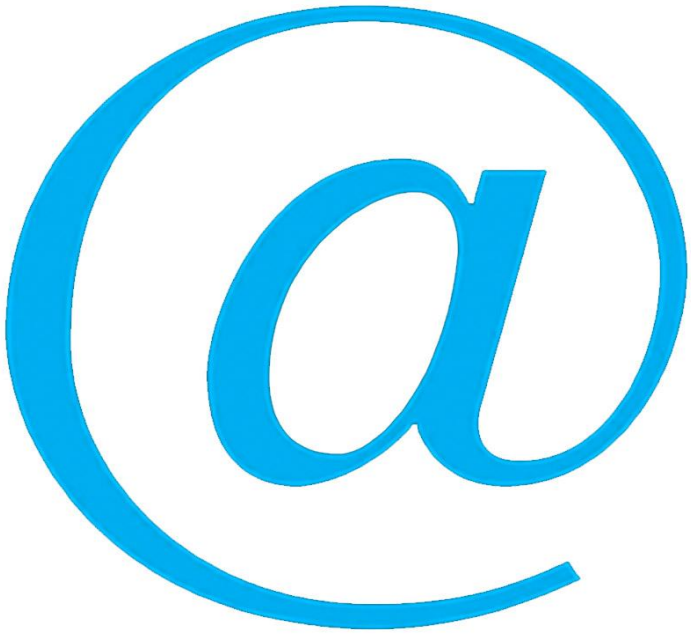
COMPARATIVE MARKET ANALYSIS

4/26 HOPETOUN STREET, INVERLOCH, VIC 3996

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



4/26 Hopetoun Street
Inverloch, VIC, 3996

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

4/26 HOPETOUN STREET, INVERLOCH, VIC 3996



Owner Details

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

Property Details

3 2 1

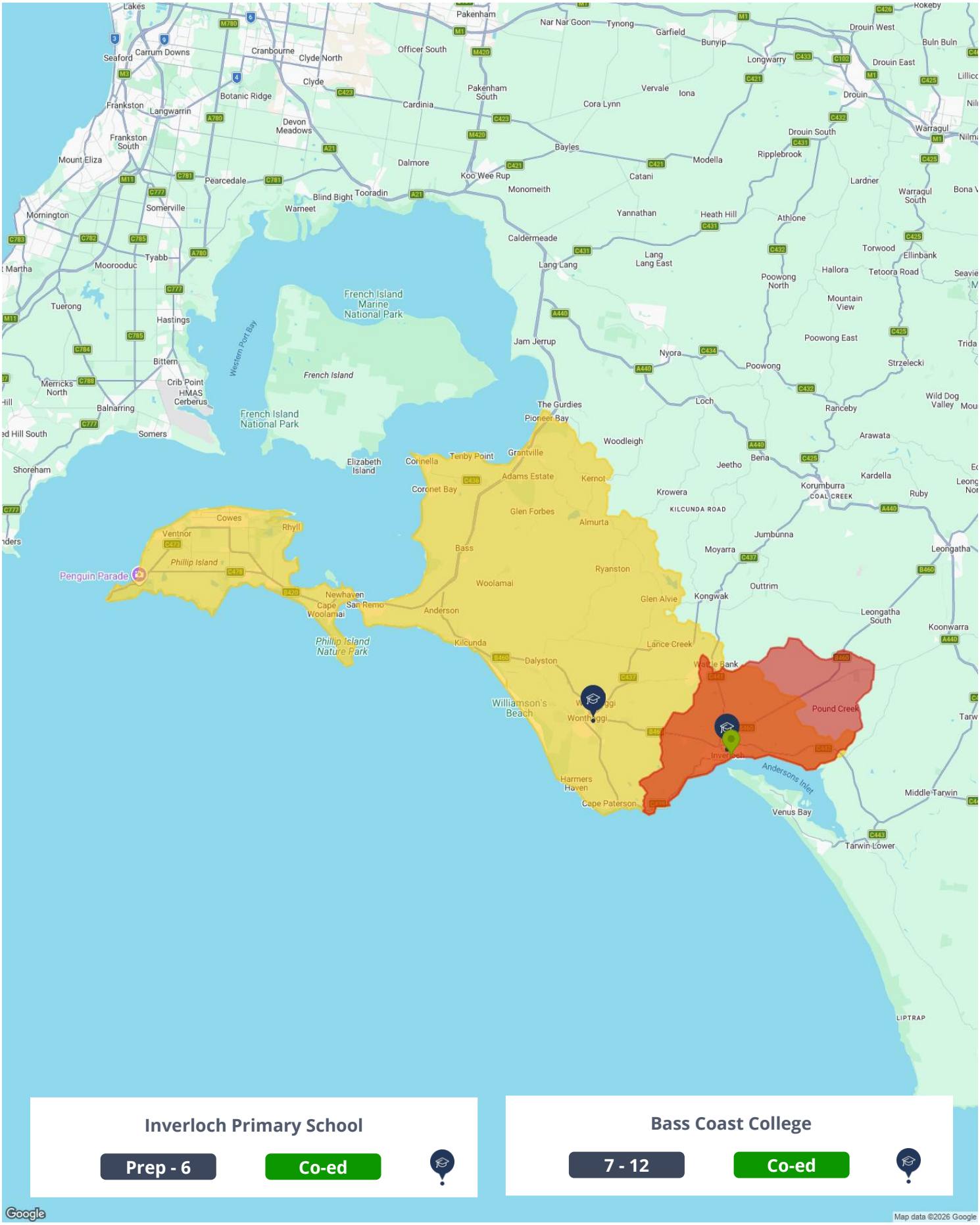
Property Type: Unit - N/A
RPD: 4//PS538443 (10968422)
Area: 154 m² (0 m²)
Area $/m2: $3,208 ()
Land Use: SINGLE STRATA UNIT/VILLA UNIT/TOWNHOUSE
Water/Sewerage:
Zoning
Property ID: 7843439 /
Council: BASS COAST SHIRE
UBD Ref: UBD Ref:
Features: Storeys: 2, Double Storey, Contemporary, Deck, Ensuite, Garage, Family/Rumpus Room, Built in Robes, Modern Kitchen, Air Conditioned, Fully Fenced

Sales History

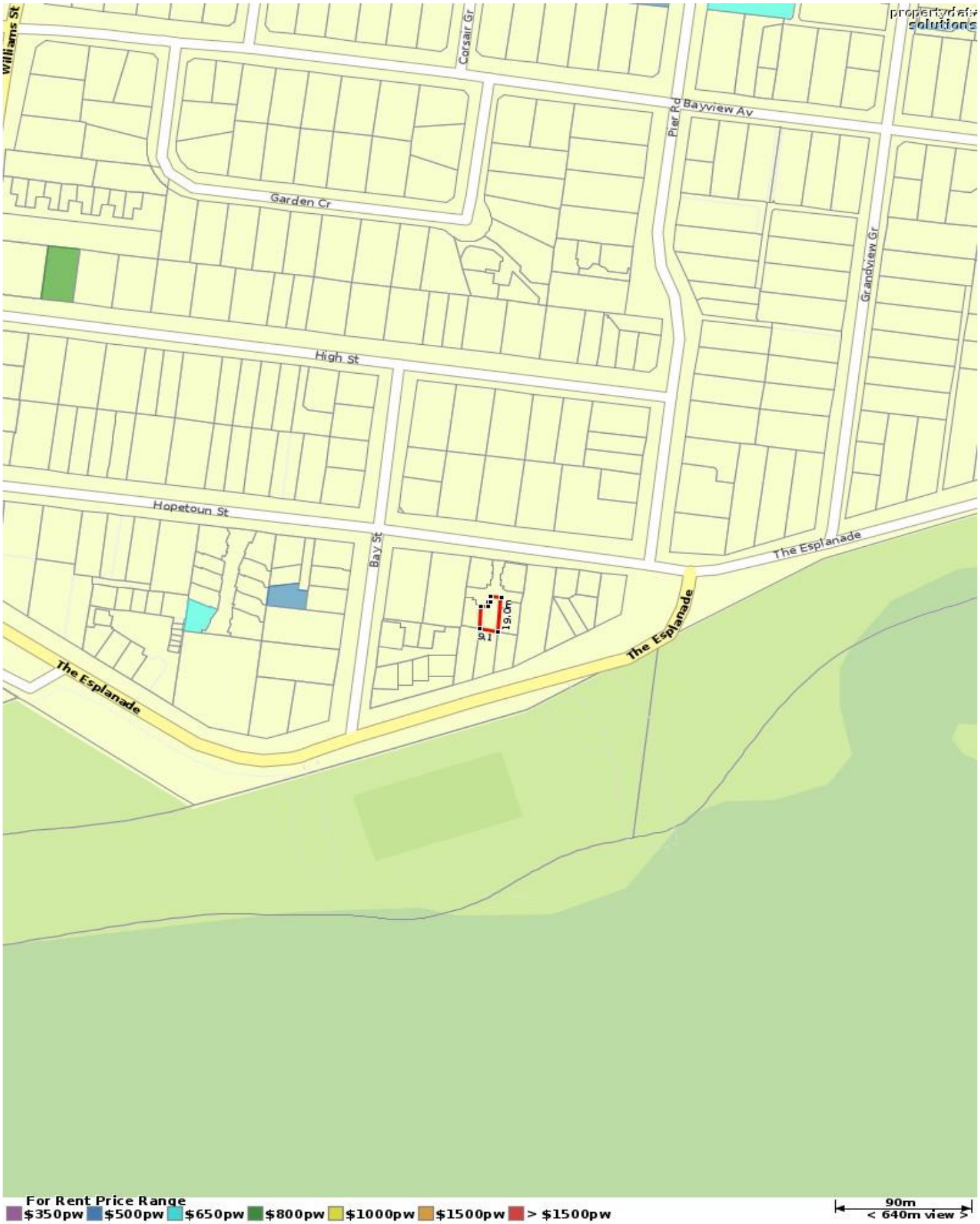
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 494,000	21/04/2017	THE PROPRIETORS	0 m²	Normal Sale	No
$ 422,500	16/05/2008	THE PROPRIETORS	0 m²	Normal Sale	No
$ 375,000	06/02/2008	THE PROPRIETORS	0 m²	Normal Sale	No

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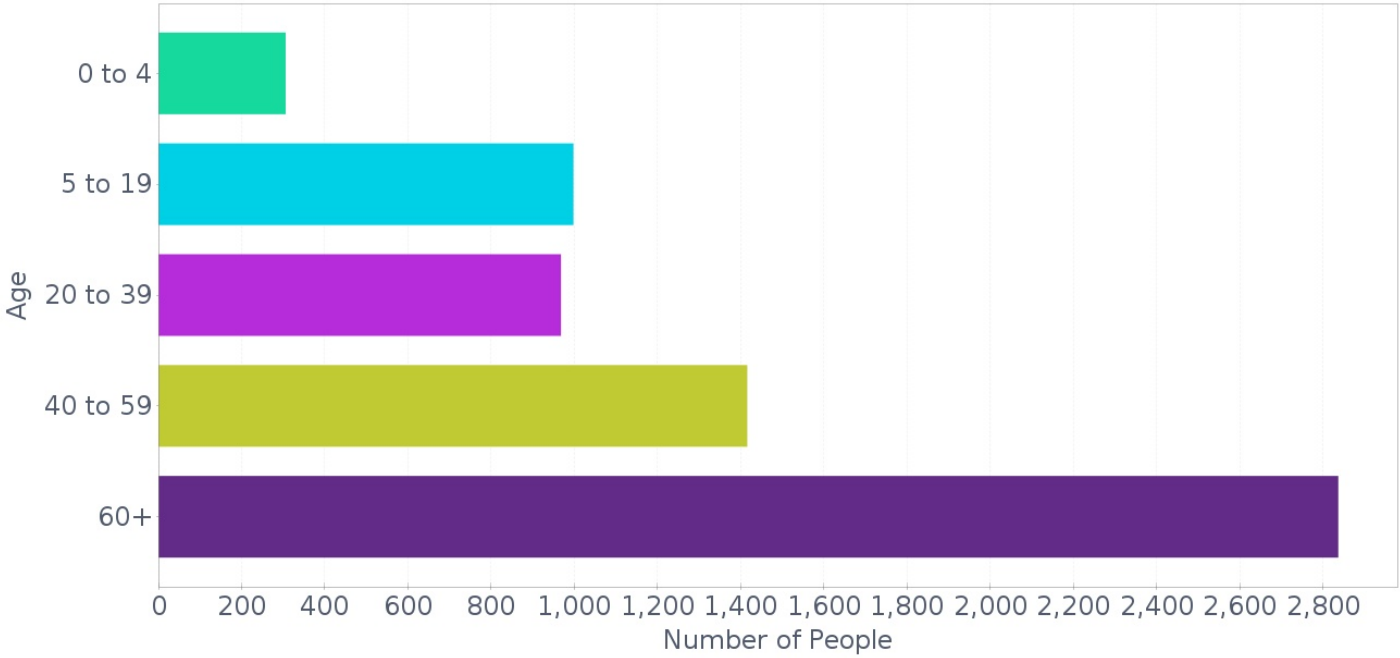
School Catchment Areas



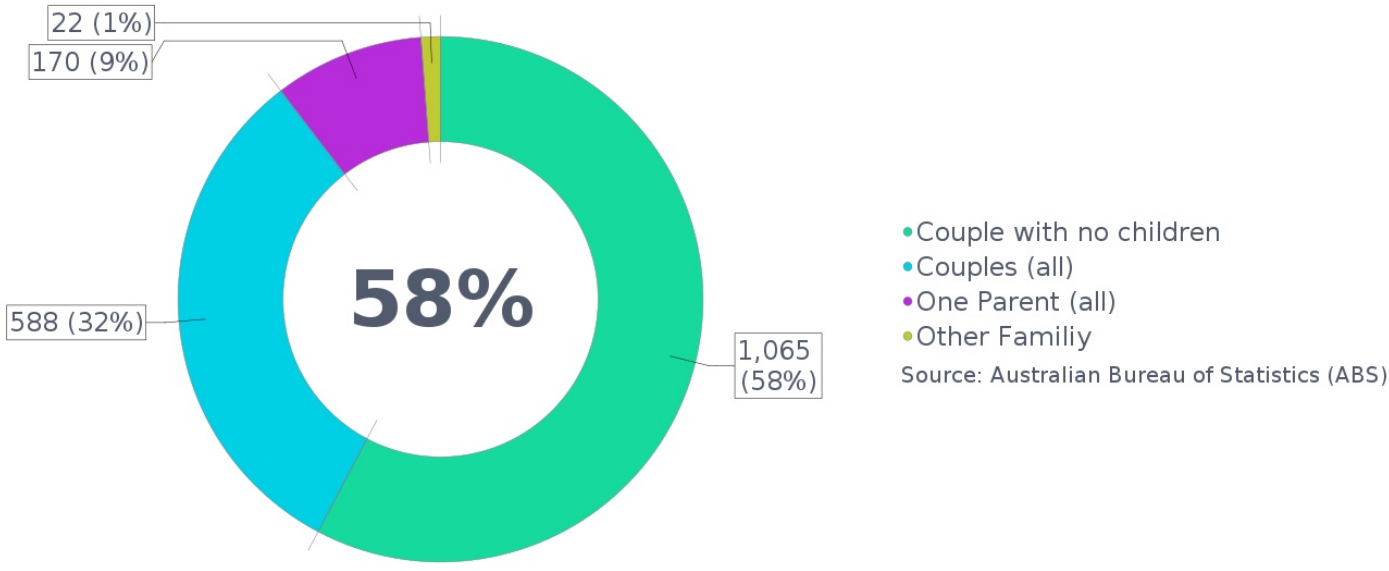
Nearby Properties For Rent



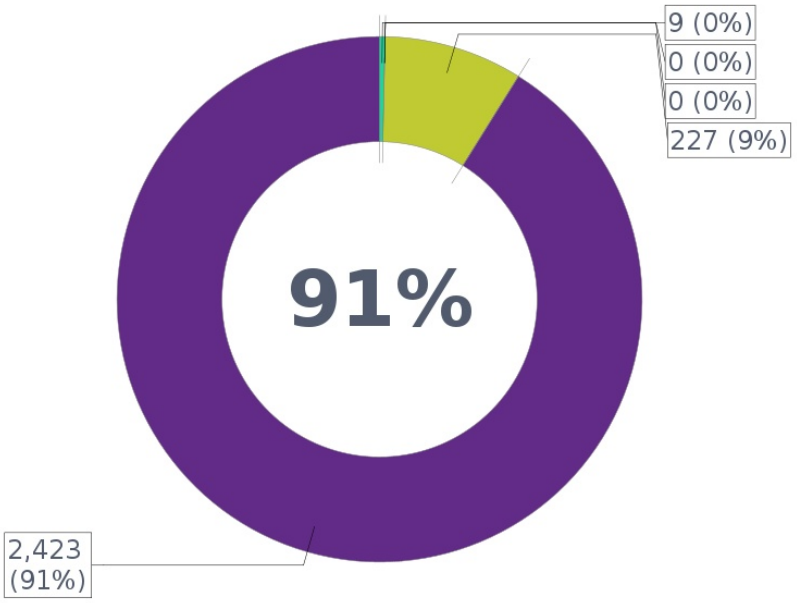
Age of Population (2021)



Family Composition (2021)

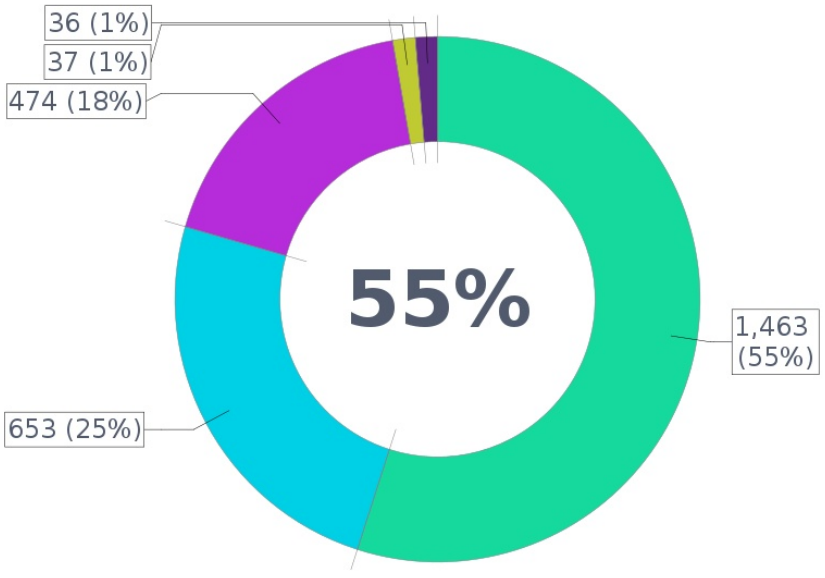


Dwelling Structure (2021)



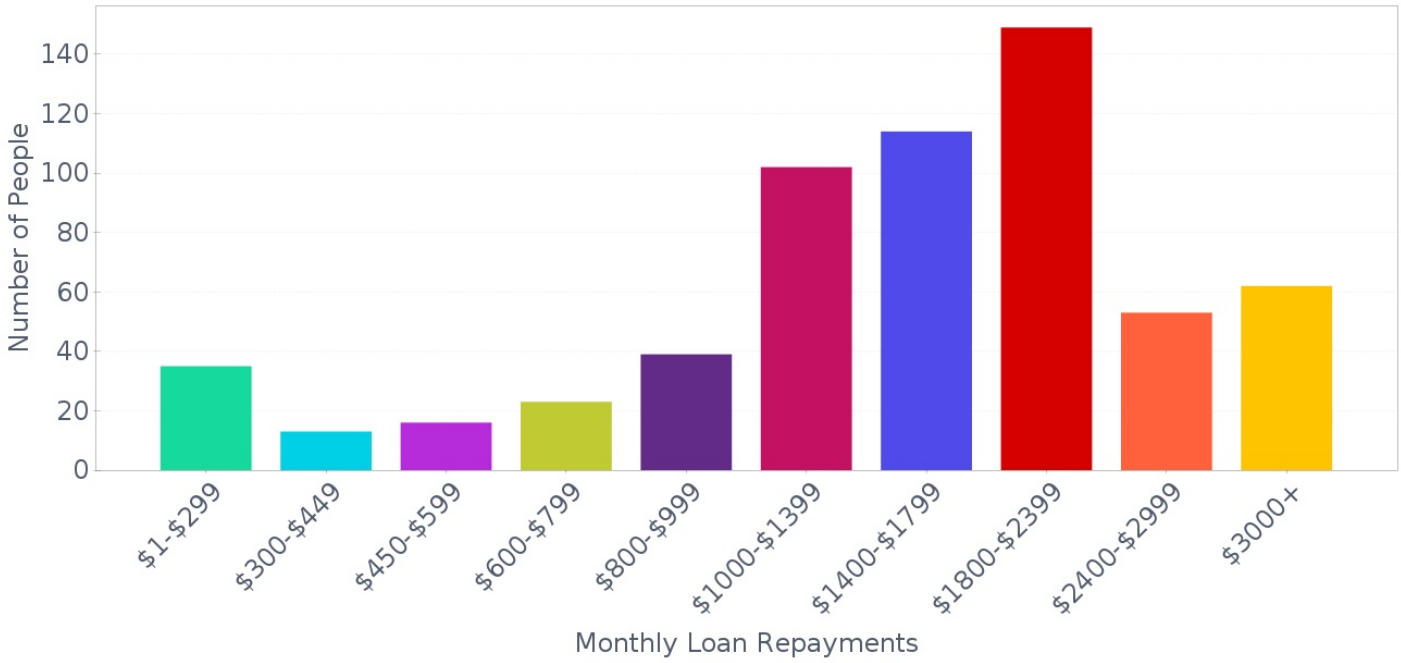
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

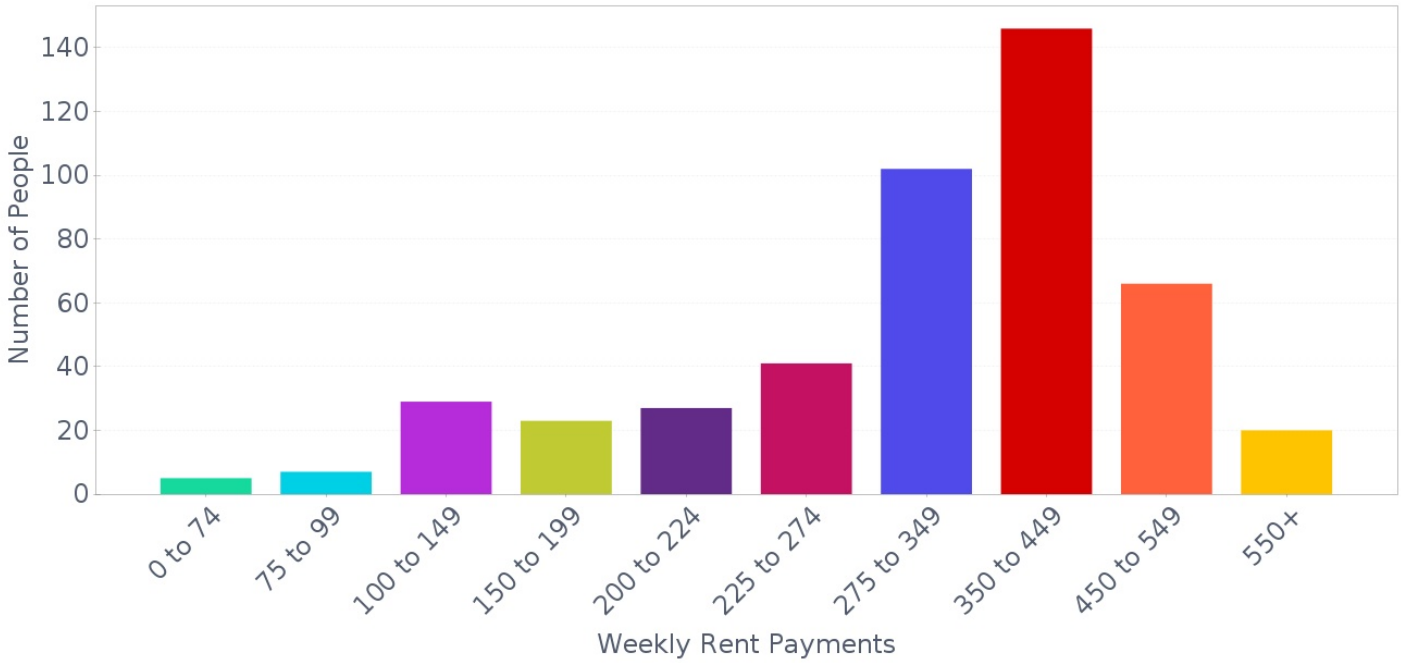


Source: Australian Bureau of Statistics (ABS)

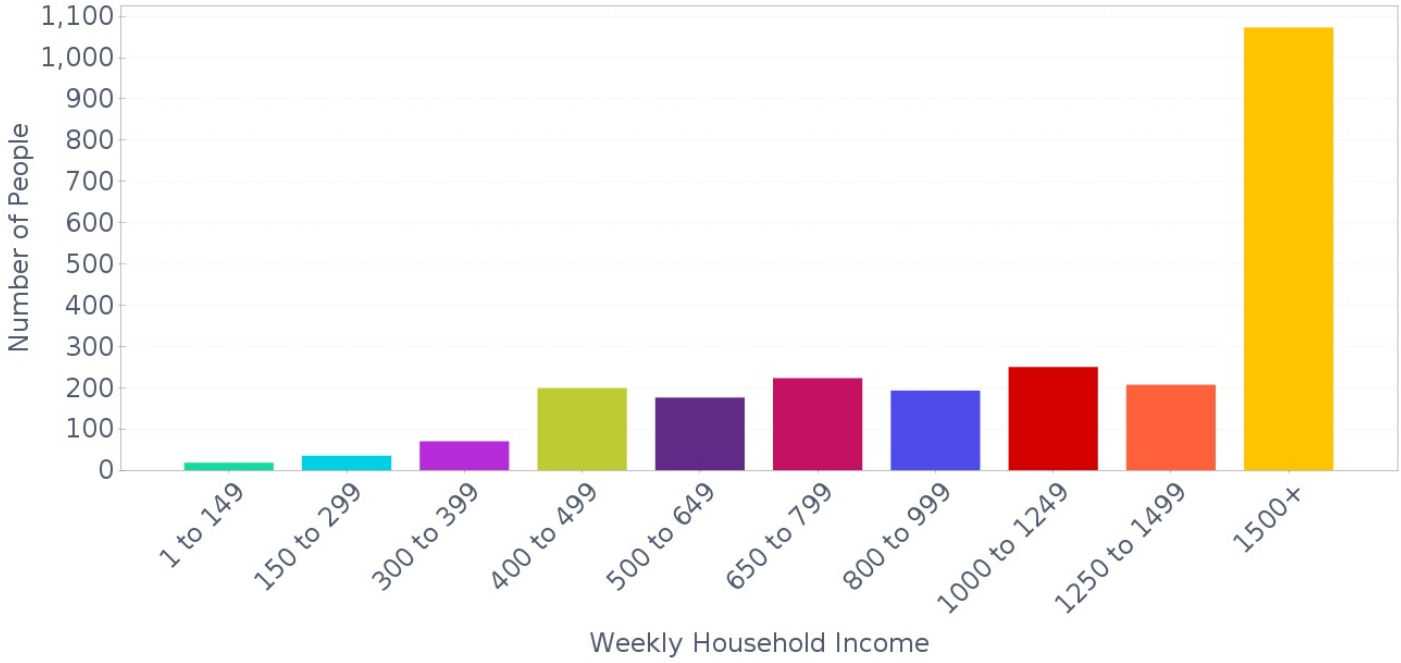
Home Loan Repayments - Monthly (2021)



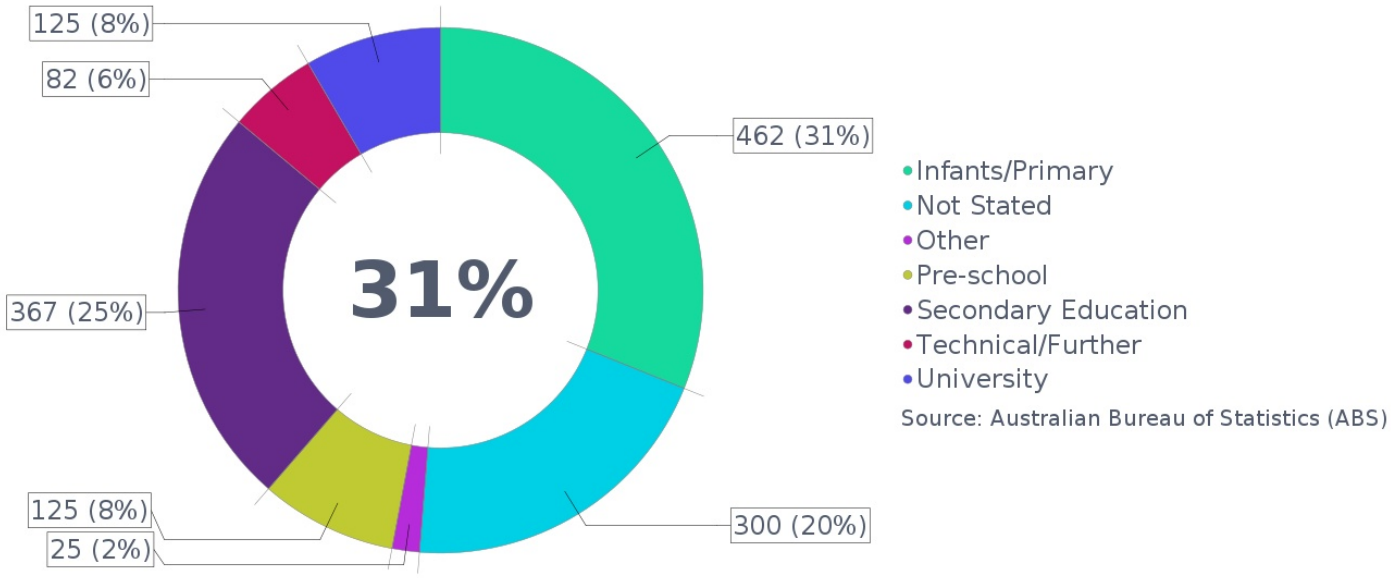
Rent Payments - Weekly (2021)



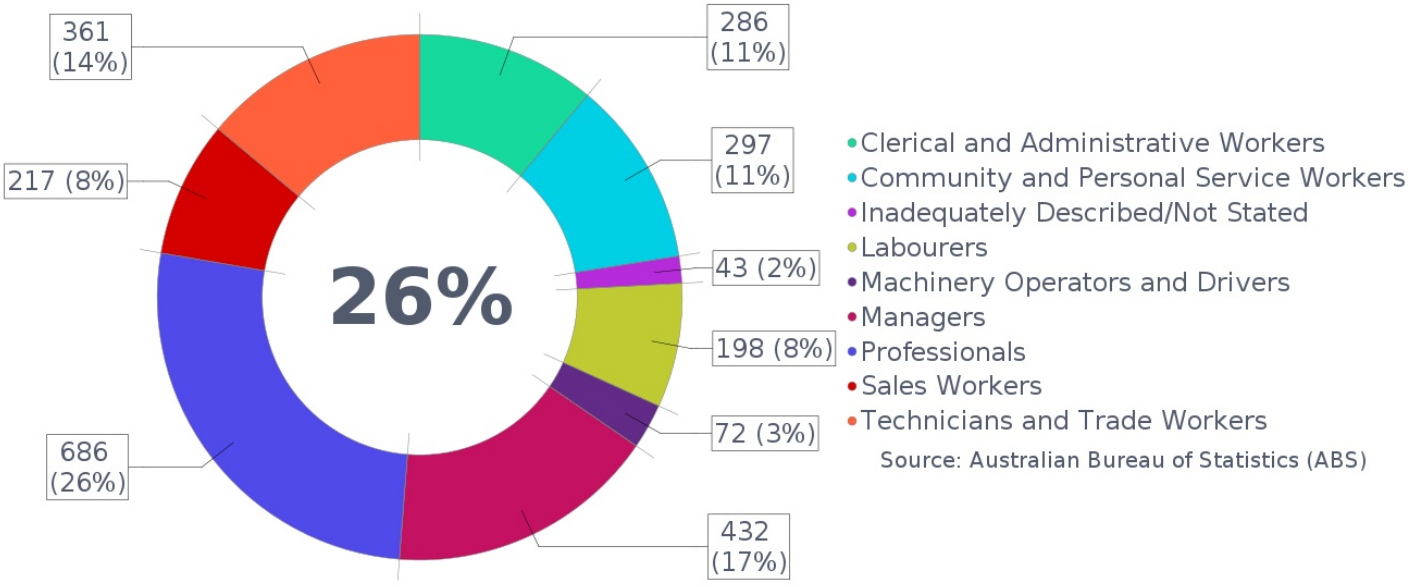
Household Income - Weekly (2021)



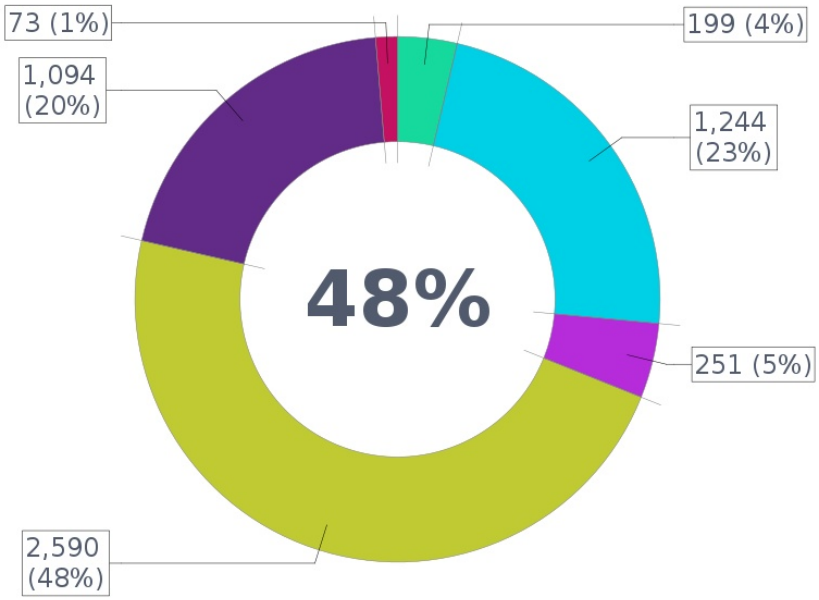
Non-School Qualification: Level of Education (2021)



Occupation (2021)

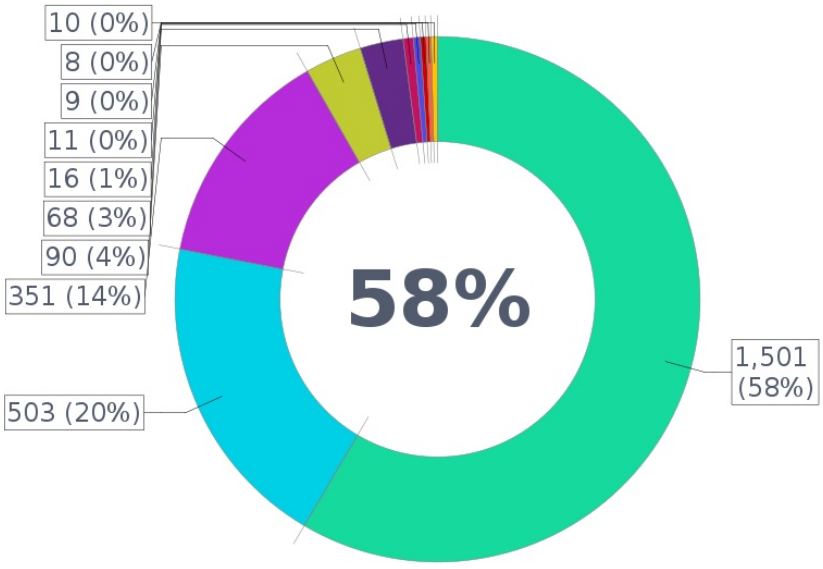


Employment (2021)



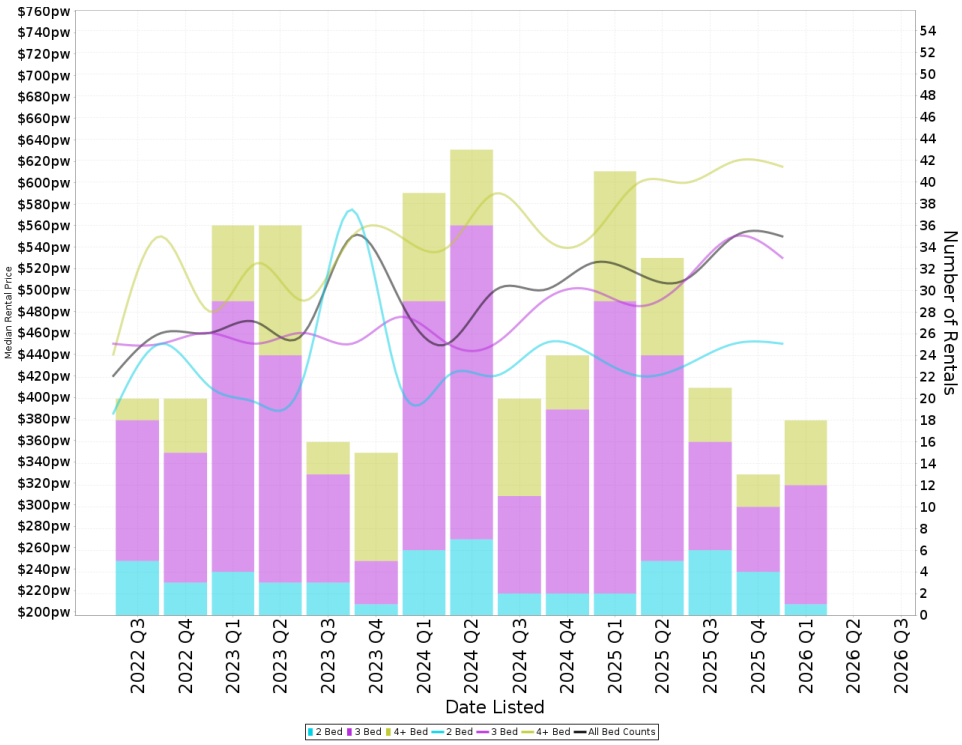
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.6%

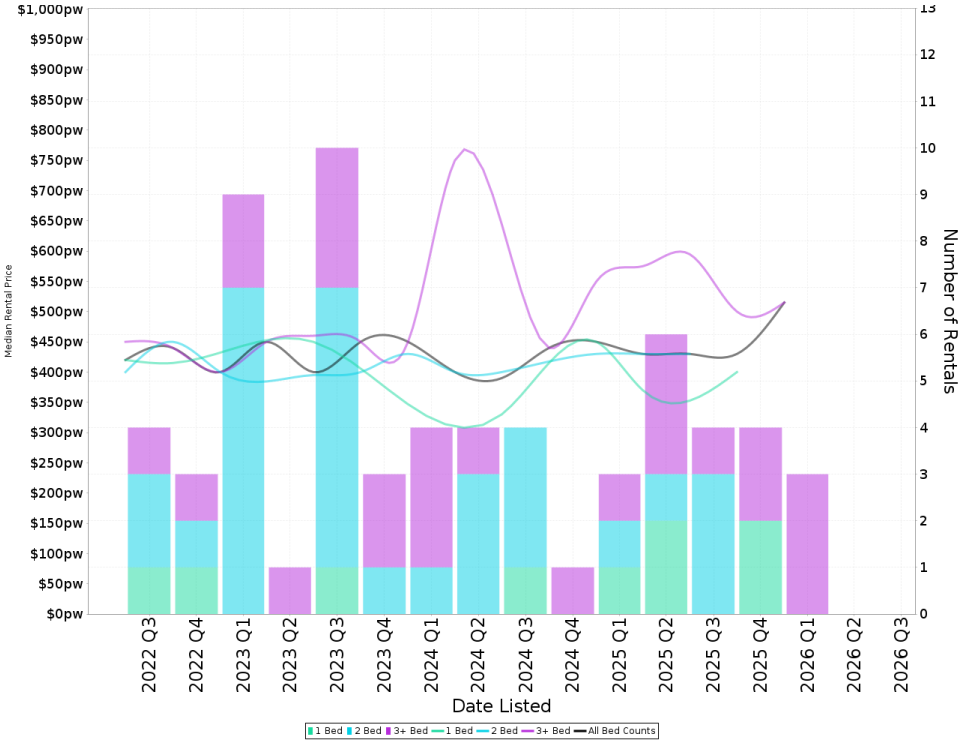
Current Median Price: $855,000
Previous Median Price: $825,000
Based on 320 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: $855,000
Current Median Rent: $530
Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.5%

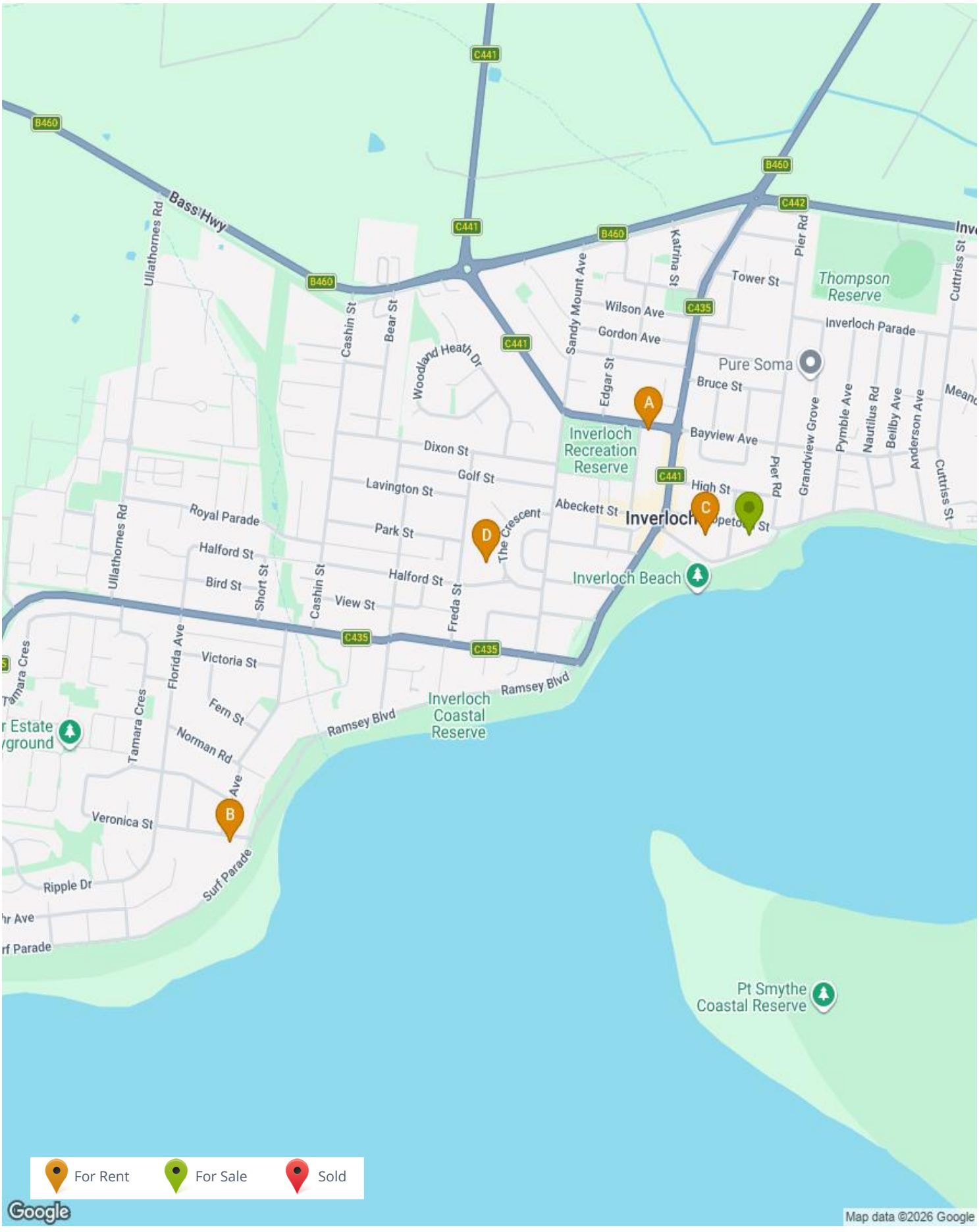
Current Median Price: $725,000
Previous Median Price: $638,500
Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: $725,000
Current Median Rent: $475
Based on 11 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is $550 and the highest for rent price is $625 with a median rental price of $585. Days listed ranges from 7 to 68 days with the average currently at 24 days for these selected properties.

2/28-30 REILLY ST, INVERLOCH 3996

3 2 2



Property Type: Unit
Area: 151 m²
RPD: 2//PS921927

Features:

Current Rent Price: **$590 per week**
First Rent Price: **$590 per week**
Month Listed: **September 2026**
Days on Market: **15 Days**

A

3/1-3 VERONICA ST, INVERLOCH 3996

3 2 2



Property Type: Unit
Area: 310 m²
RPD: 1//PS728720

Features:

Current Rent Price: **$625 per week**
First Rent Price: **$625 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **8 Days**

B

5/14-16 HOPETOUN ST, INVERLOCH 3996

4 2 2



Property Type: Unit
Area: 206 m²
RPD: 5//PS504175

Features: DECK, IMPROVEMENTS: DISHWASHER, COURTYARD

Current Rent Price: **$580 per week**
First Rent Price: **$580 per week**
Month Listed: **July 2026**
Days on Market: **68 Days**

C

6/20 THE CRES, INVERLOCH 3996

2 2 1



Property Type: Unit
Area: 237 m²
RPD: 6//PS549612

Features: IMPROVEMENTS: COURTYARD, DISHWASHER

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **7 Days**

D

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4/26 HOPETOUN STREET, INVERLOCH, VIC 3996



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:

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