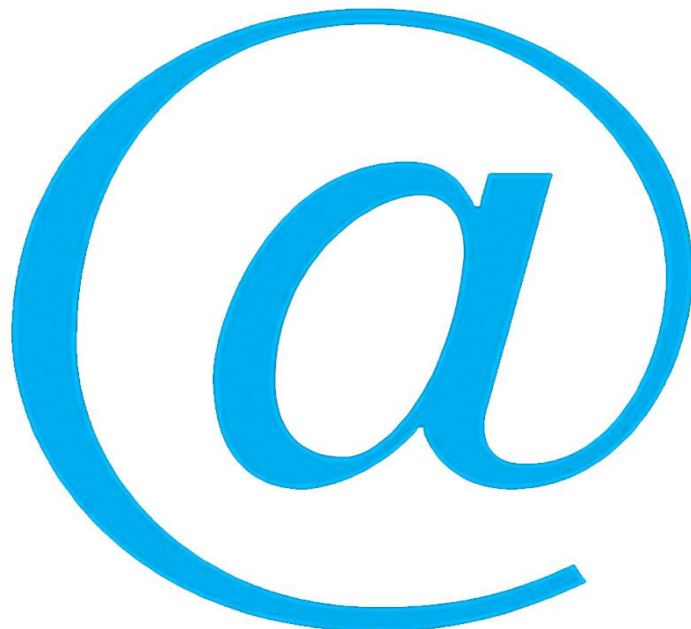


COMPARATIVE MARKET ANALYSIS

9 SEASTAR STREET, CAPE PATERSON, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





9 Seastar Street
Cape Paterson, 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

9 SEASTAR STREET, CAPE PATERSON, VIC 3995



Owner Details

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

Property Details

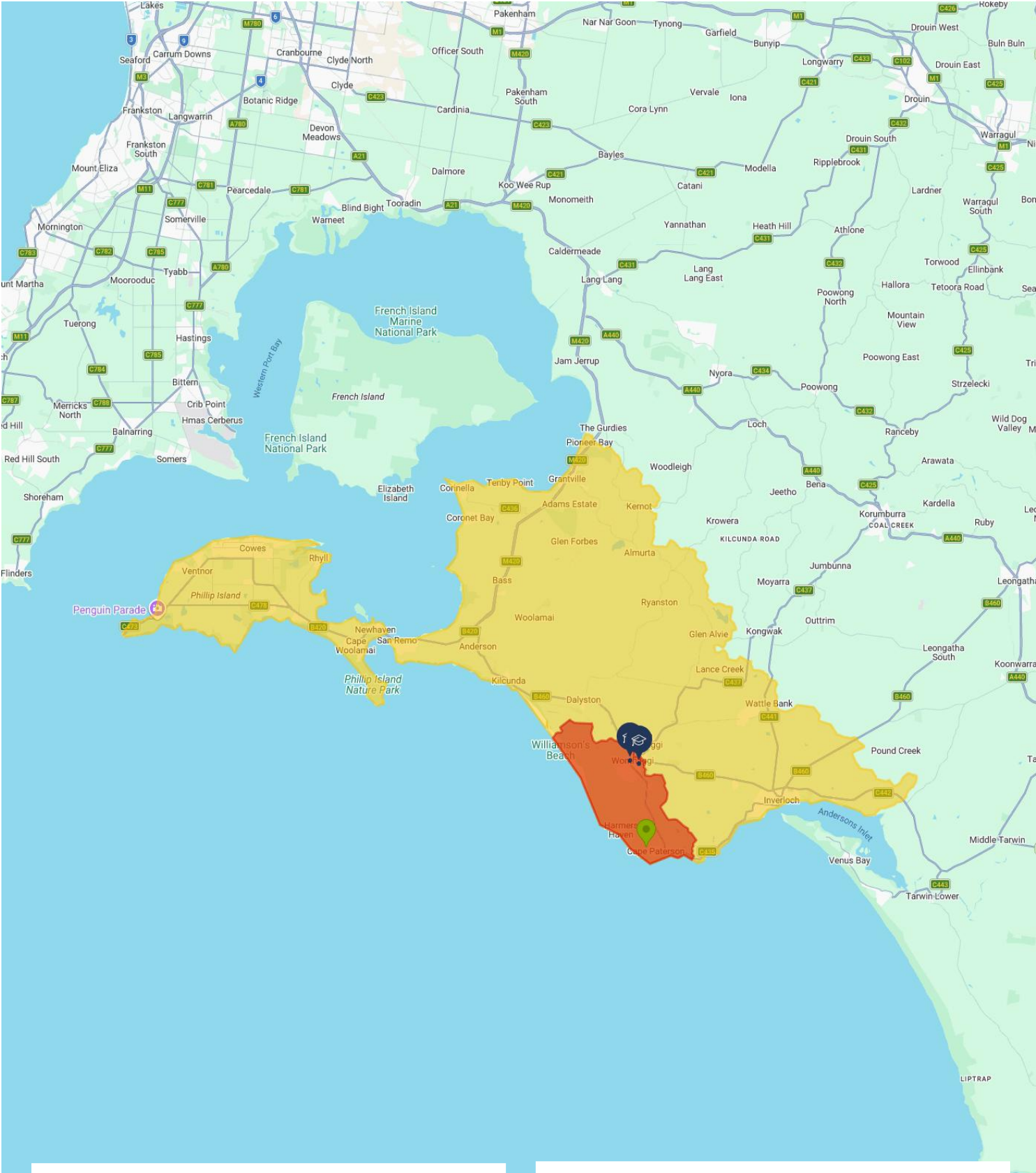
4 2 2

Property Type:	House - N/A	Area:	708 m² (230 m²)
RPD:	106//PS719593 (12201483)	Area \$/m2:	\$2,008 (\$6,174)
Land Use:	DETACHED DWELLING (UNSPECIFIED)	Water/Sewerage:	
Zoning:		Property ID:	1506577867 /
Council:	BASS COAST SHIRE	UBD Ref:	UBD Ref:
Features:	Build Yr: 2019, Wall Type: Brick, colorbond, render, Roof Type: Colorbond, Storeys: 1, Lowset, Contemporary, Solar Panels, Deck, Ensuite, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,420,000	06/09/2023	THE PROPRIETORS	709 m²	Normal Sale	No
\$ 340,000	25/01/2021	THE PROPRIETORS	0 m²	Normal Sale	No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



Bass Coast College

7 - 12

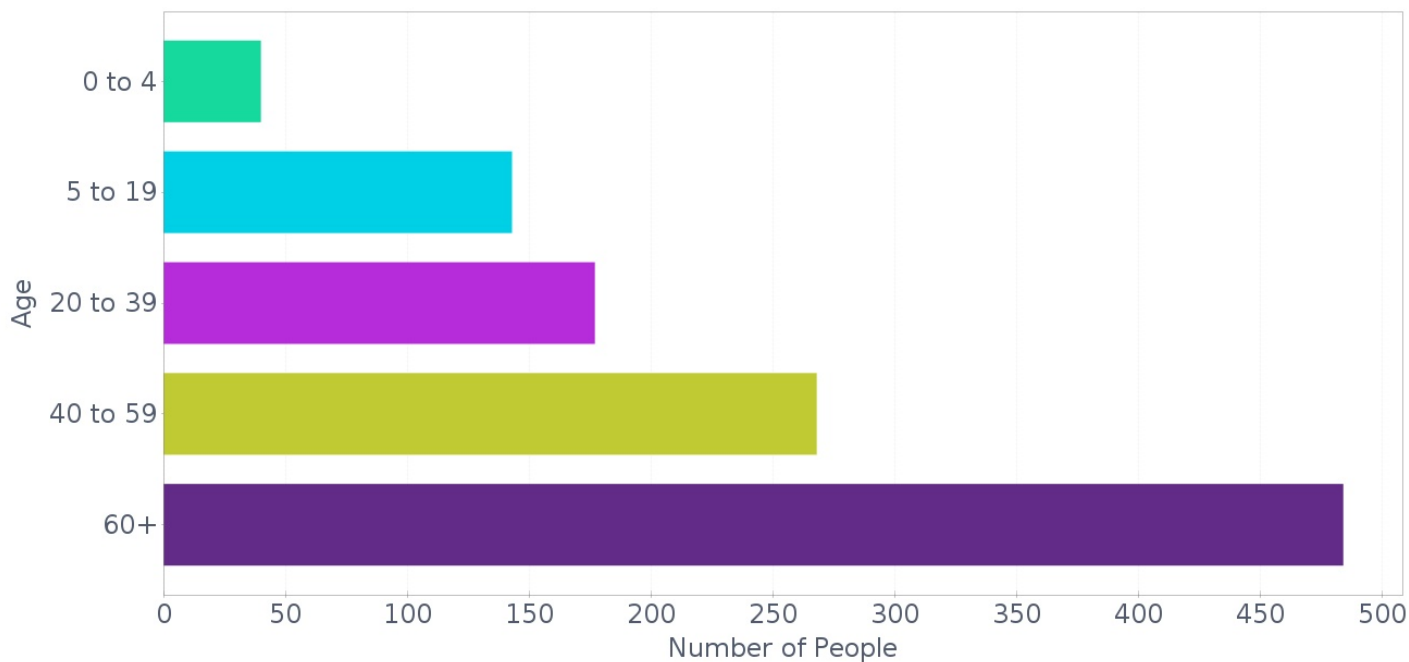
Co-ed



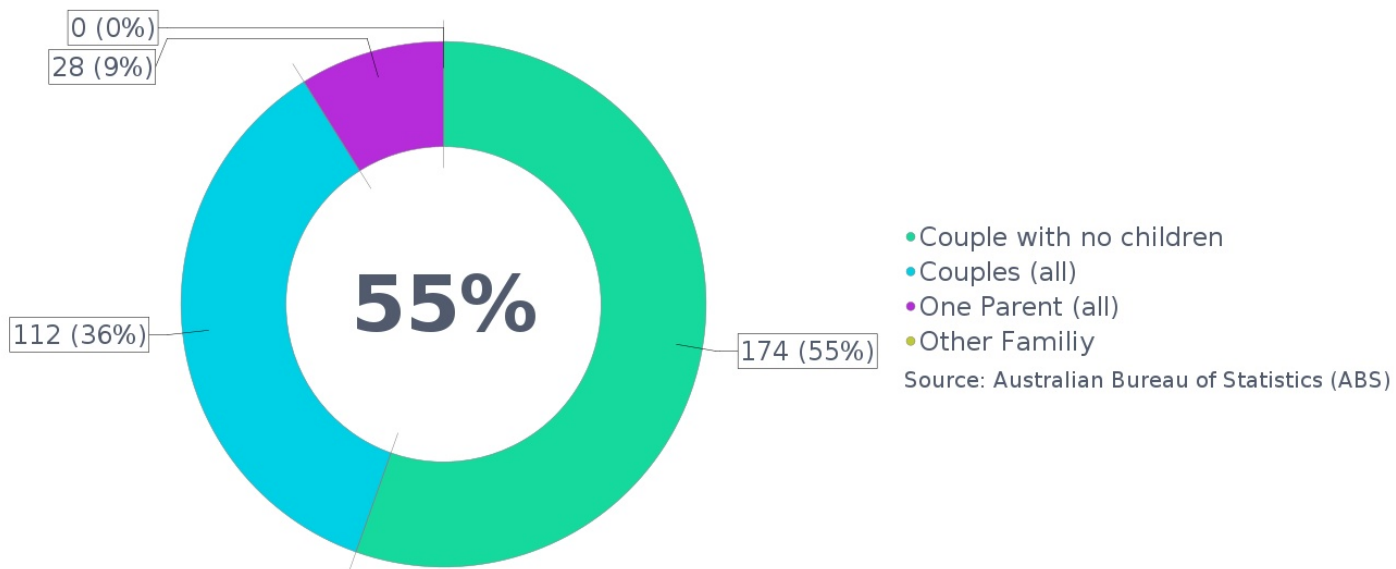
Nearby Properties For Rent



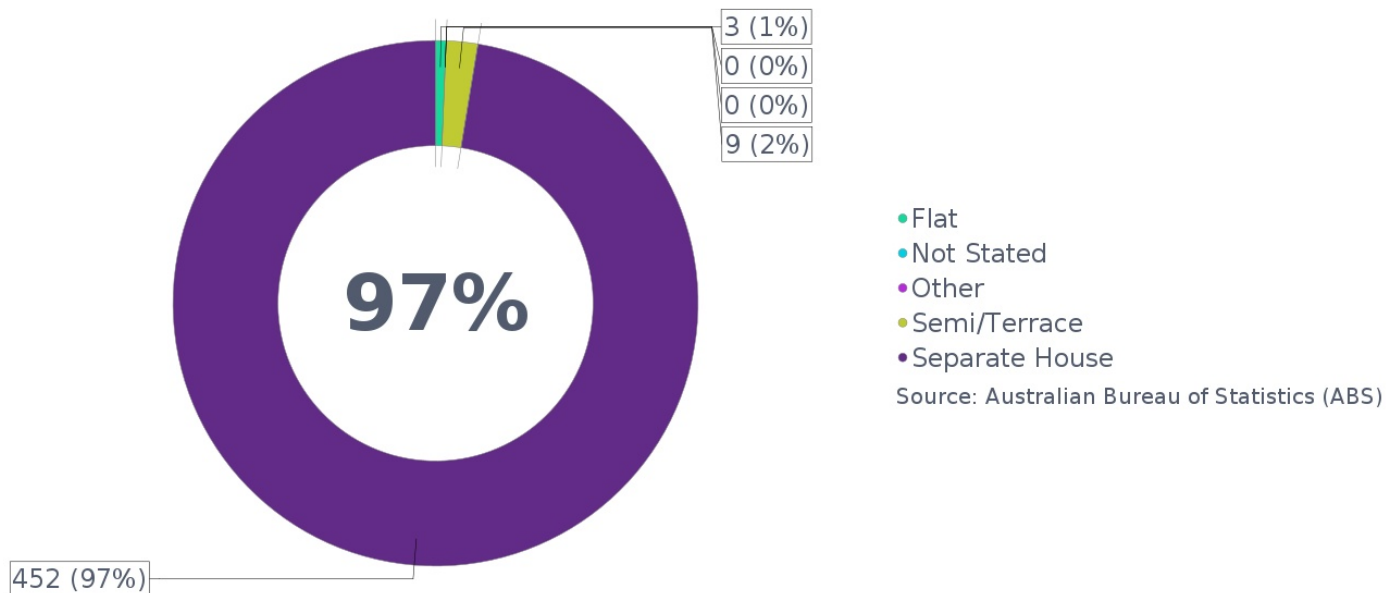
Age of Population (2021)



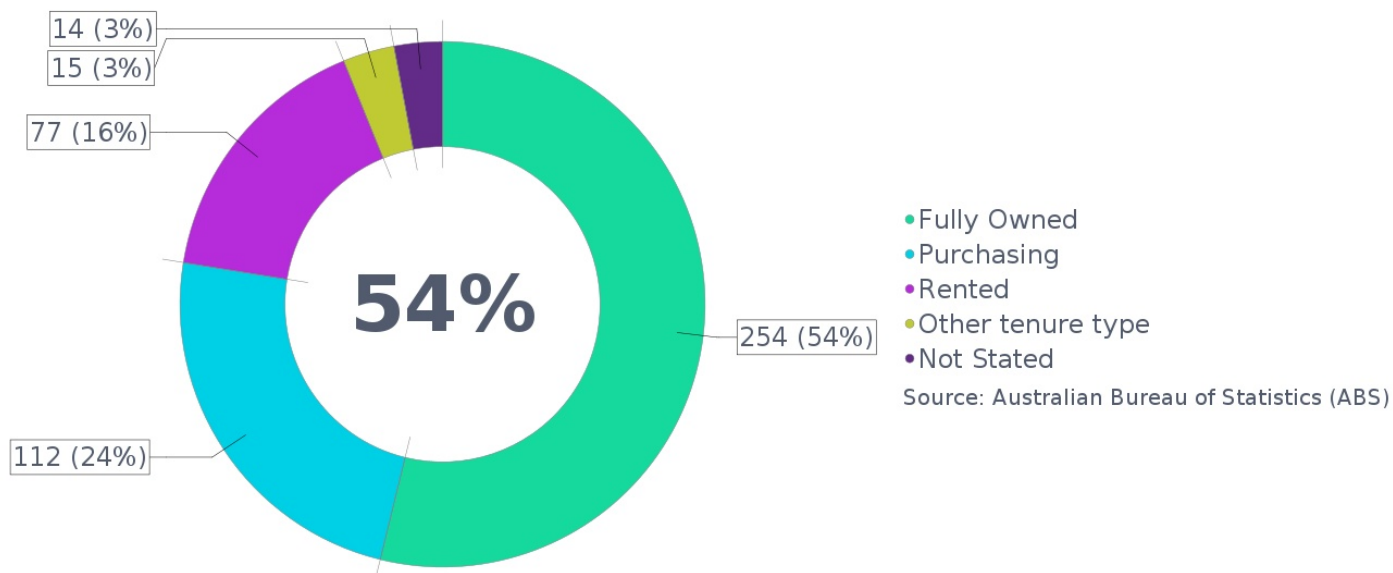
Family Composition (2021)



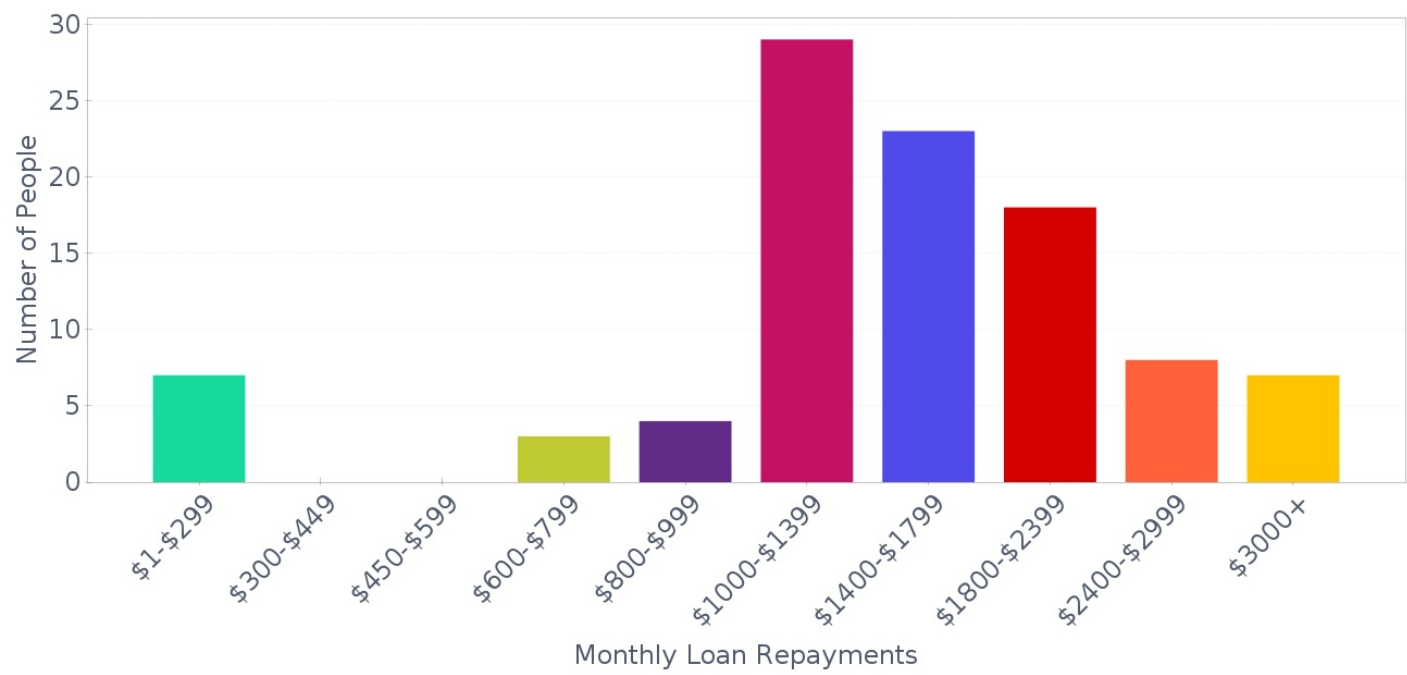
Dwelling Structure (2021)



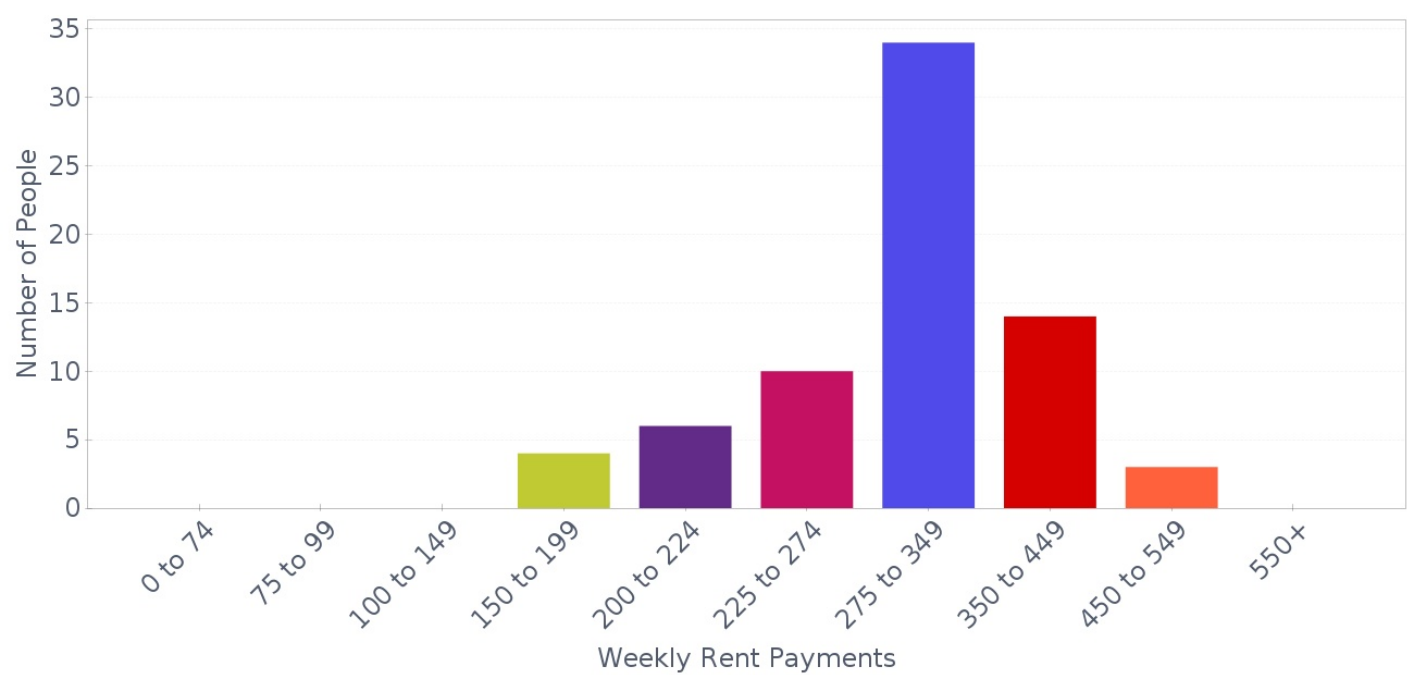
Home Ownership (2021)



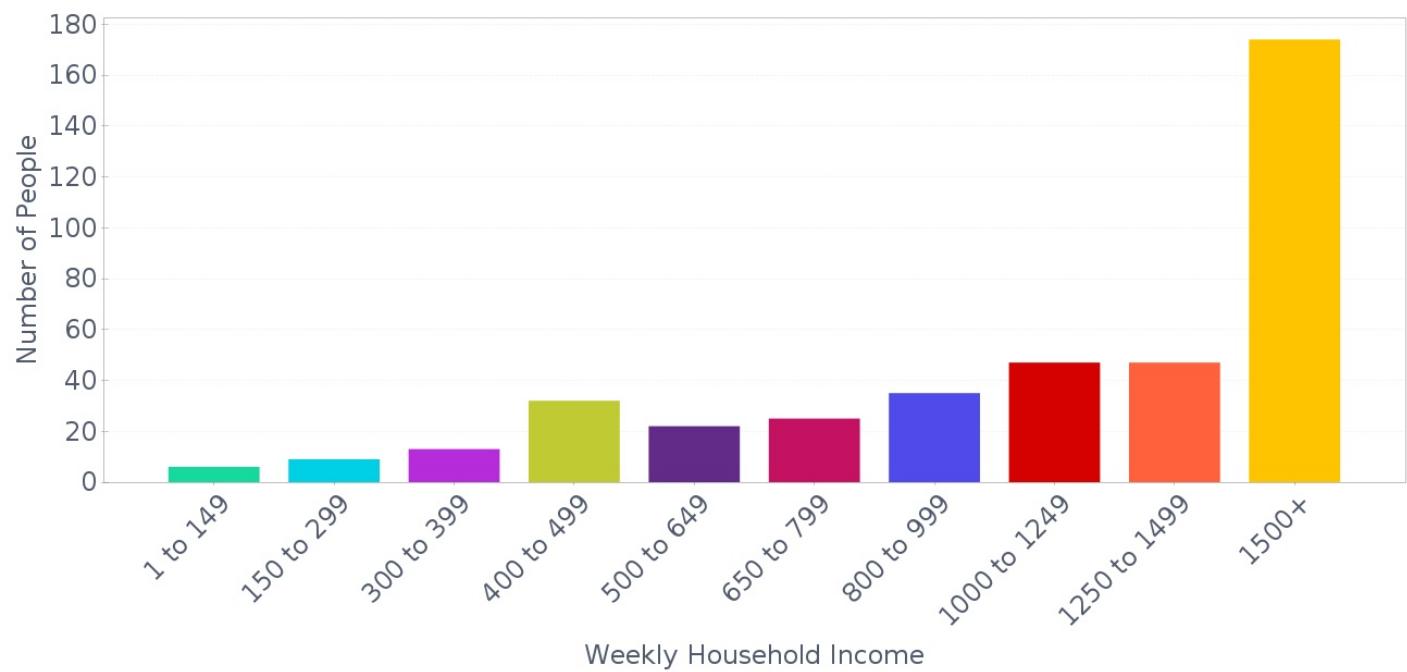
Home Loan Repayments - Monthly (2021)



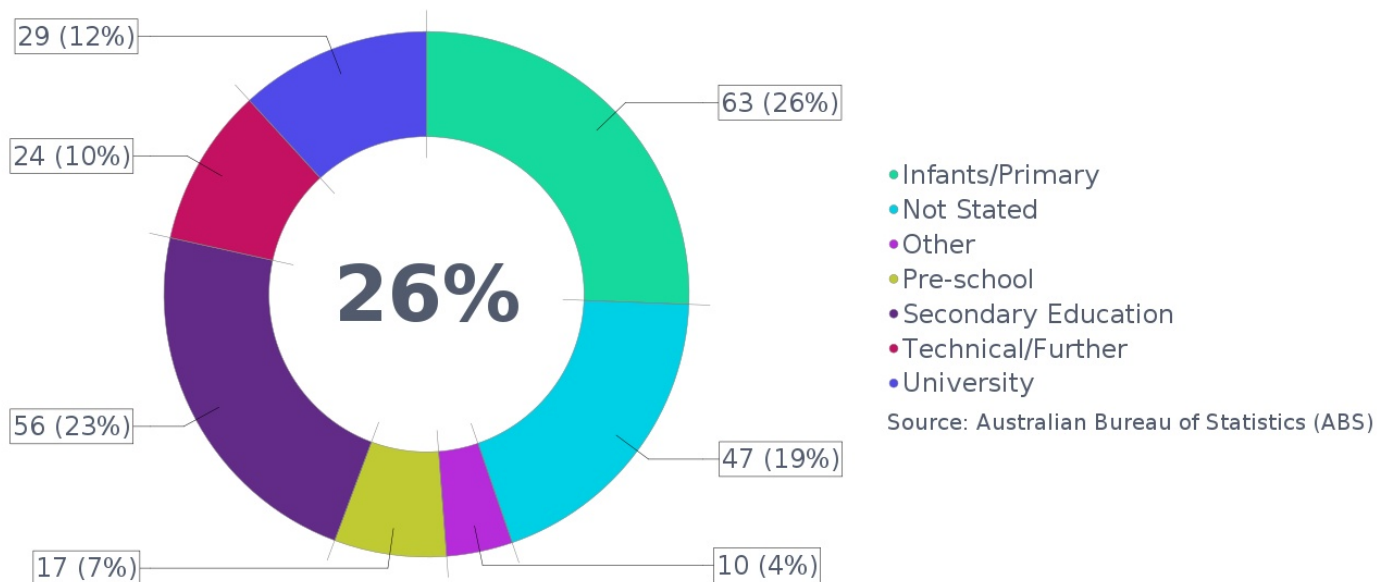
Rent Payments - Weekly (2021)



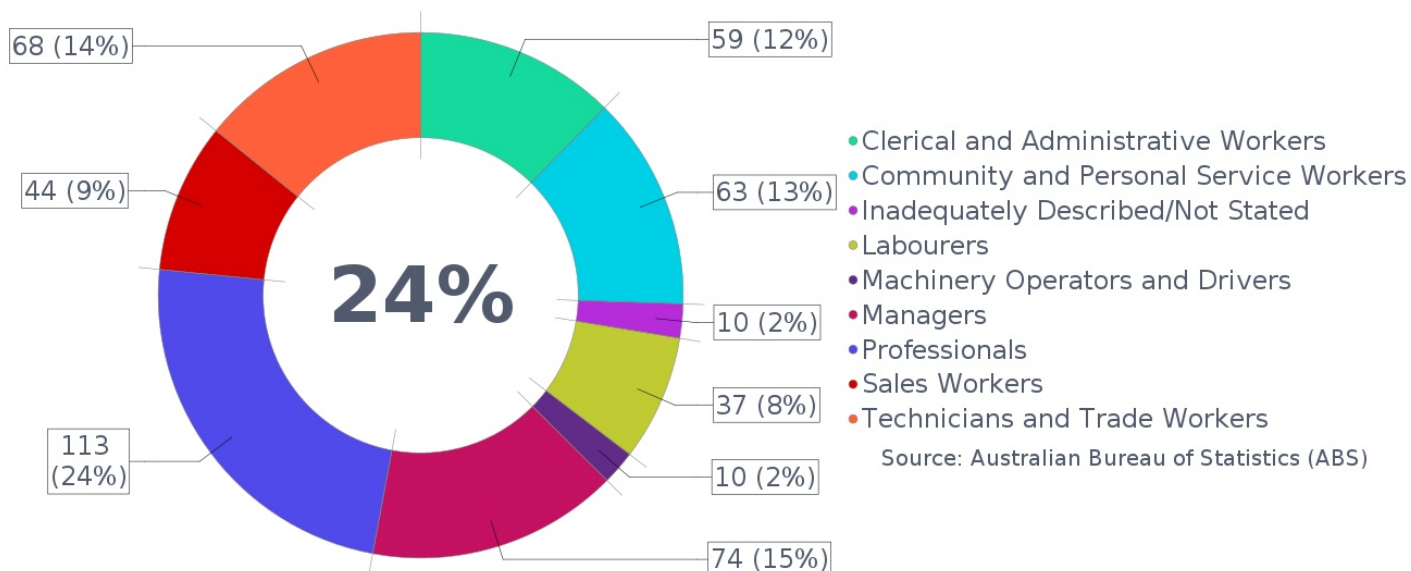
Household Income - Weekly (2021)



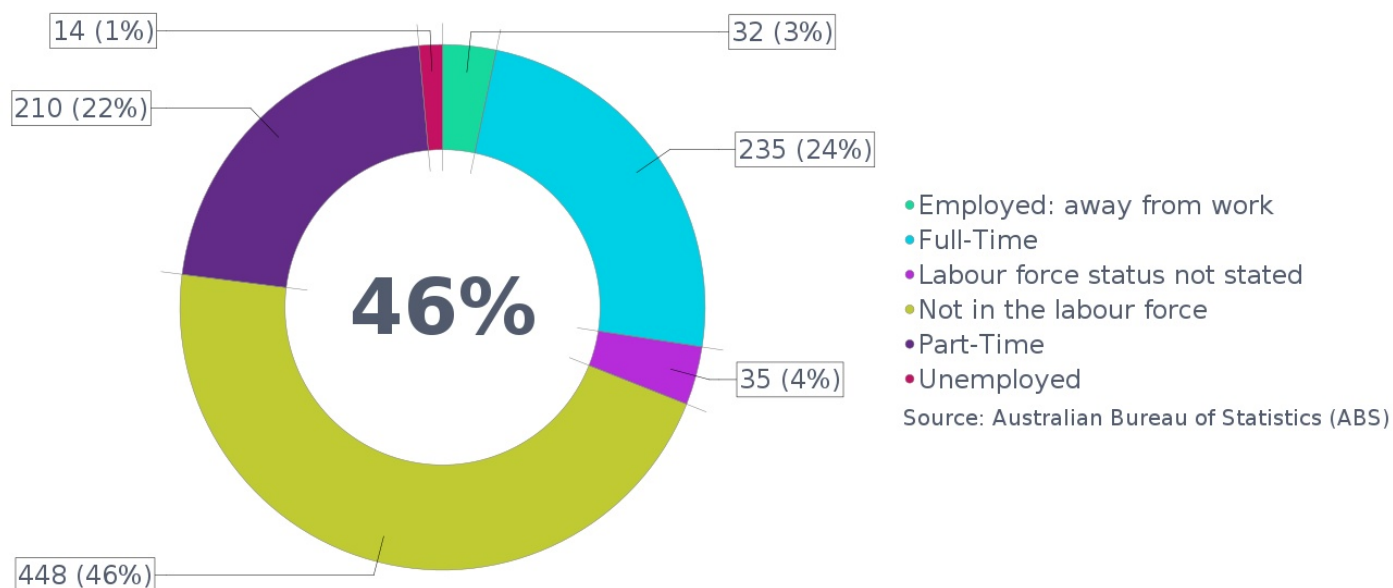
Non-School Qualification: Level of Education (2021)



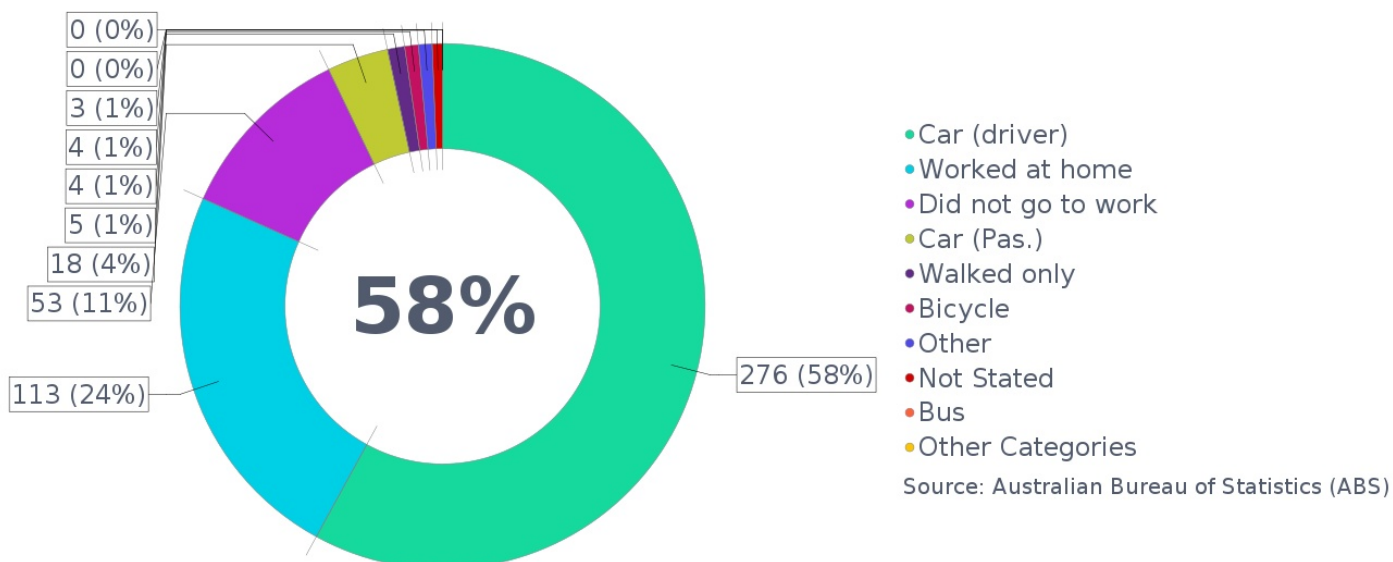
Occupation (2021)



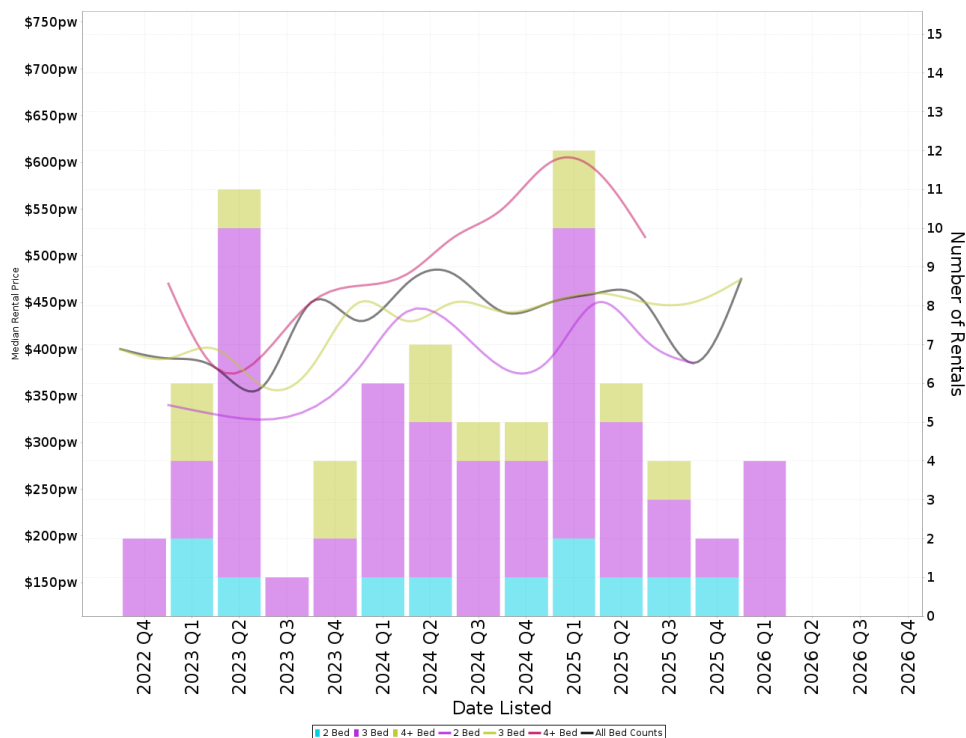
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.4%

Current Median Price: \$815,000
Previous Median Price: \$712,500

Based on 70 registered House sales compared over the last two rolling 12 month periods.

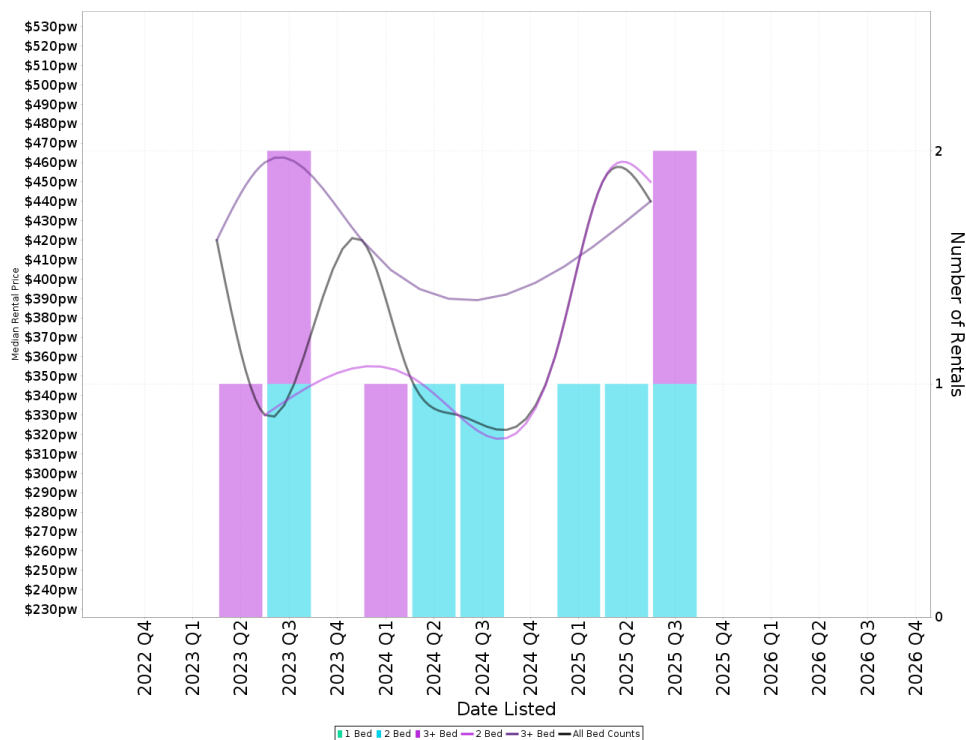
Suburb Rental Yield

+2.9%

Current Median Price: \$815,000
Current Median Rent: \$460

Based on 6 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.0%

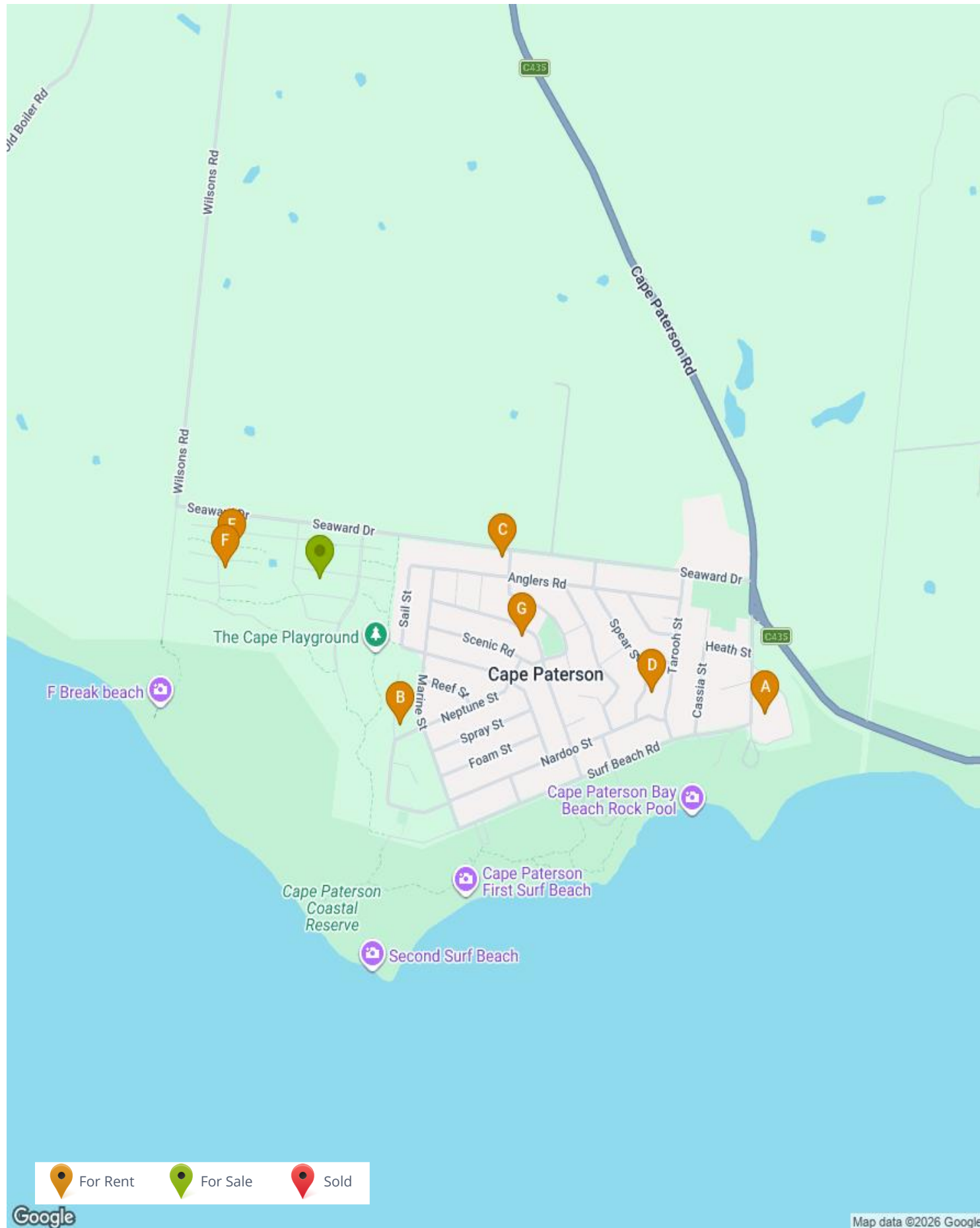
Current Median Price: \$710,000
Previous Median Price: \$670,000

Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$390 and the highest for rent price is \$590 with a median rental price of \$520. Days listed ranges from 5 to 90 days with the average currently at 35 days for these selected properties.

585 CAPE PATERSON RD, CAPE PATERSON 3995

 4  2  -



Property Type: House
Area: 1,067 m²
RPD: 6/C/PP3866

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$580 per week**
Month Listed: **September 2026**
Days on Market: **26 Days**



2 PINNACLE CL, CAPE PATERSON 3995

 4  2  1



Property Type: House
Area: 379 m²
RPD: 2//PS624392

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **16 Days**



91 SEAWARD DR, CAPE PATERSON 3995

 4  2  2



Property Type: House
Area: 486 m²
RPD: 620//LP52230

Features: DECK

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **51 Days**



6 MOONAH ST, CAPE PATERSON 3995

 3  2  1



Property Type: House
Area: 496 m²
RPD: 75//LP51437

Features:

Current Rent Price: **\$590 per week**
First Rent Price: **\$600 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **48 Days**



3 SPINIFEX CRT, CAPE PATERSON 3995

 2  2  1



Property Type: House
Area: 360 m²
RPD: 169//PS719593

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **October 2026**
Days on Market: **12 Days**



15 STARGAZER AVE, CAPE PATERSON 3995

2 1 1



Property Type: House
Area: 497 m² (1,021 m²)
RPD: 182//PS719593

Current Rent Price: **\$475 per week**
First Rent Price: **\$475 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **5 Days**

Features: BUILD YR: 2023, WALL TYPE: CEMENT, ROOF TYPE: COLOURBOND, STOREYS: 1, CONTEMPORARY, SOLAR PANELS, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR



41 ANCHOR PDE, CAPE PATERSON 3995

2 1 2



Property Type: House
Area: 577 m²
RPD: 816//LP53737

Current Rent Price: **\$390 per week**
First Rent Price: **\$410 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **90 Days**

Features: IMPROVEMENTS: FURNISHED



9 SEASTAR STREET, CAPE PATERSON, VIC 3995



Appraisal Price

This market analysis has been prepared on 12/10/2026 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