210

Features:

Current Rent Price: **\$570 per week**  
First Rent Price: **\$500 per week**  
Month Listed: **September 2025\* (Rented)**  
Days on Market: **30 Days**



6 HUMMINGBIRD DR, WONTHAGGI 3995

 5  2  2



Property Type: House  
Area: 648 m<sup>2</sup>  
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**



## 36 MINERS DRIVE, WONTHAGGI, VIC 3995



### Appraisal Price

This market analysis has been prepared on 10/03/2026 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:

**\$540pw to \$590pw**

### Contact your agent for further information:

Name: Leo Edwards  
Mobile:  
Office: Leo Edwards  
Office Phone: 0472 523 445  
Email: [leo@atrealty.com.au](mailto:leo@atrealty.com.au)