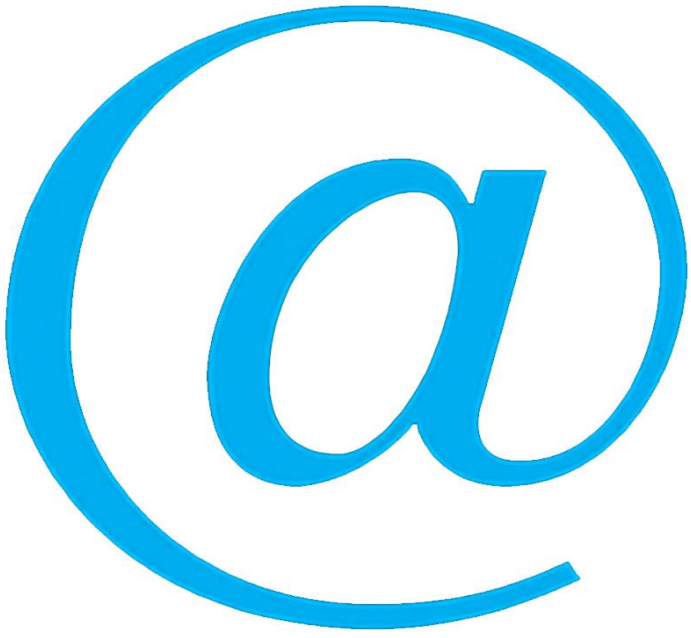
COMPARATIVE MARKET ANALYSIS

6 WORTHY STREET, LEONGATHA, VIC 3953

PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU



6 Worthy Street
Leongatha, VIC, 3953

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.

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

6 WORTHY STREET, LEONGATHA, VIC 3953



Owner Details

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

Property Details

4 3 2

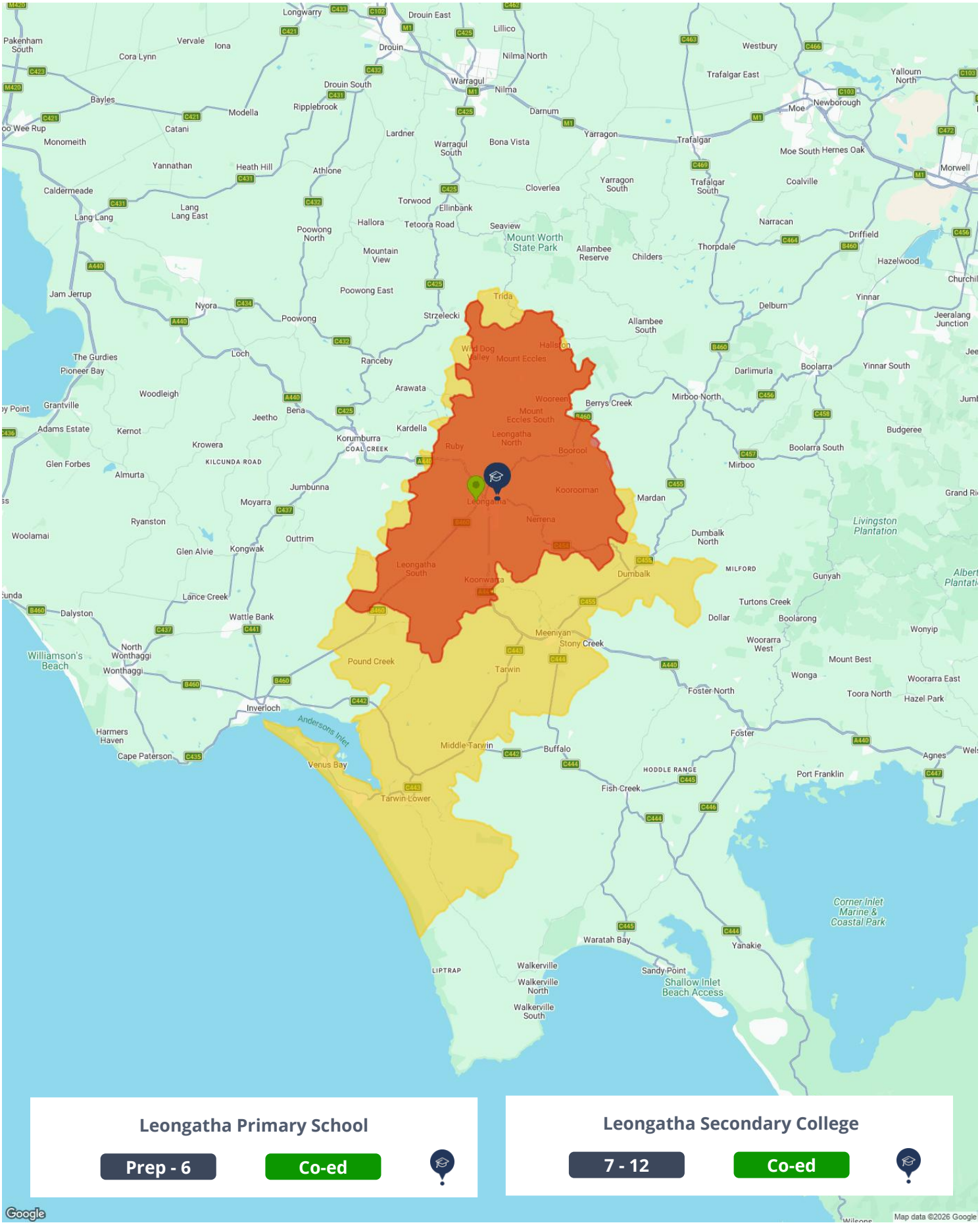
Property Type: House - N/A
RPD: 1//PS305804 (10060829)
Area: 766 m²
Area $/m2: $1,129
Land Use: DETACHED DWELLING
Water/Sewerage:
Zoning
Property ID: 4744789 / VIC5290450
Council: SOUTH GIPPSLAND SHIRE
UBD Ref: UBD Ref:
Features: Storeys: 2, Double Storey, Brick and Tile, Contemporary, Deck, Ensuite, Fire Place, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Pool, Scenic Views, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced,

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 865,000	17/08/2021	THE PROPRIETORS	750 m²	Normal Sale	No
$ 28,000	01/07/1996	THE PROPRIETORS	750 m²	Normal Sale	No

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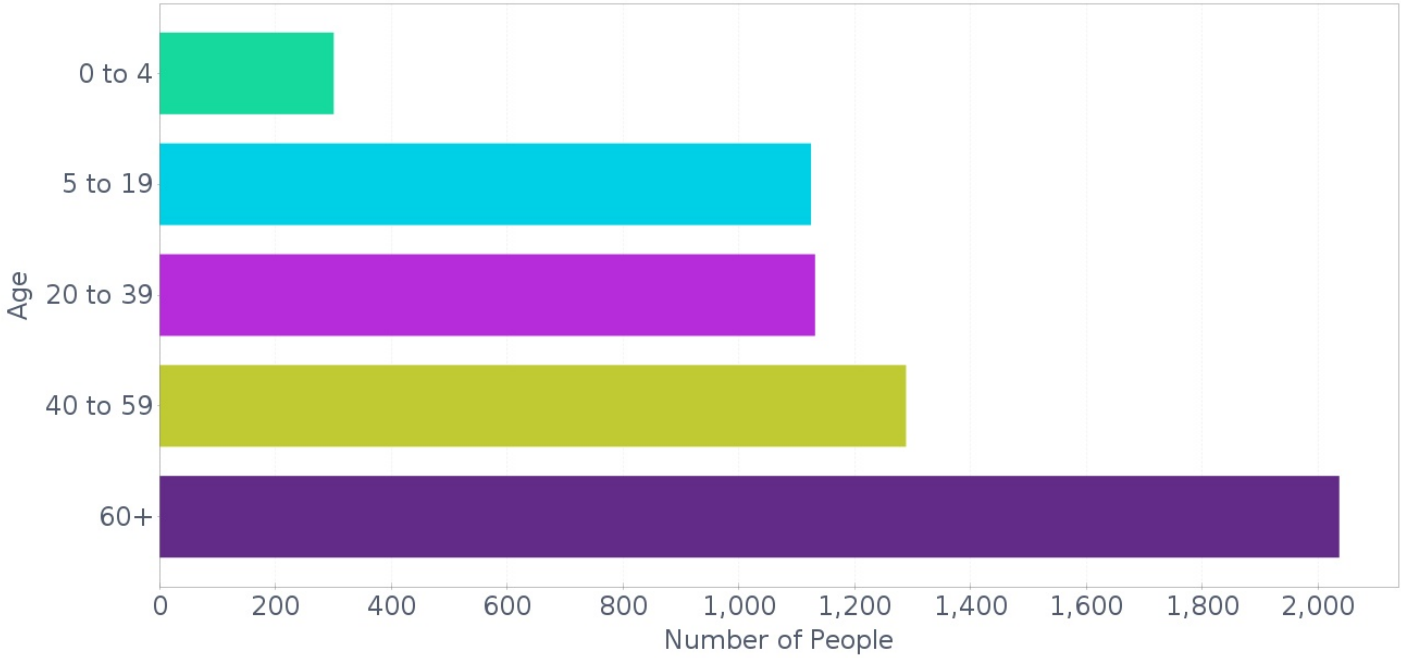
School Catchment Areas



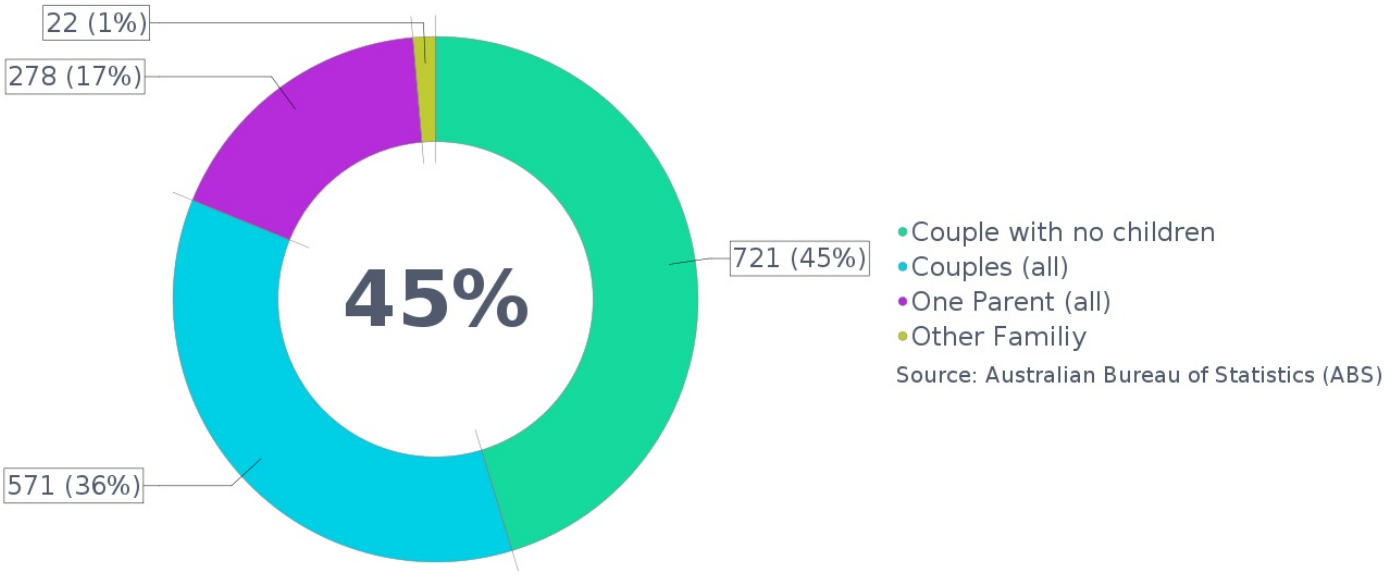
Nearby Properties For Rent



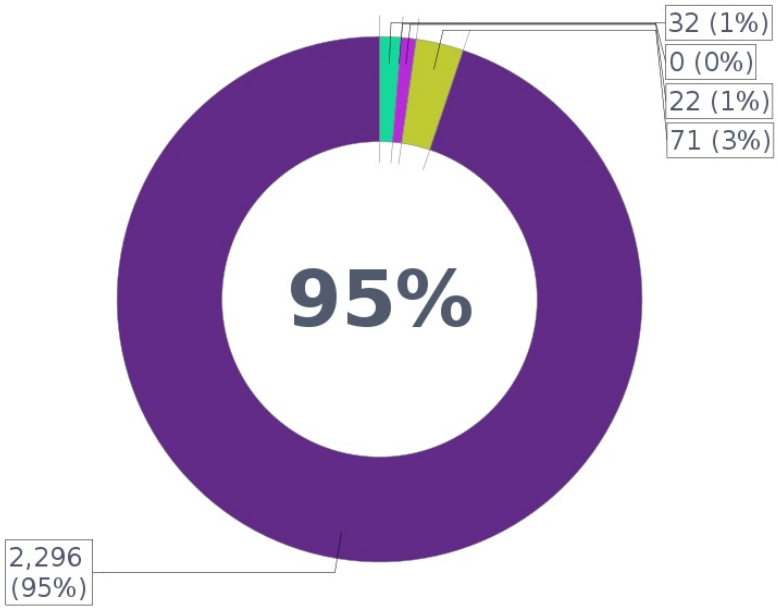
Age of Population (2021)



Family Composition (2021)

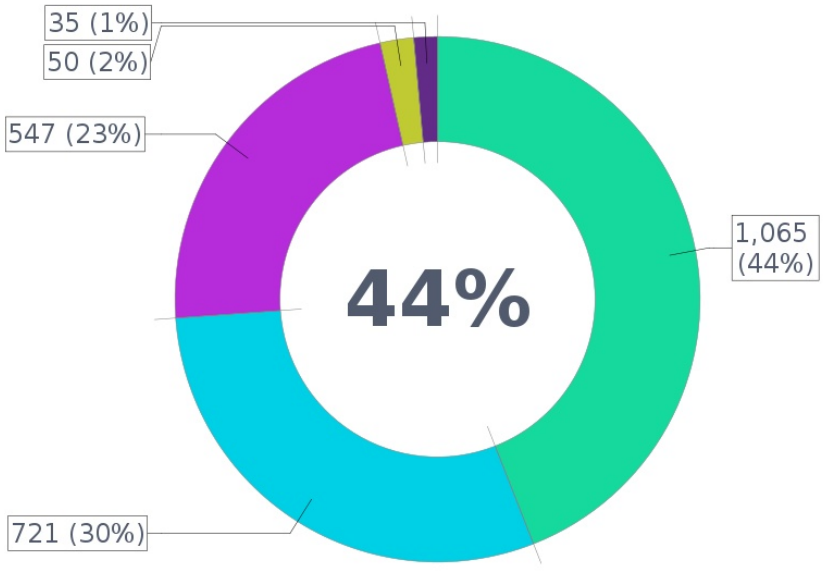


Dwelling Structure (2021)



Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

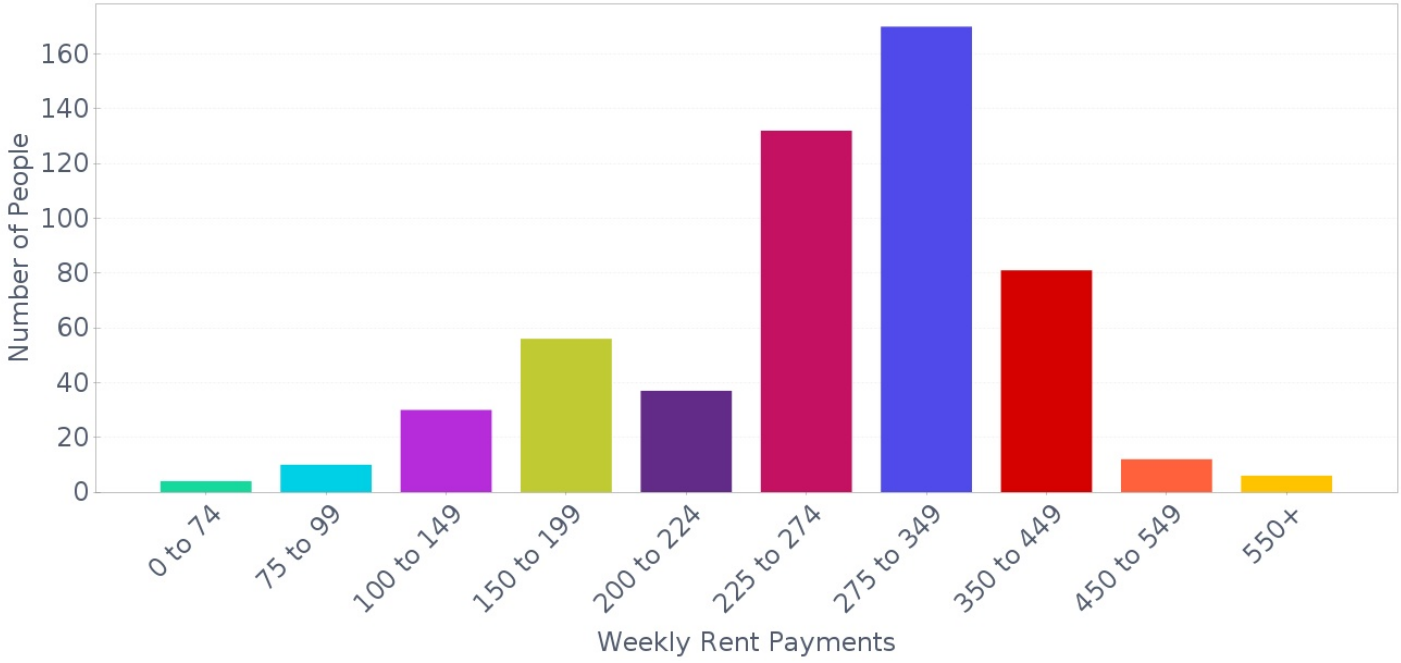


Source: Australian Bureau of Statistics (ABS)

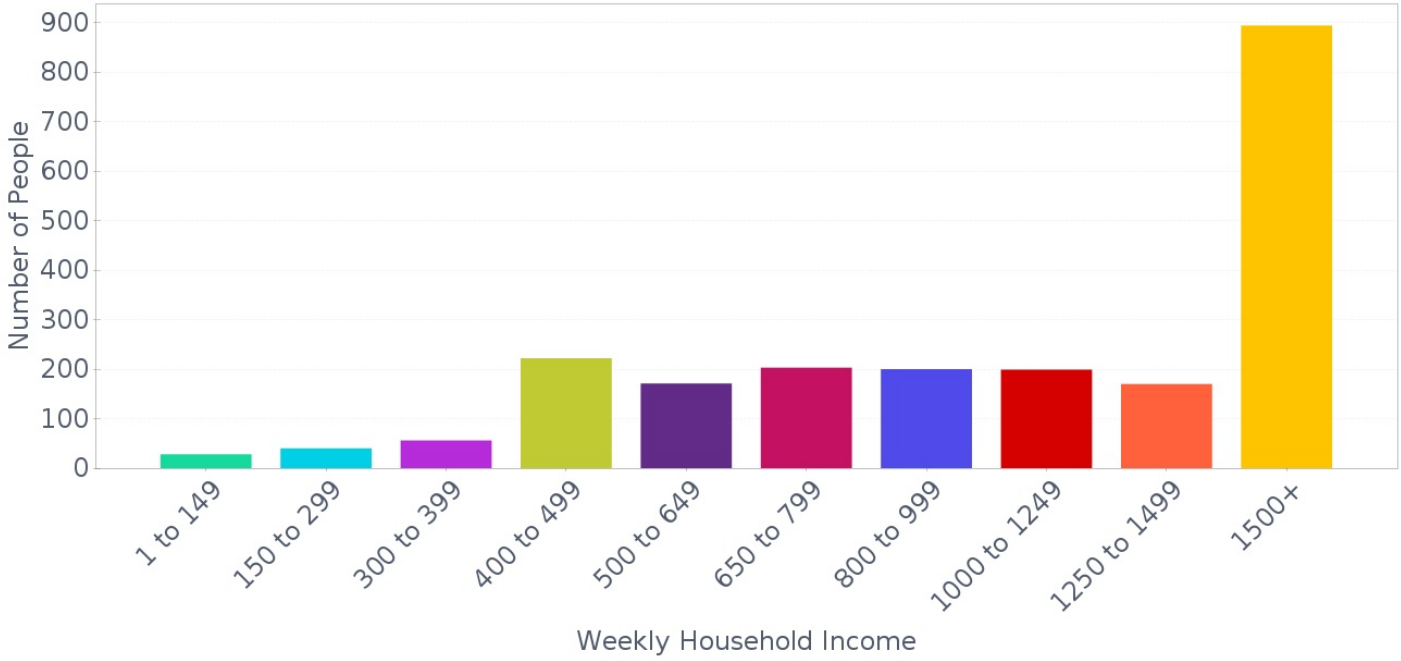
Home Loan Repayments - Monthly (2021)



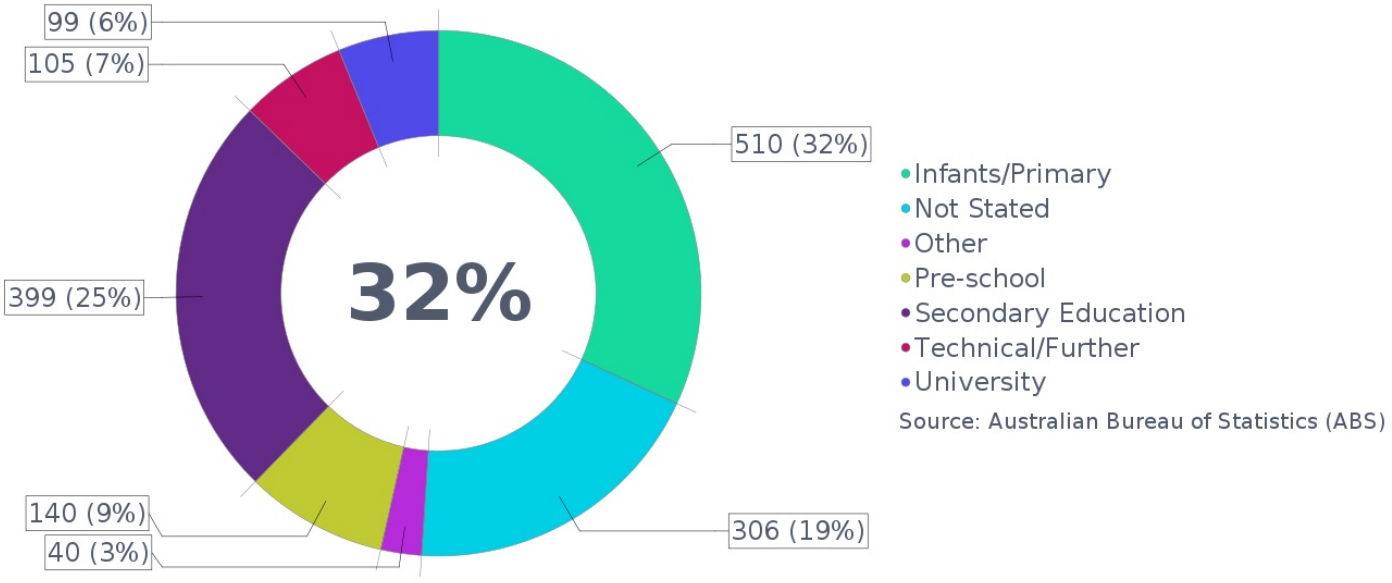
Rent Payments - Weekly (2021)



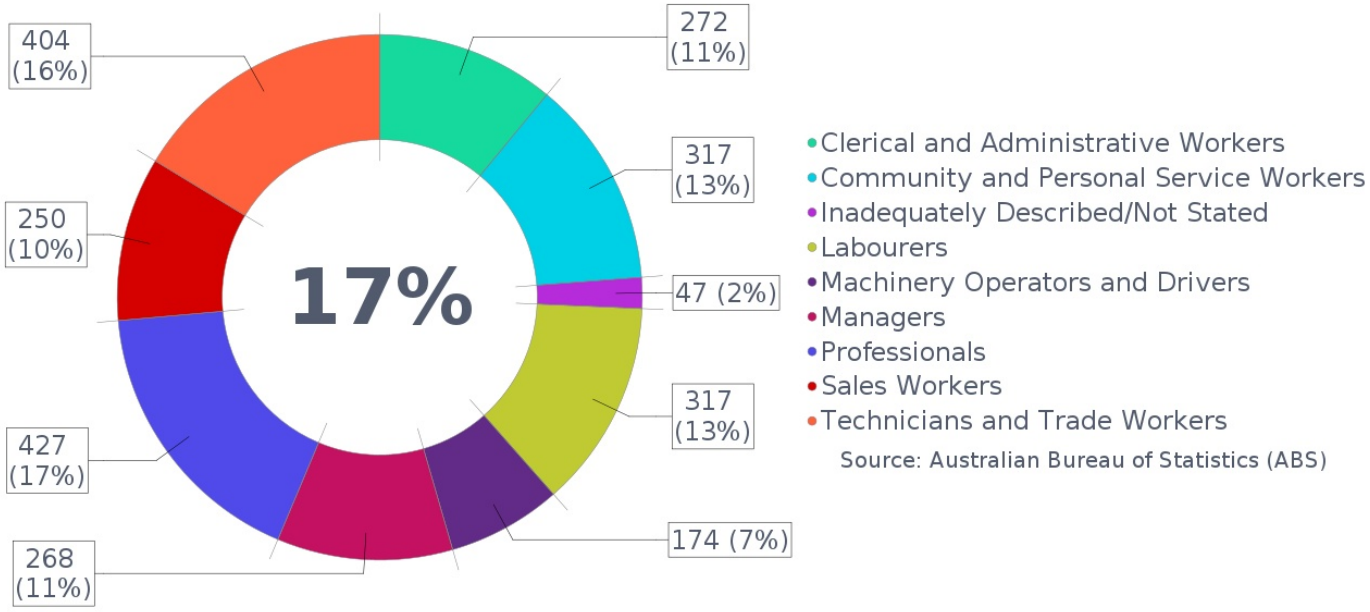
Household Income - Weekly (2021)



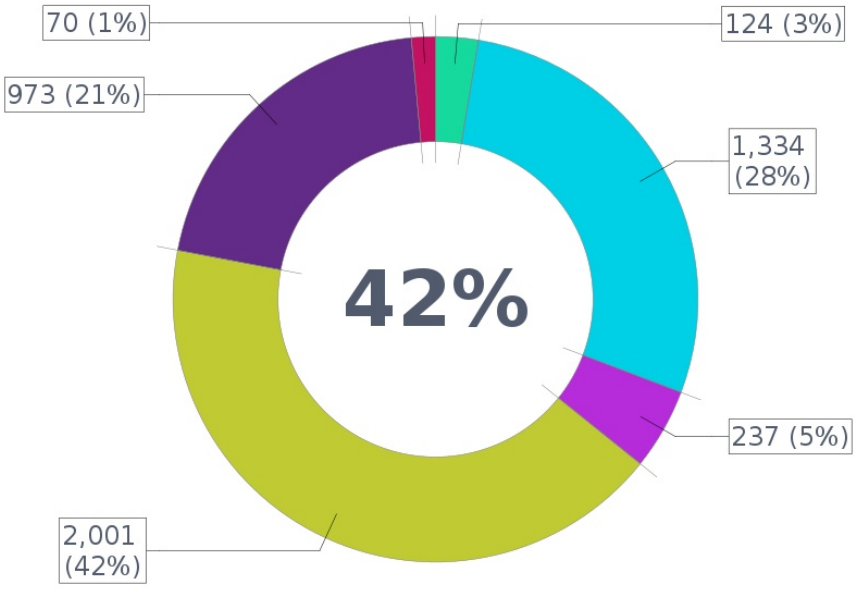
Non-School Qualification: Level of Education (2021)



Occupation (2021)

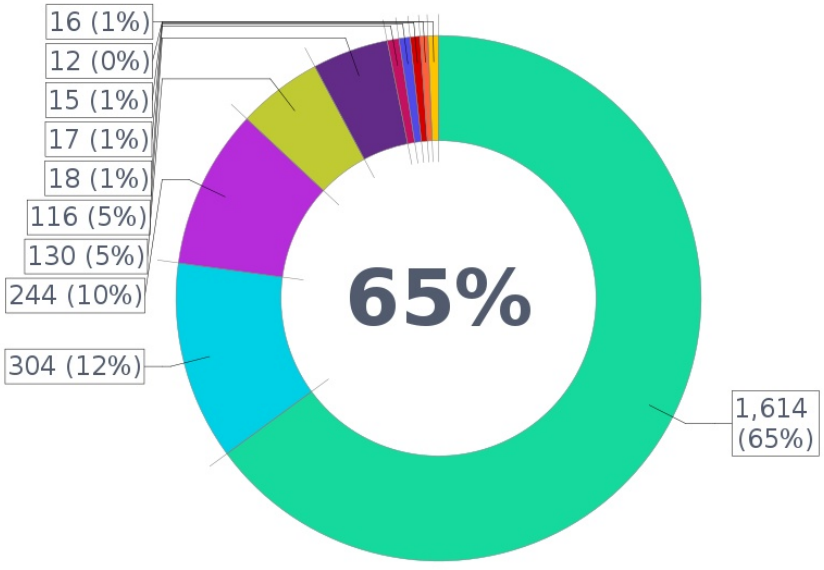


Employment (2021)



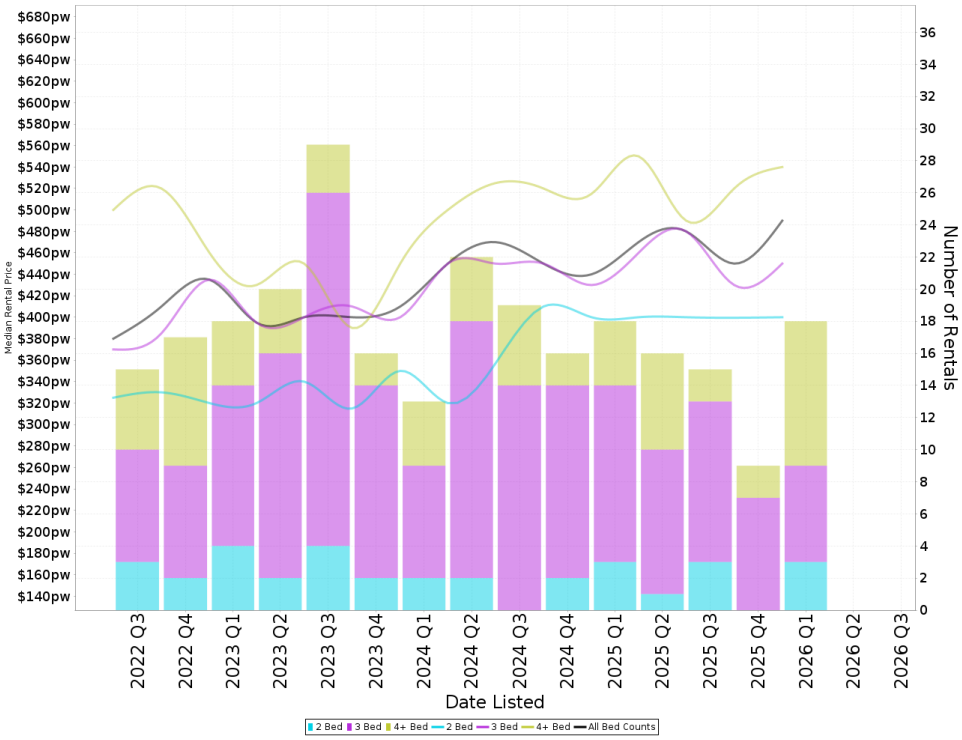
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.7%

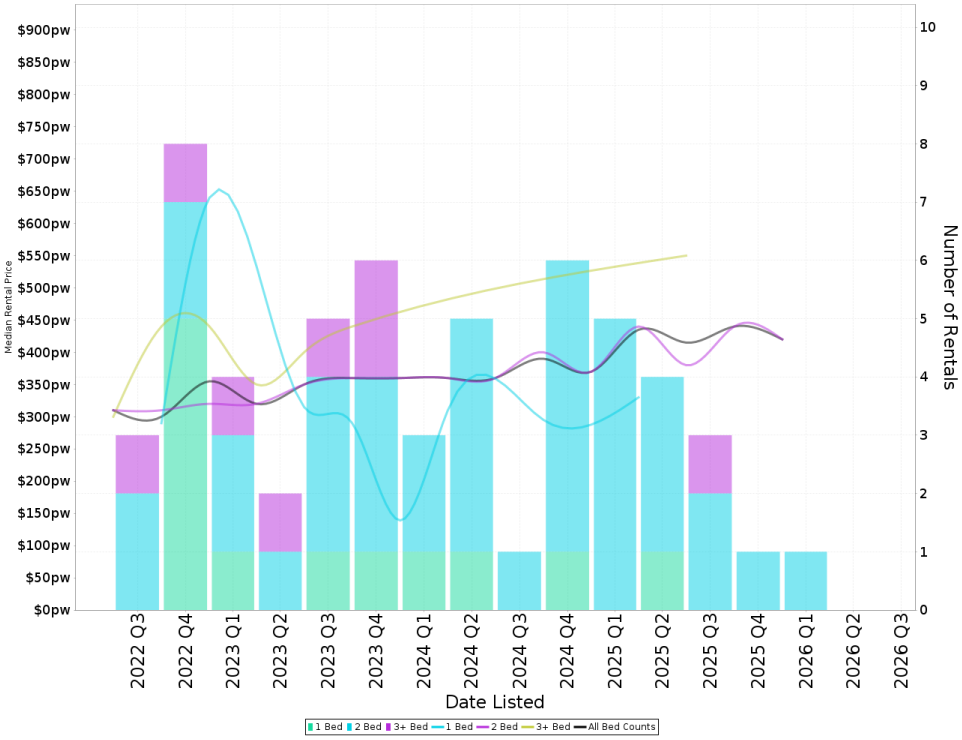
Current Median Price: $597,500
Previous Median Price: $587,500
Based on 241 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $597,500
Current Median Rent: $480
Based on 42 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.2%

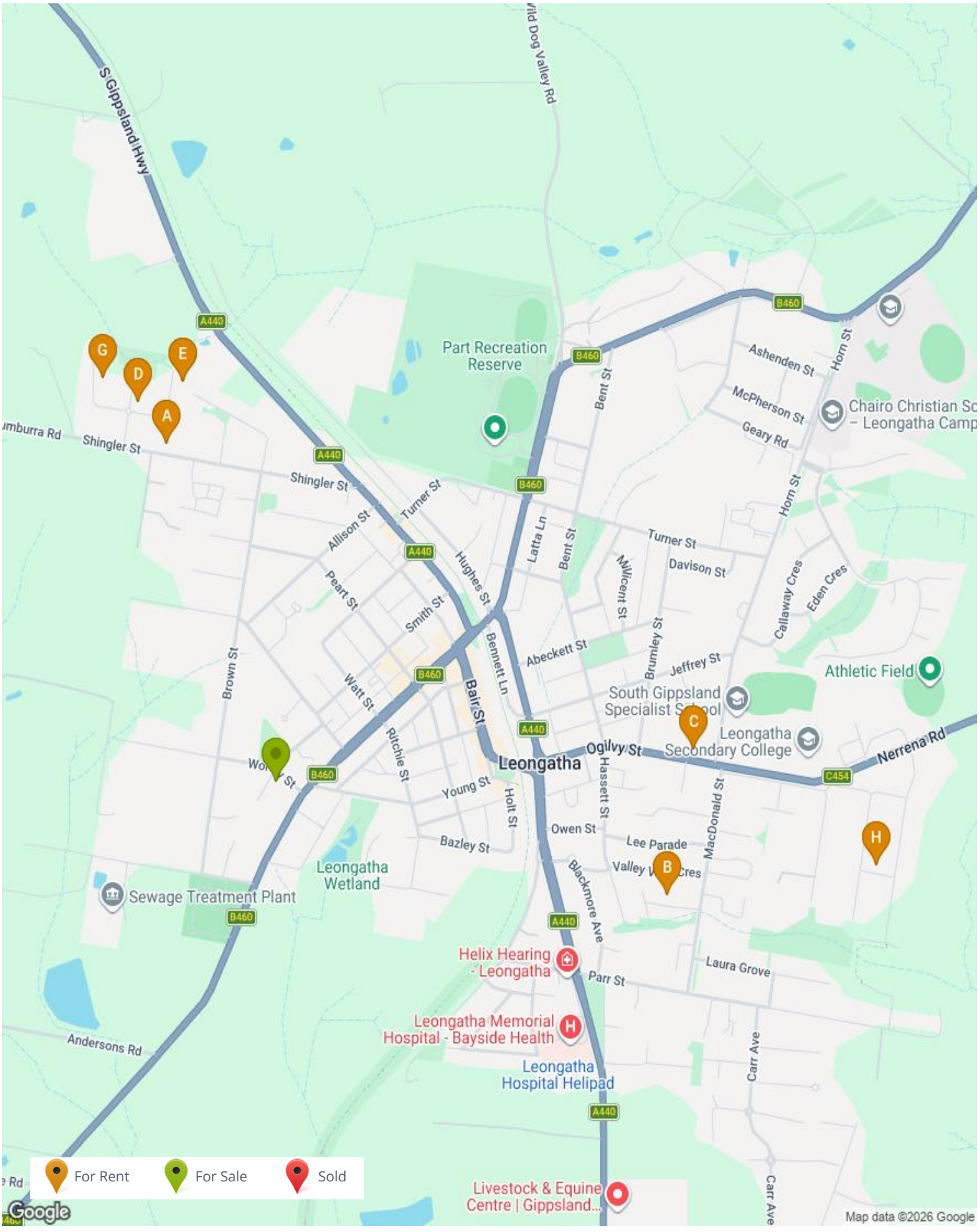
Current Median Price: $430,000
Previous Median Price: $425,000
Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: $430,000
Current Median Rent: $420
Based on 5 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 8 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 $700 with a median rental price of $590. Days listed ranges from 8 to 28 days with the average currently at 16 days for these selected properties.

57 SHINGLER ST, LEONGATHA 3953

4 2 2



Property Type: House
Area: 989 m²
RPD: 16//PS603102

Current Rent Price: **$580 per week**
First Rent Price: **$580 per week**
Month Listed: **September 2026**
Days on Market: **8 Days**

Features: BRICK AND TILE, SOLAR PANELS, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED

A

10 SILVERBACK PL, LEONGATHA 3953

4 2 2



Property Type: House
Area: 950 m²
RPD: 5//PS526619

Current Rent Price: **$520 per week**
First Rent Price: **$520 per week**
Month Listed: **August 2026**
Days on Market: **28 Days**

Features: HIGHSET, BRICK AND TILE, ENSUITE, FIRE PLACE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, CLOSE TO SCHOOLS, FULLY FENCED, SHED/S,

B

43 OGILVY ST, LEONGATHA 3953

4 2 1



Property Type: House
Area: 717 m²
RPD: 1//TP339953

Current Rent Price: **$520 per week**
First Rent Price: **$520 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **13 Days**

Features: STUDY, FULLY FENCED, IMPROVEMENTS: DISHWASHER, FLOORBOARDS

C

4 FLORASTON DR, LEONGATHA 3953

4 3 2



Property Type: House
Area: 1,055 m²
RPD: 60//PS603102

Current Rent Price: **$650 per week**
First Rent Price: **$650 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **10 Days**

Features:

D

30 ROYAL PL, LEONGATHA 3953

4 2 2



Property Type: House
Area: 967 m²
RPD: 74//PS603102

Current Rent Price: **$590 per week**
First Rent Price: **$590 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **18 Days**

Features:

E

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30 ROYAL PL, LEONGATHA 3953

4 2 2



Property Type: House
Area: 967 m²
RPD: 74//PS603102

Features:

Current Rent Price: **$590 per week**
First Rent Price: **$590 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **18 Days**

F

14 ECCLES WAY, LEONGATHA 3953

4 3 3



Property Type: House
Area: 1,036 m²
RPD: 46//PS603113

Features: DOUBLE STOREY, BRICK AND TILE, CONTEMPORARY, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, FULLY FENCED, SHED/S

Current Rent Price: **$700 per week**
First Rent Price: **$700 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **14 Days**

G

5 LUXFORD LANE, LEONGATHA 3953

3 2 2



Property Type: House
Area: 586 m²
RPD: 19//PS732747

Features:

Current Rent Price: **$590 per week**
First Rent Price: **$590 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **21 Days**

H

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6 WORTHY STREET, LEONGATHA, VIC 3953



Appraisal Price

This market analysis has been prepared on 15/09/2026 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:

$560pw to $620pw

Contact your agent for further information:

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