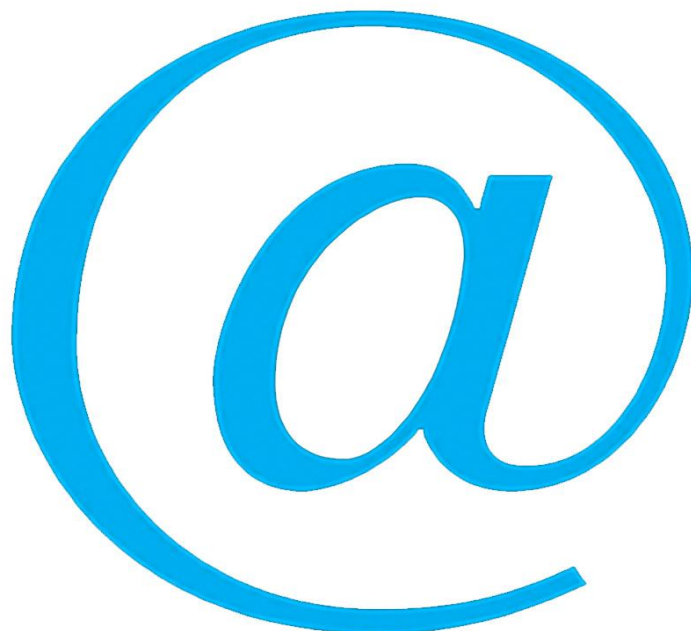


COMPARATIVE MARKET ANALYSIS

11 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





11 Cuttlers Circuit
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 rental market.

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.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

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

11 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995



Owner Details

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

Property Details

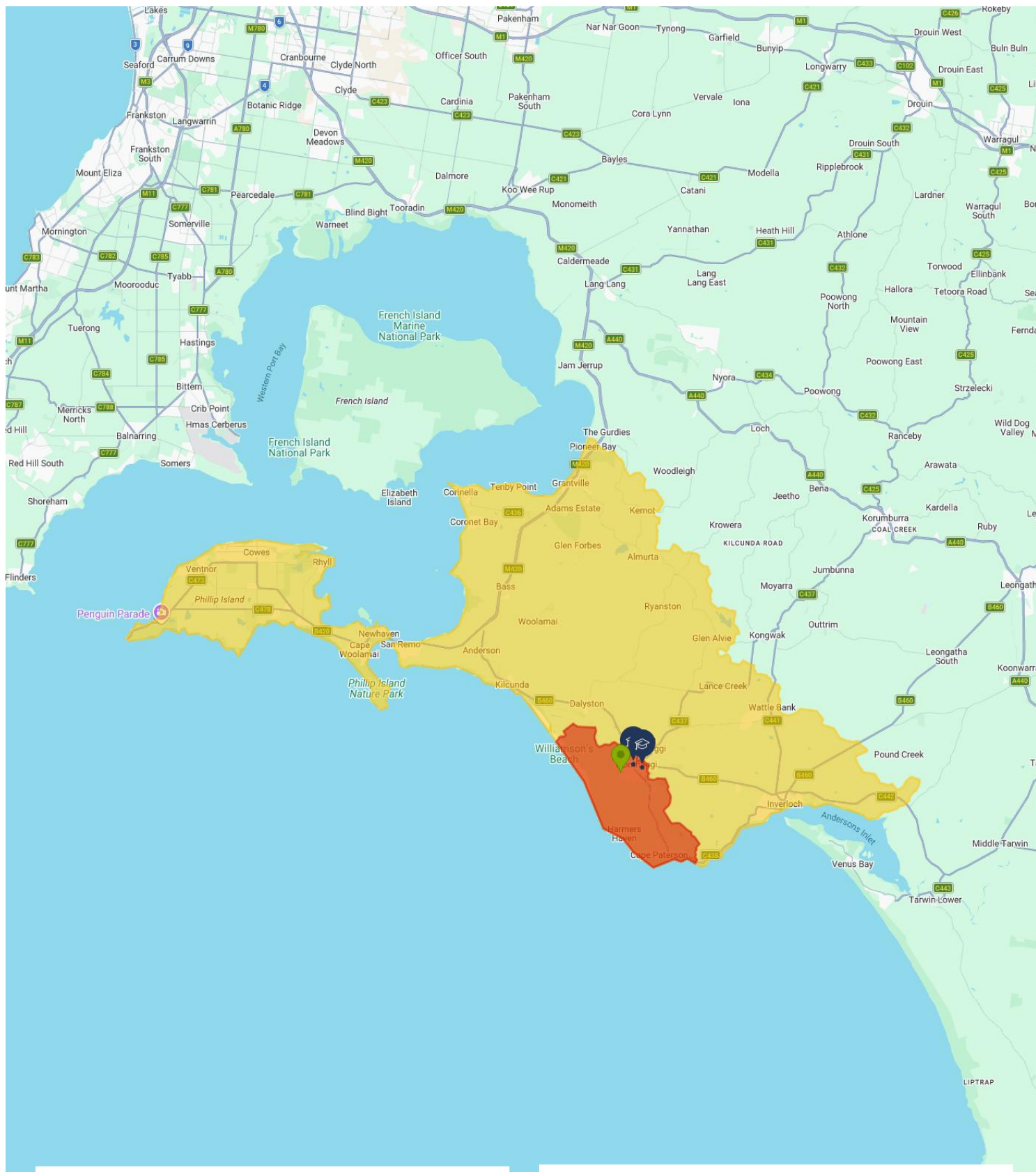
 3  1  2

Property Type:	House - N/A	Area:	733 m²
RPD:	26//PS631569 (11227555)	Area \$/m2:	\$186
Land Use:	DETACHED DWELLING (UNSPECIFIED)	Water/Sewerage:	
Zoning:		Property ID:	16509738 /
Council:	BASS COAST SHIRE	UBD Ref:	UBD Ref:
Features:	Stores: 1, Lowset, Brick and Tile, Contemporary, Solar Panels, Garage, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s, Main Rooms: 11		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 136,000	01/12/2014	THE PROPRIETORS	733 m²	Normal Sale	No
\$ 158,000	23/12/2010	THE PROPRIETORS	728 m²	Normal Sale	No
\$ 154,000	04/04/2010	THE PROPRIETORS	728 m²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



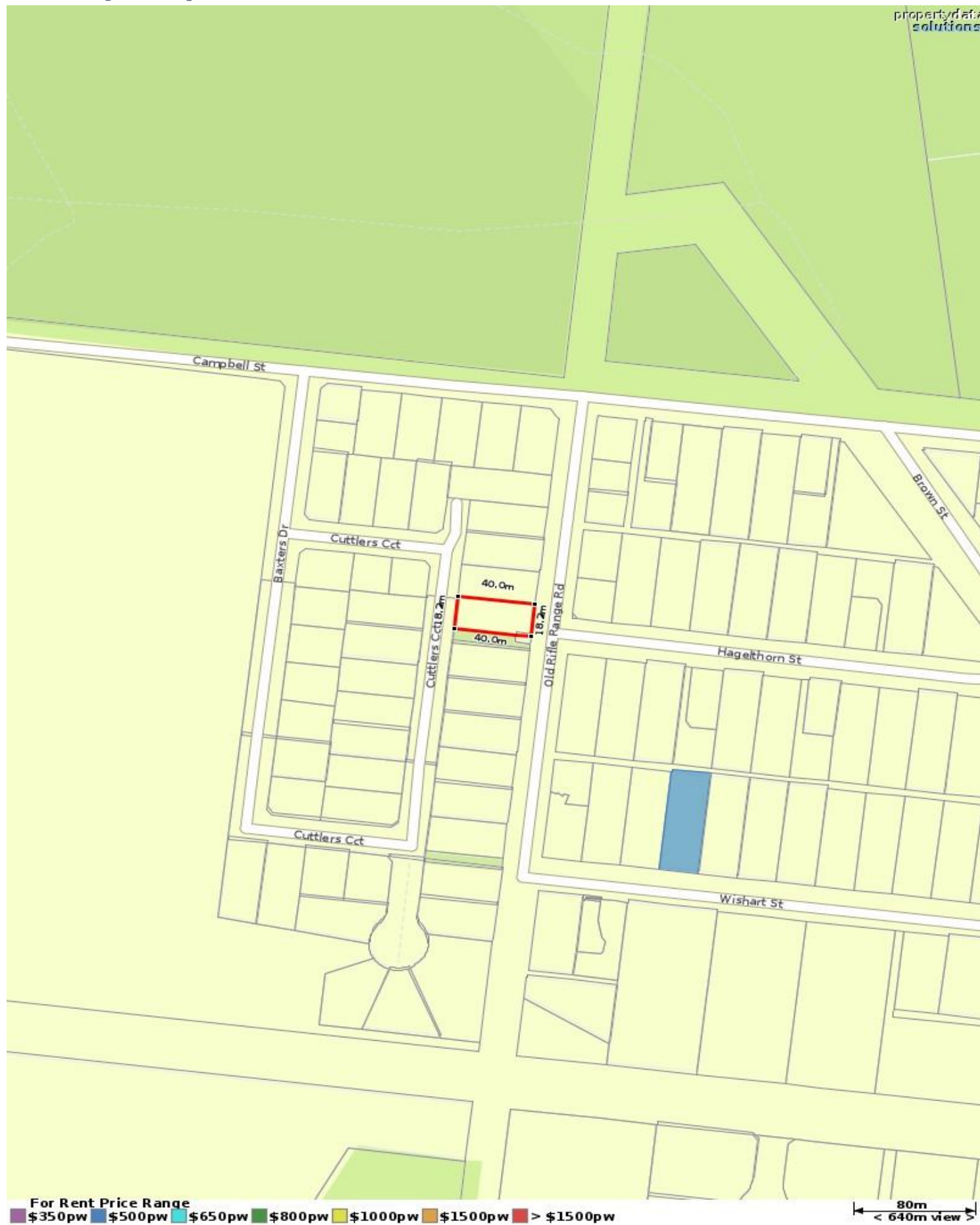
Bass Coast College

7 - 12

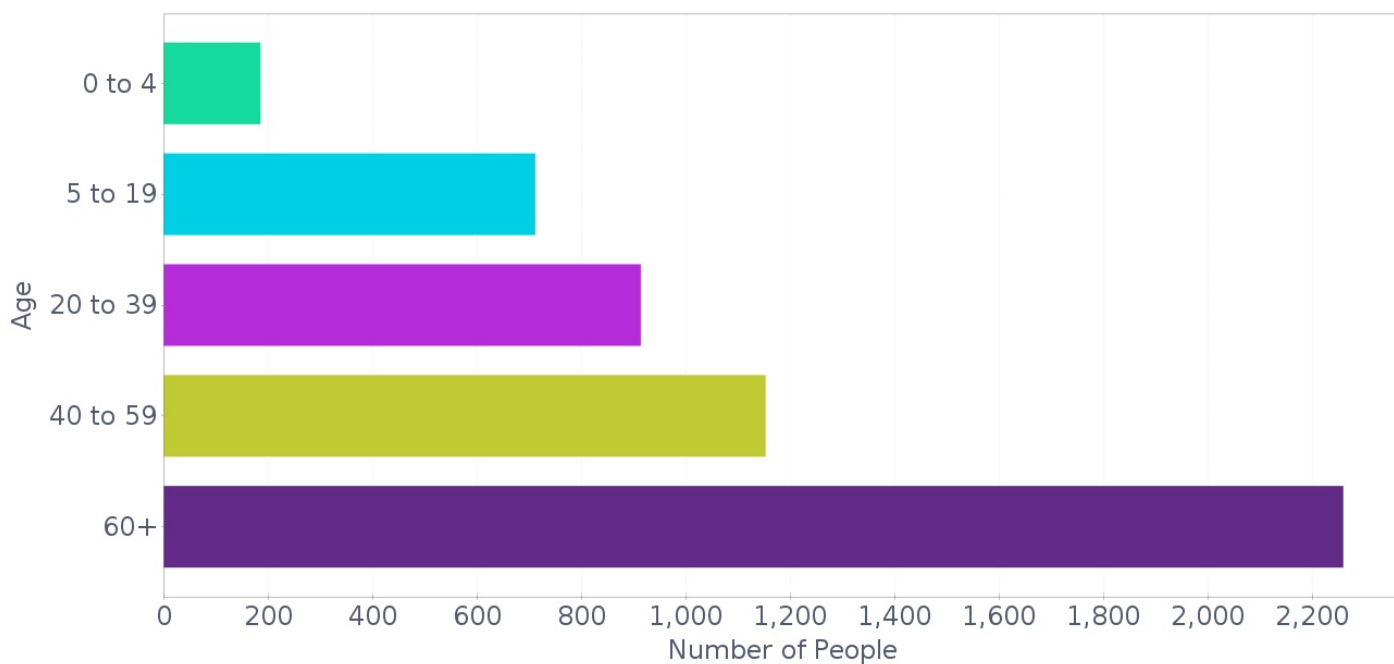
Co-ed



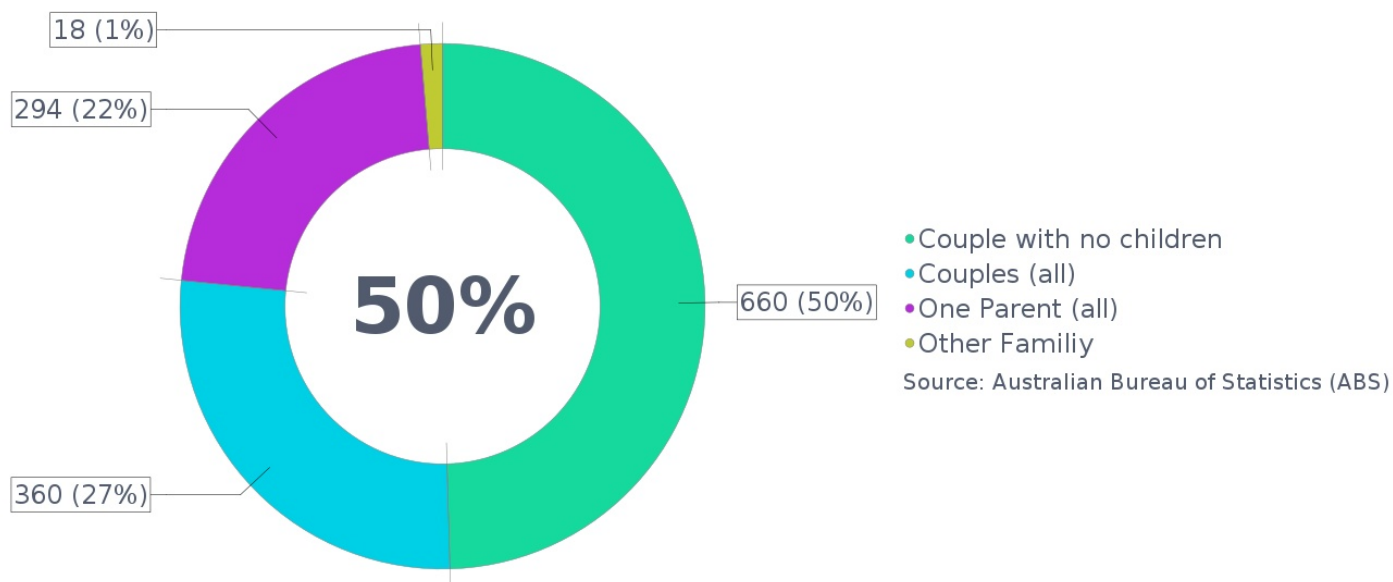
Nearby Properties For Rent



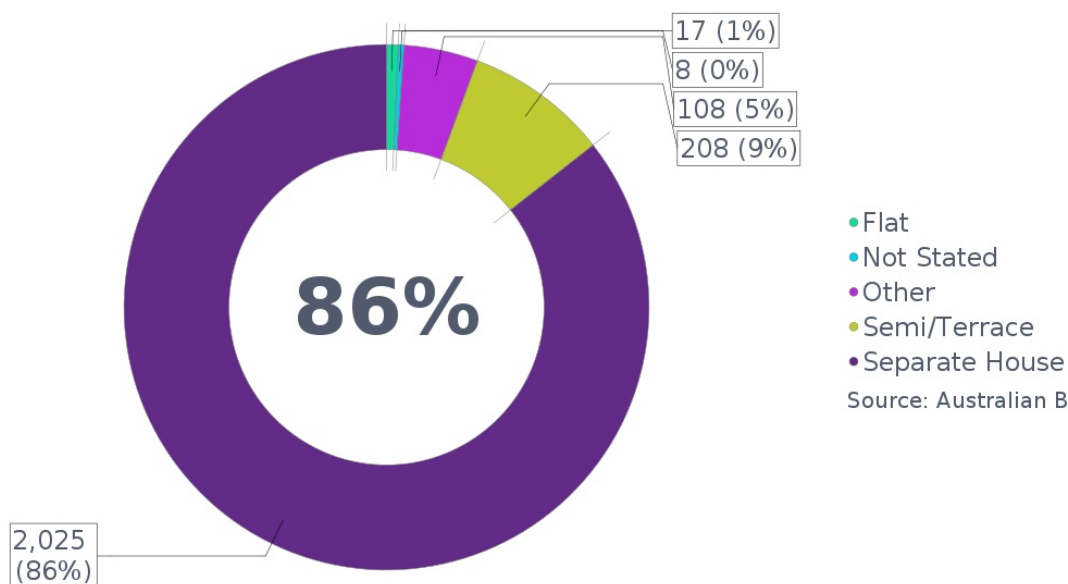
Age of Population (2021)



Family Composition (2021)

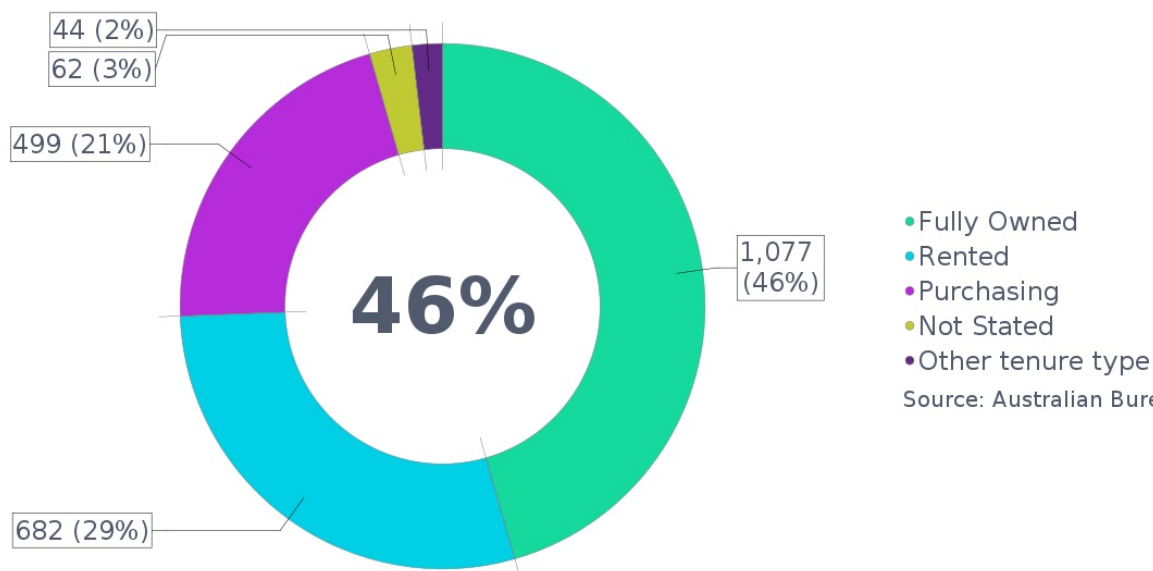


Dwelling Structure (2021)



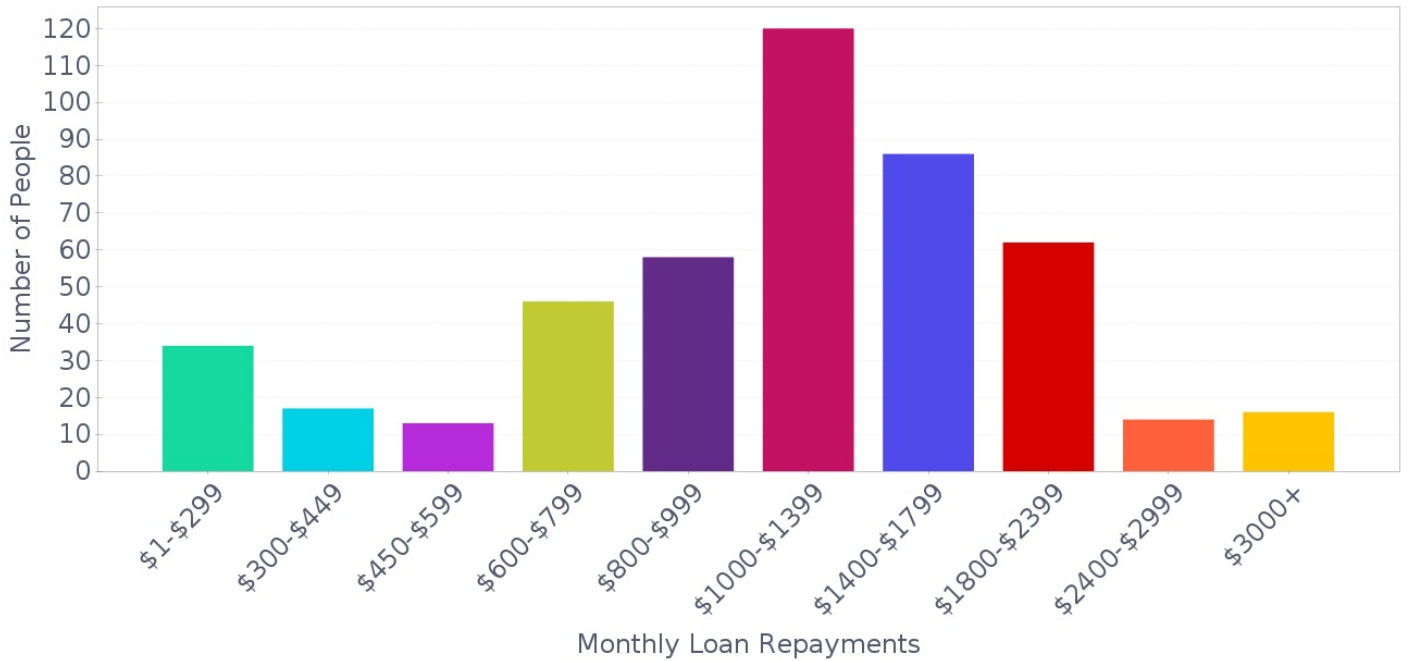
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

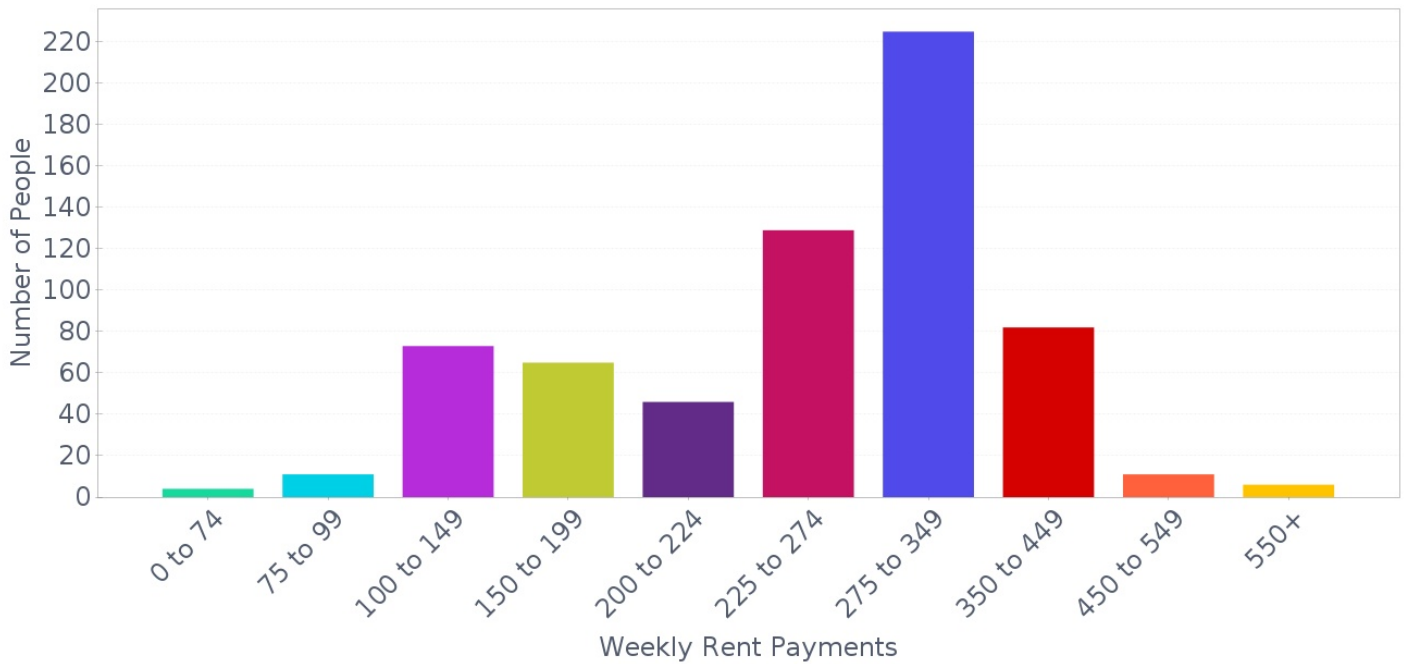


Source: Australian Bureau of Statistics (ABS)

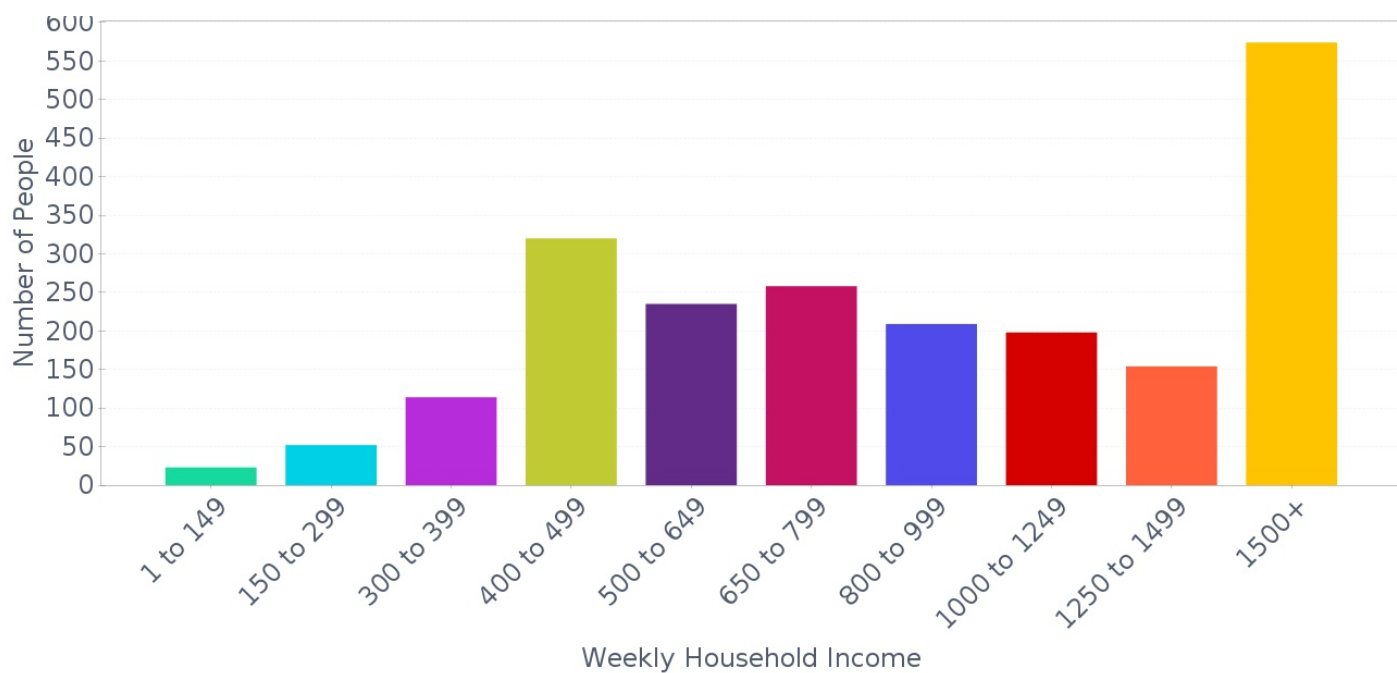
Home Loan Repayments - Monthly (2021)



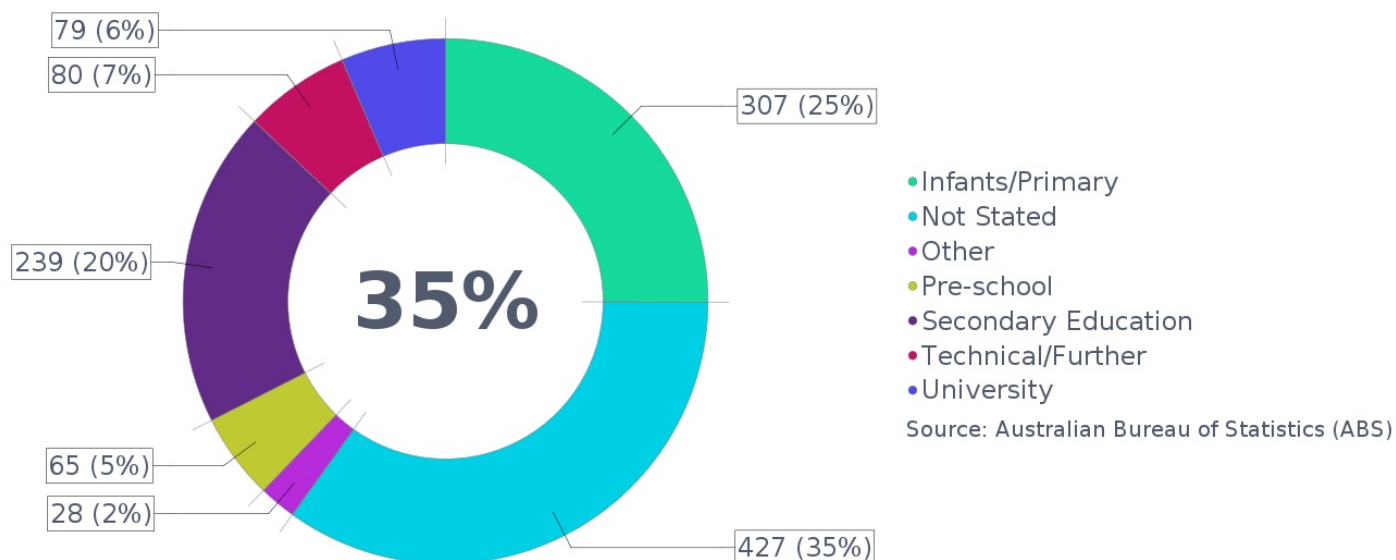
Rent Payments - Weekly (2021)



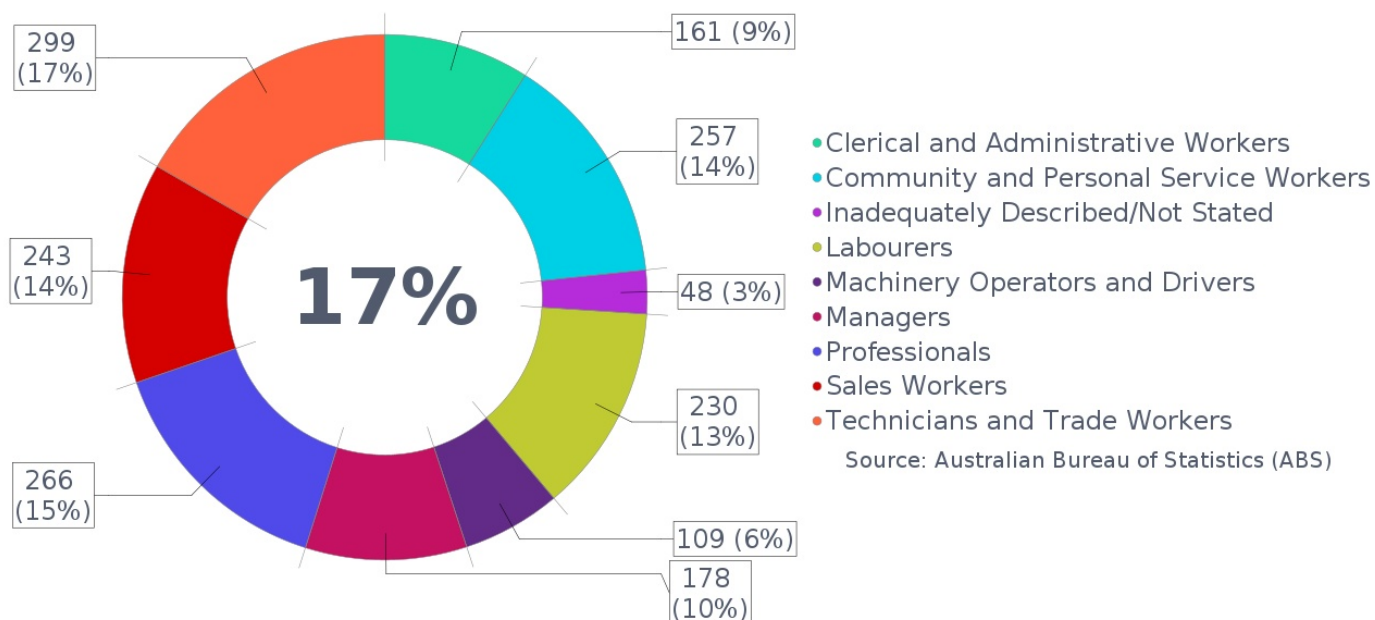
Household Income - Weekly (2021)



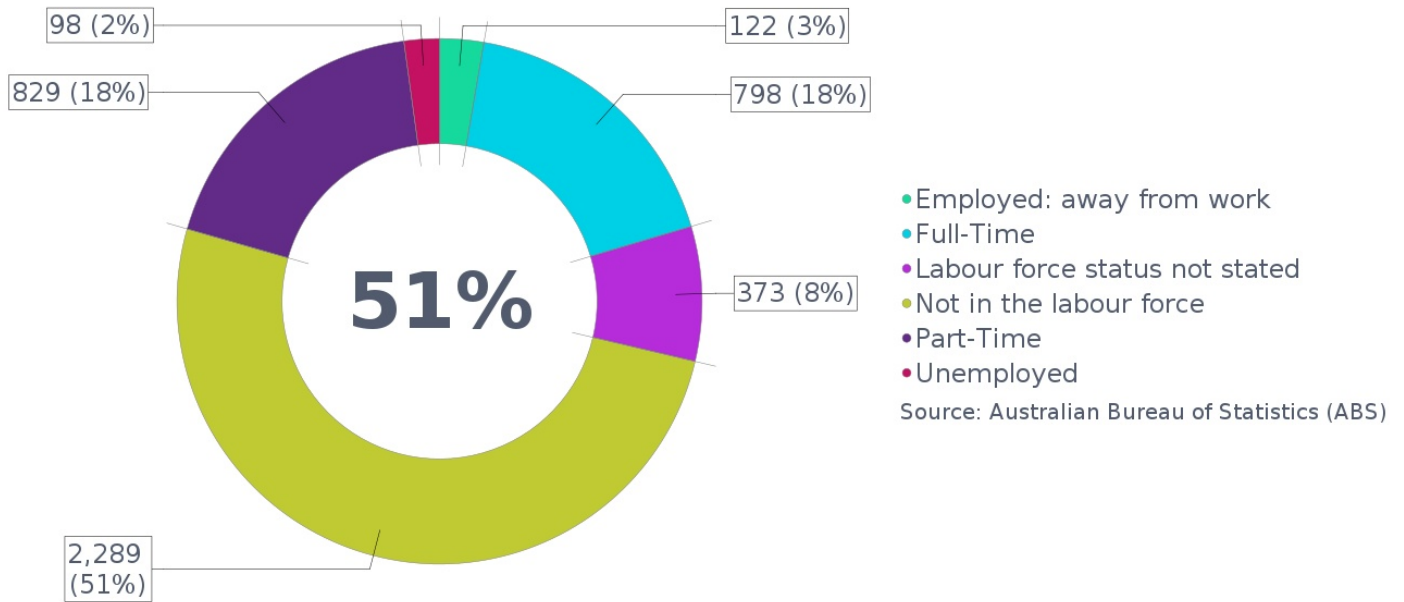
Non-School Qualification: Level of Education (2021)



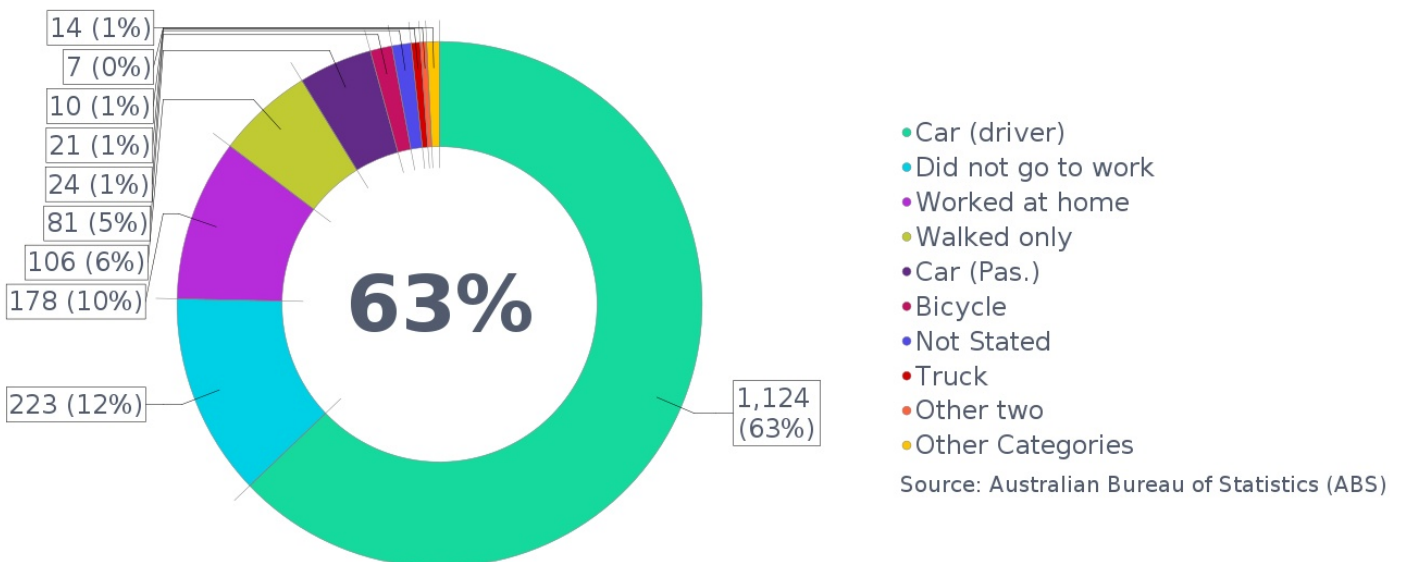
Occupation (2021)



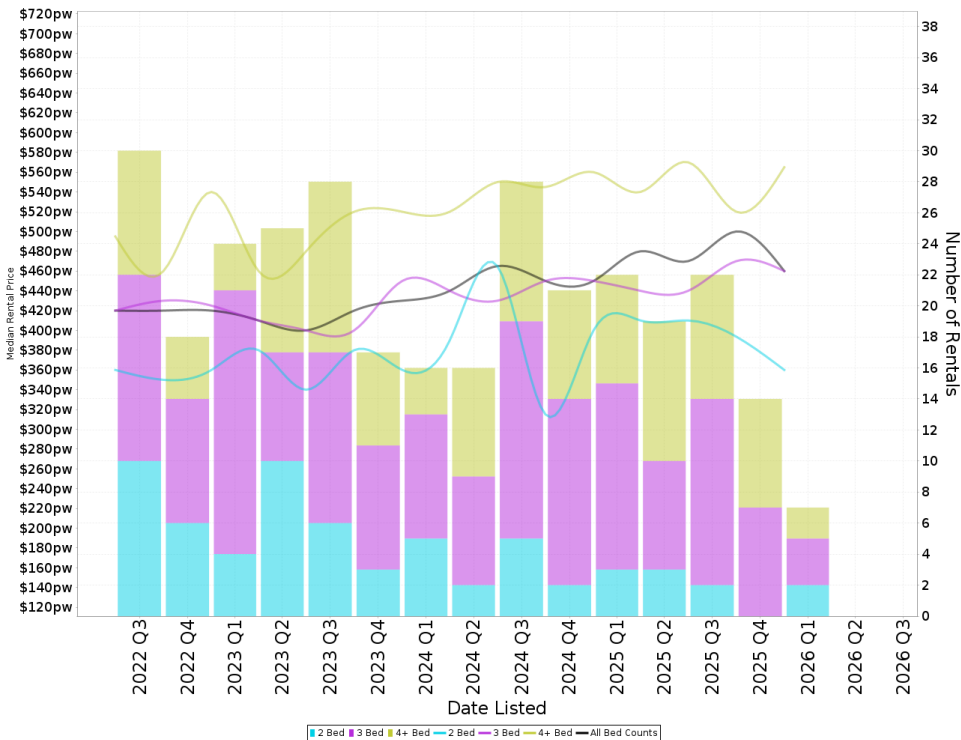
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.6%

Current Median Price: \$570,000
Previous Median Price: \$550,000

Based on 202 registered House sales compared over the last two rolling 12 month periods.

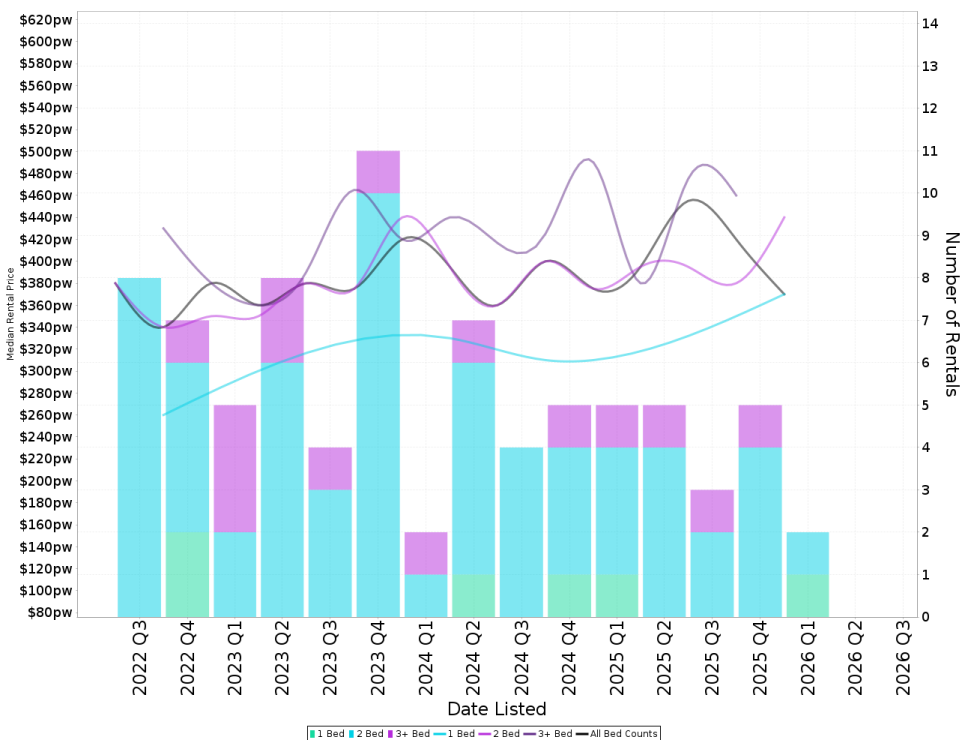
Suburb Rental Yield

+4.3%

Current Median Price: \$570,000
Current Median Rent: \$470

Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$420,000
Previous Median Price: \$410,000

Based on 84 registered Unit sales compared over the last two rolling 12 month periods.

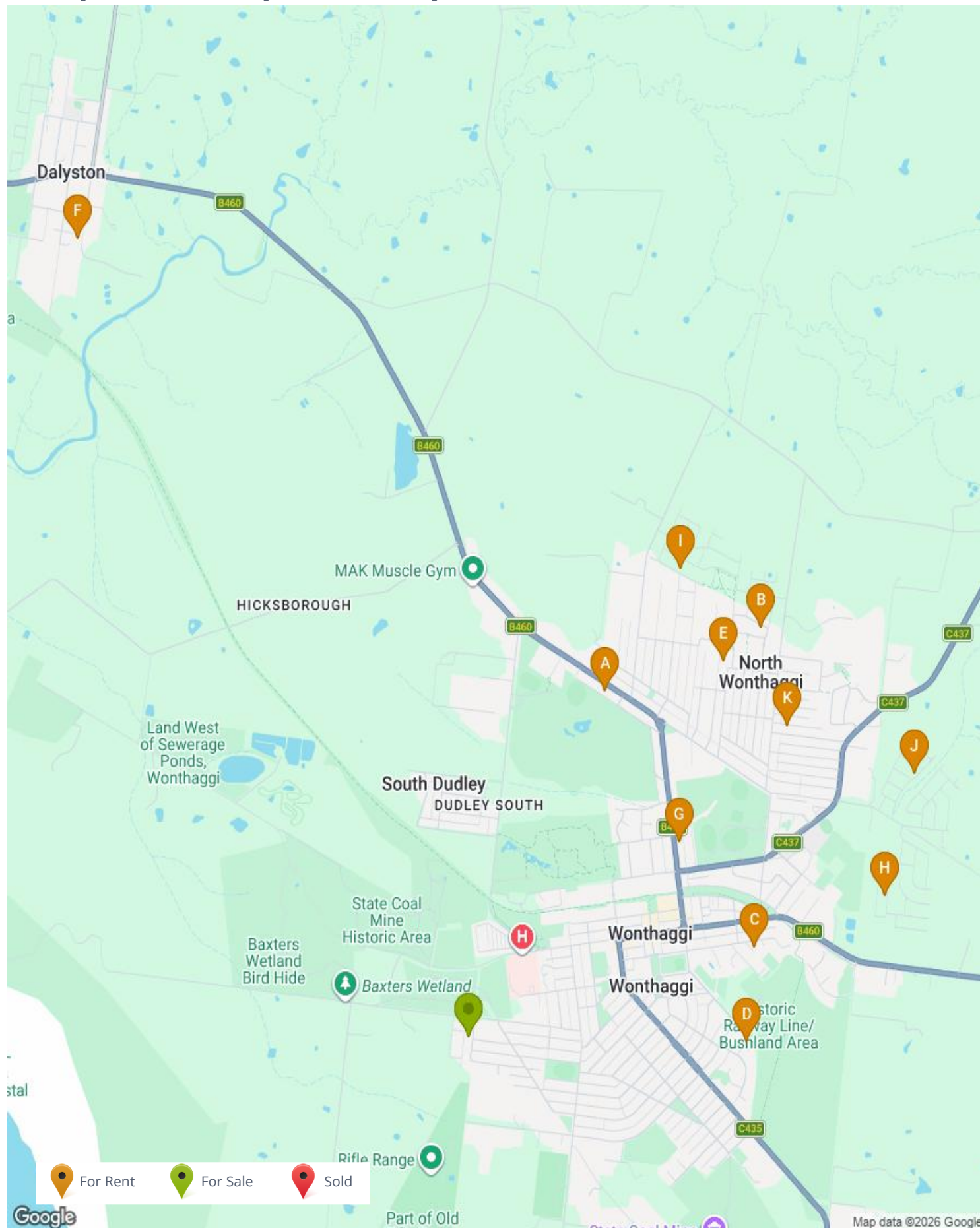
Suburb Rental Yield

+5.2%

Current Median Price: \$420,000
Current Median Rent: \$420

Based on 10 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 11 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 \$590 with a median rental price of \$530. Days listed ranges from 2 to 69 days with the average currently at 18 days for these selected properties.

199 WHITE RD, WONTHAGGI 3995

 3  2  2



Property Type: House
Area: 1,006 m²
RPD: 20//LP13519

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **6 Days**

Features: FIRE PLACE, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: SECURE PARKING



18 BRYDEN DR, NORTH WONTHAGGI 3995

 3  2  2



Property Type: House
Area: 601 m² (157 m²)
RPD: 58//PS629434

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **24 Days**

Features: BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, ENTERTAINMENT AREA



13 WATT ST, WONTHAGGI 3995

 3  1  2



Property Type: House
Area: 616 m²
RPD: 1//TP535301

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **15 Days**

Features:



9 BRUDENHALL TCE, WONTHAGGI 3995

 3  2  2



Property Type: House
Area: 620 m²
RPD: 29//LP219766

Current Rent Price: **\$540 per week**
First Rent Price: **\$590 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **69 Days**

Features:



50 LYNDHURST ST, NORTH WONTHAGGI 3995

 3  2  3



Property Type: House
Area: 975 m² (157 m²)
RPD: 1//TP138394

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **2 Days**

Features:



44A WALKER ST, DALYSTON 3992

3 2 2



Property Type: House
Area: 456 m²
RPD: 1//PS908351

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **20 Days**

Features:



78 MCKENZIE ST, WONTHAGGI 3995

3 2 1



Property Type: House
Area: 718 m² (12 m²)
RPD: 14/101/PP5871

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **13 Days**

Features: BUILD YR: 1909, FEDERATION, DECK, ENSUITE, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



15 DELTA CRES, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 402 m²
RPD: 646//PS907574

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **July 2026**
Days on Market: **6 Days**

Features:



78 GRIFFITHS ST, NORTH WONTHAGGI 3995

4 2 2



Property Type: House
Area: 631 m²
RPD: 129//PS818379

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **July 2026**
Days on Market: **13 Days**

Features:



23 BOTANIC DR, WONTHAGGI 3995

4 2 2



Property Type: House
Area: 692 m²
RPD: 221//PS818644

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **March 2026* (Rented)**
Days on Market:

Features:



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* (Rented)**
Days on Market: **12 Days**



11 CUTTLERS CIRCUIT, WONTHAGGI, VIC 3995



Appraisal Price

This market analysis has been prepared on 05/08/2026 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:

\$510pw to \$560pw

Contact your agent for further information:

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