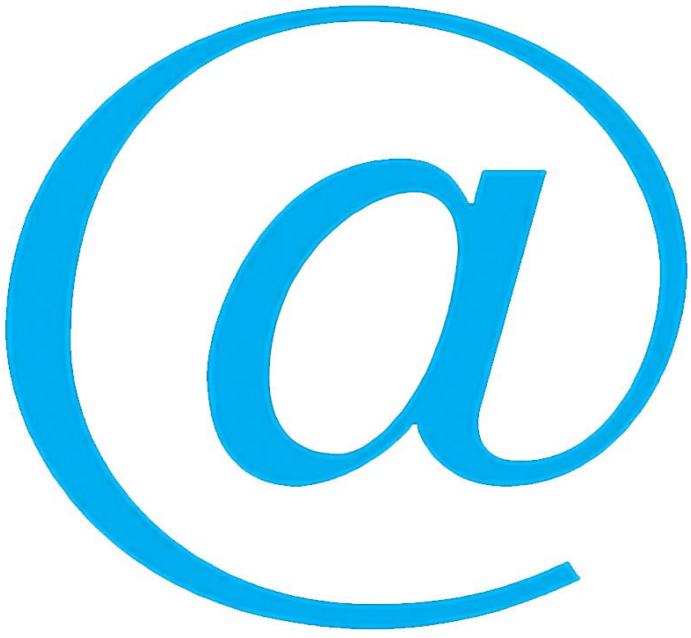
COMPARATIVE MARKET ANALYSIS

1180 BOOLARRA SOUTH-MIRBOO NORTH ROAD, MIRBOO, VIC 3871

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



1180 Boolarra South-Mirboo North Road
Mirboo, VIC, 3871

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

1180 BOOLARRA SOUTH-MIRBOO NORTH ROAD,

Owner Details

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

Property Details

3 2 4

Property Type: House - N/A
RPD: 1//PS612407 (11064621)
Area: 8,655 m² (190 m²)
Area $/m2: $57 ($2,605)
Land Use: HOUSE (PREVIOUSLY OCCUPIED)
Water/Sewerage:
Zoning FARMING ZONE
Property ID: 11359949 /
Council: SOUTH GIPPSLAND SHIRE
UBD Ref: UBD Ref:
Features: Wall Type: Brick, Roof Type: Colorbond, Storeys: 1, Lowset, Brick and Tile, Contemporary, Solar Panels, Ensuite, Fire Place, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Entertainment Area, Fully Fenced, Shed/s

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 495,000	15/09/2015	THE PROPRIETORS	8,655 m²	Normal Sale	No
$ 0	15/05/2010	THE PROPRIETORS	8,655 m²	Nils And Wills	No
$ 325,000	13/02/2008	THE PROPRIETORS	8,655 m²	Normal Sale	No

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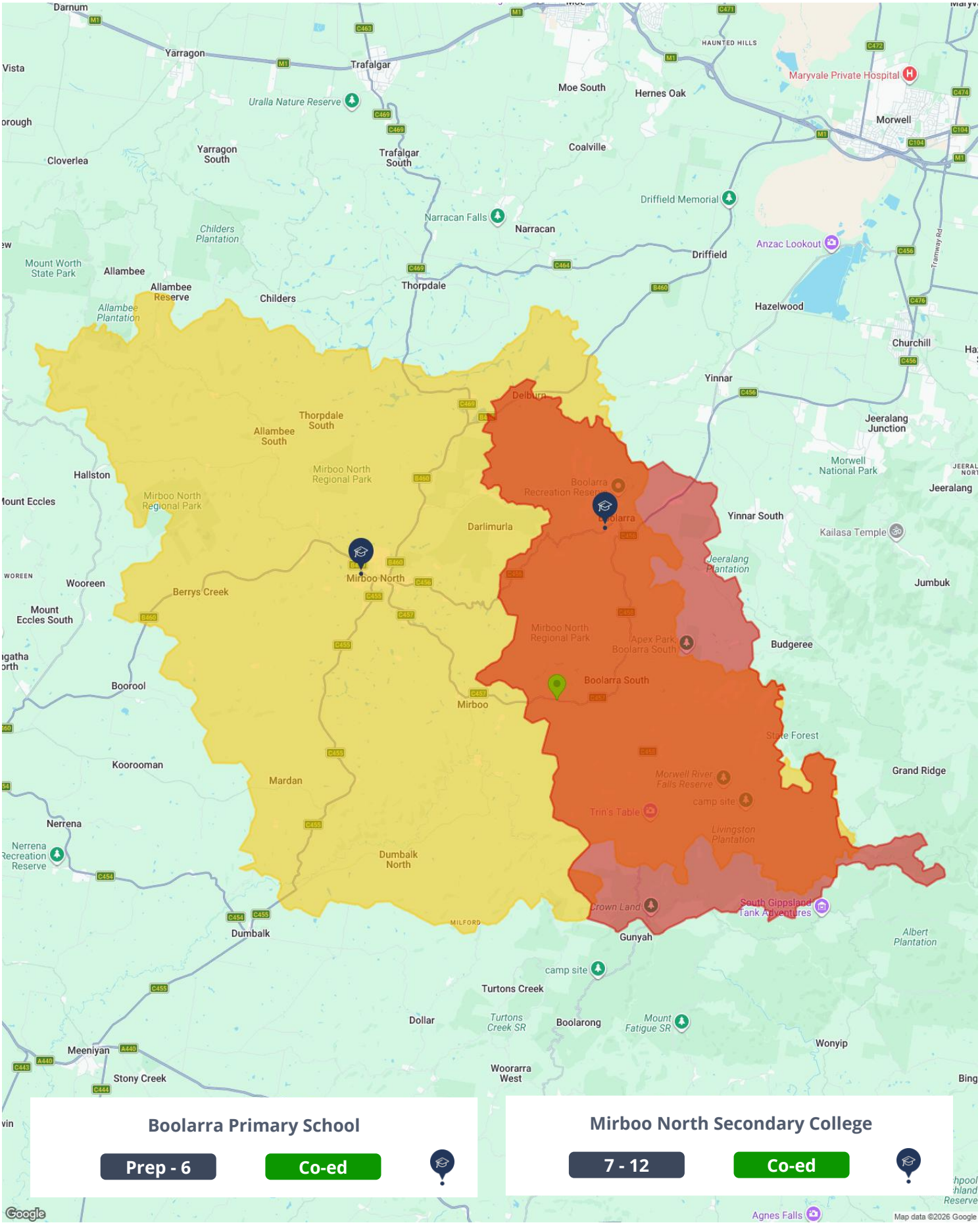
INVERLOCH @realty

School Catchment Areas



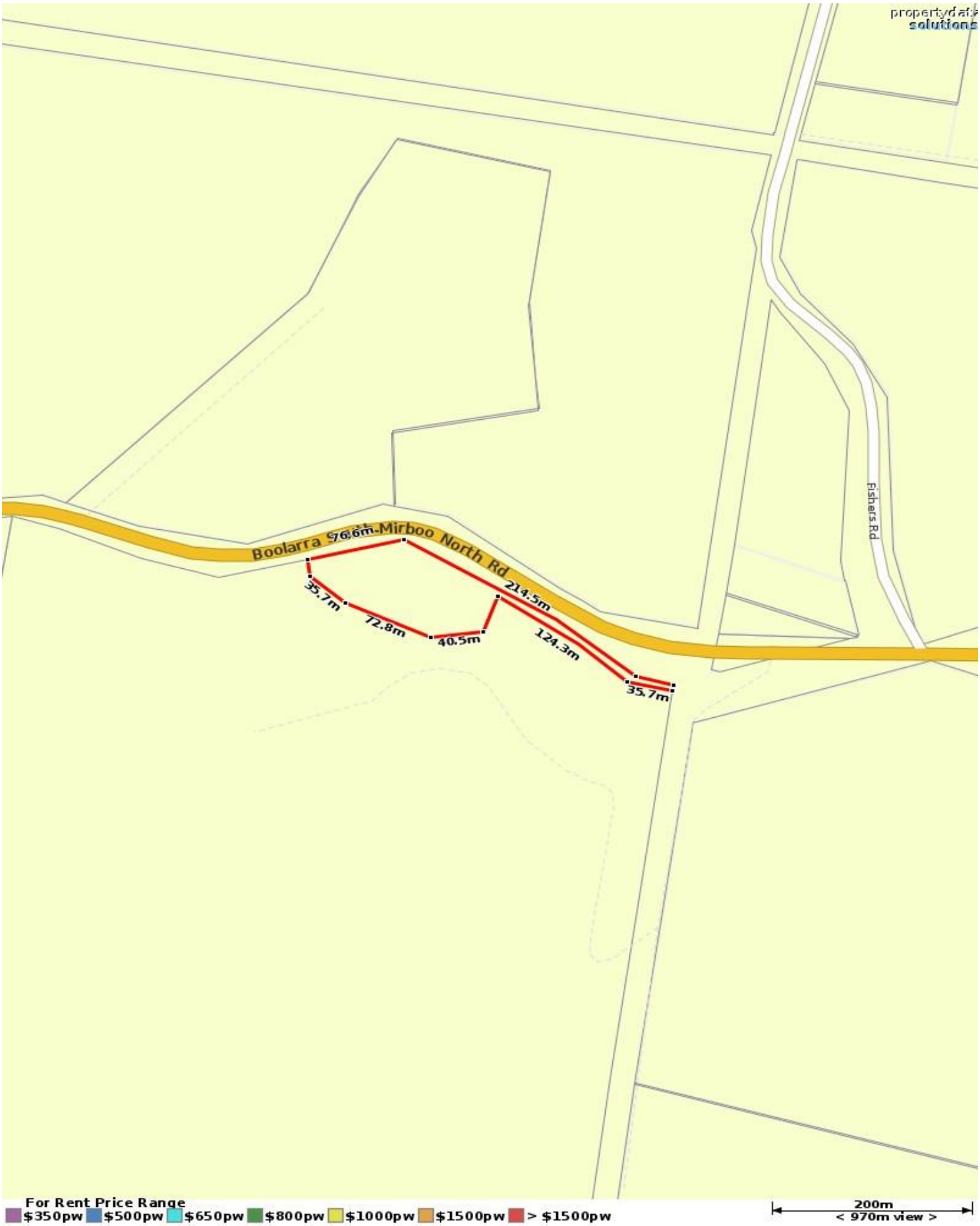
Boolarra Primary School

Prep - 6 | Co-ed

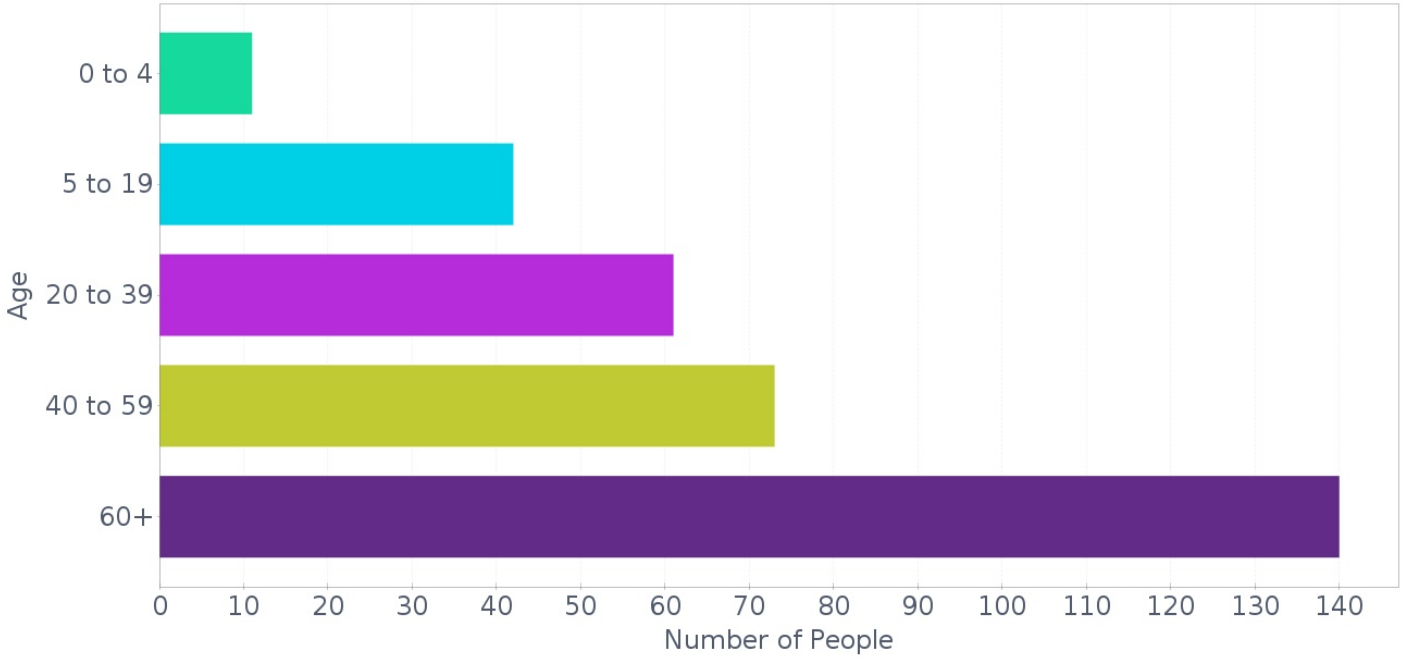
Mirboo North Secondary College

7 - 12 | Co-ed

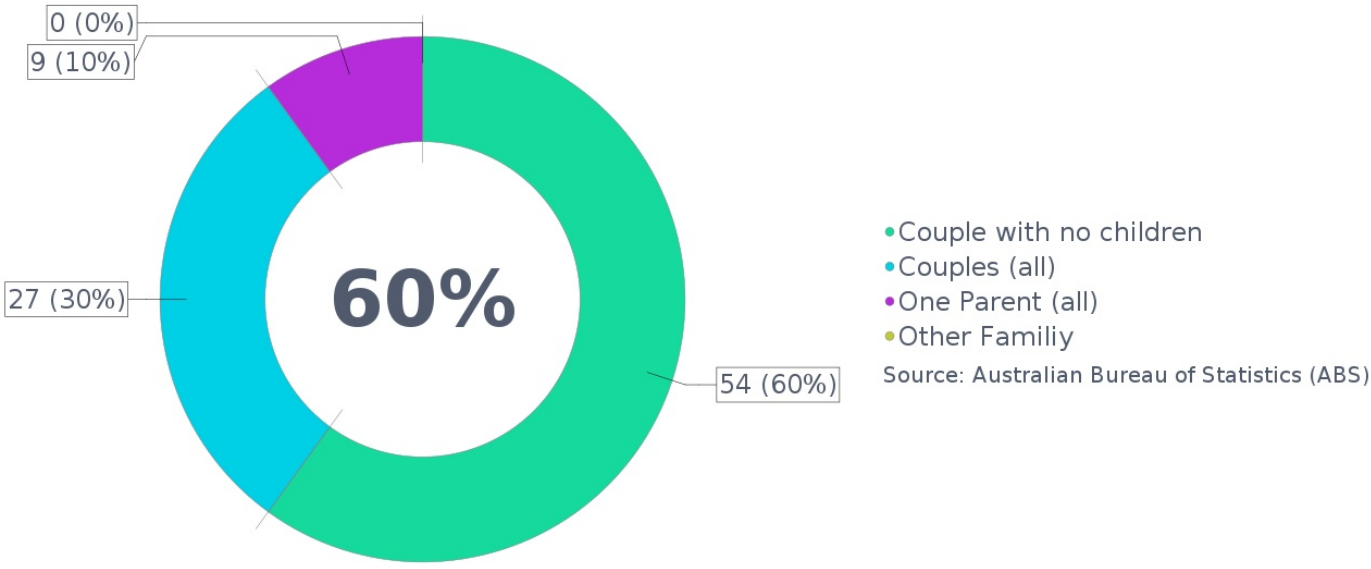
Nearby Properties For Rent



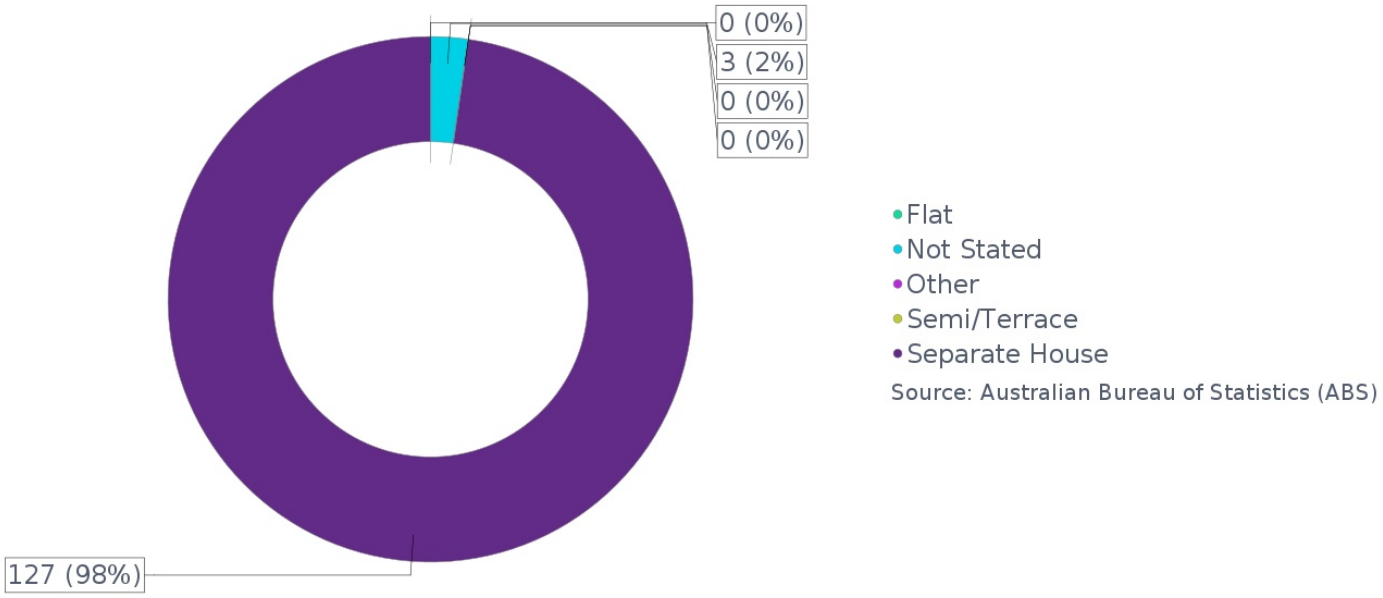
Age of Population (2021)



Family Composition (2021)

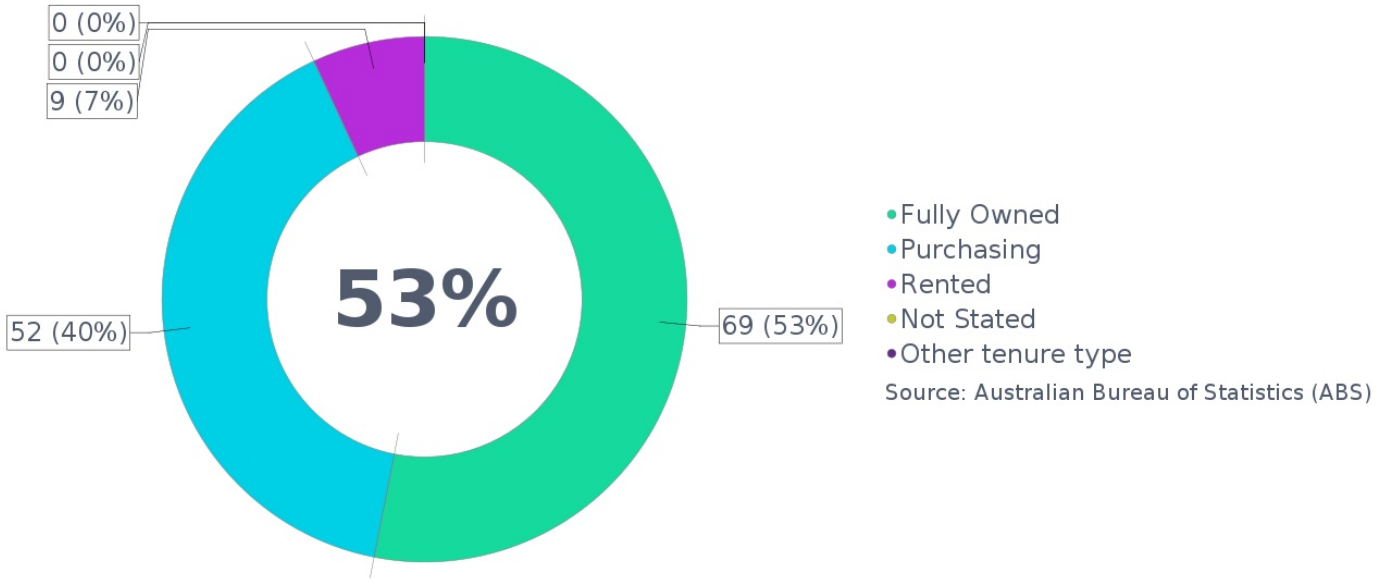


Dwelling Structure (2021)



Source: Australian Bureau of Statistics (ABS)

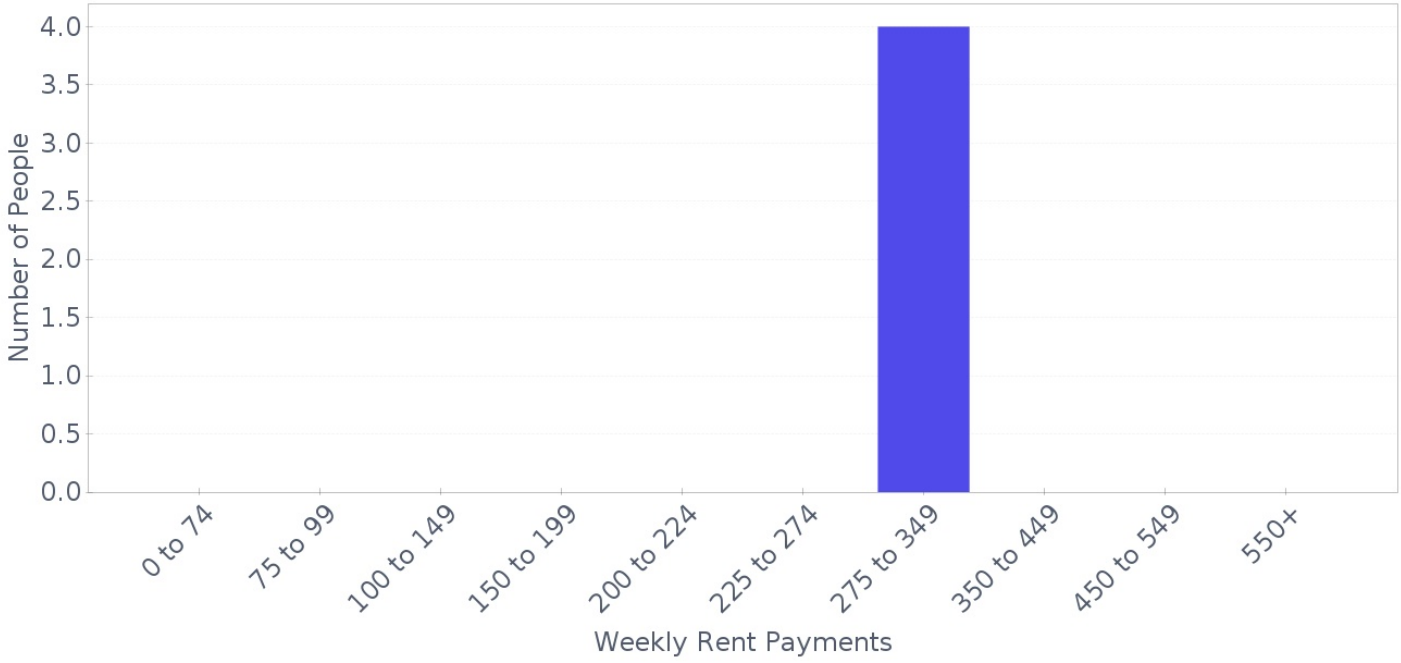
Home Ownership (2021)



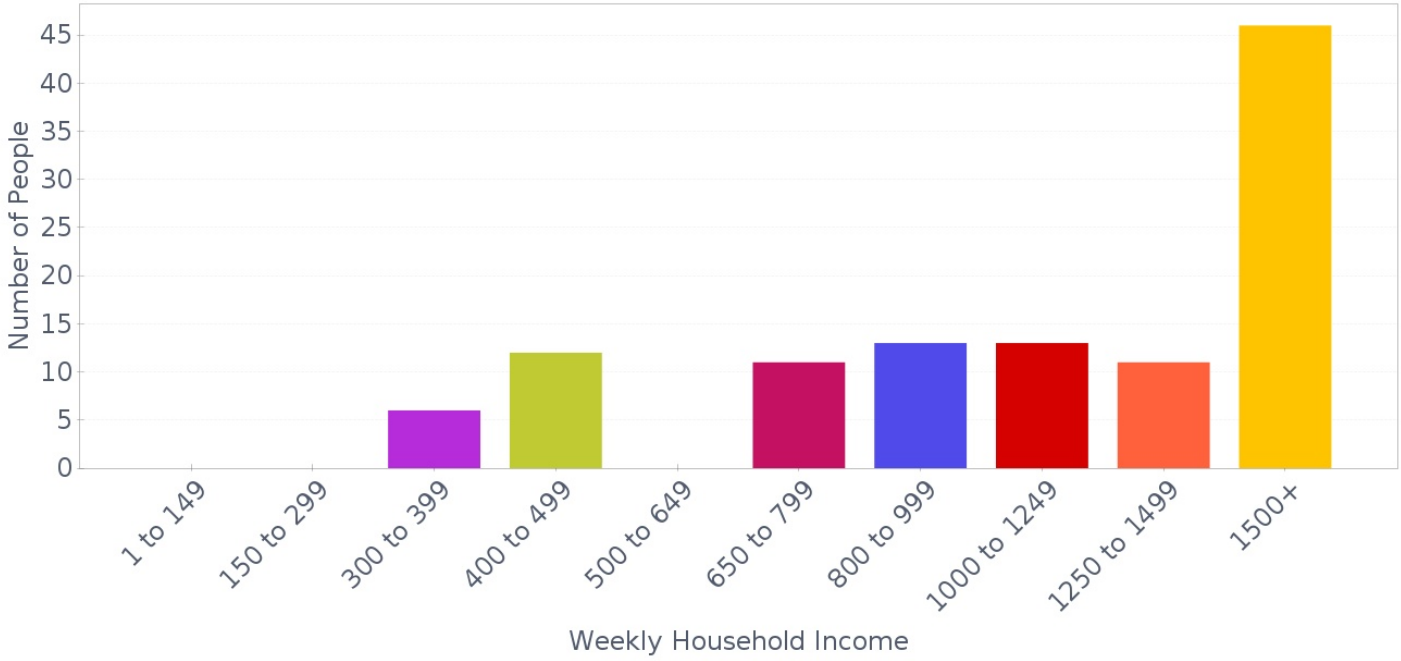
Source: Australian Bureau of Statistics (ABS)

Home Loan Repayments - Monthly (2021)

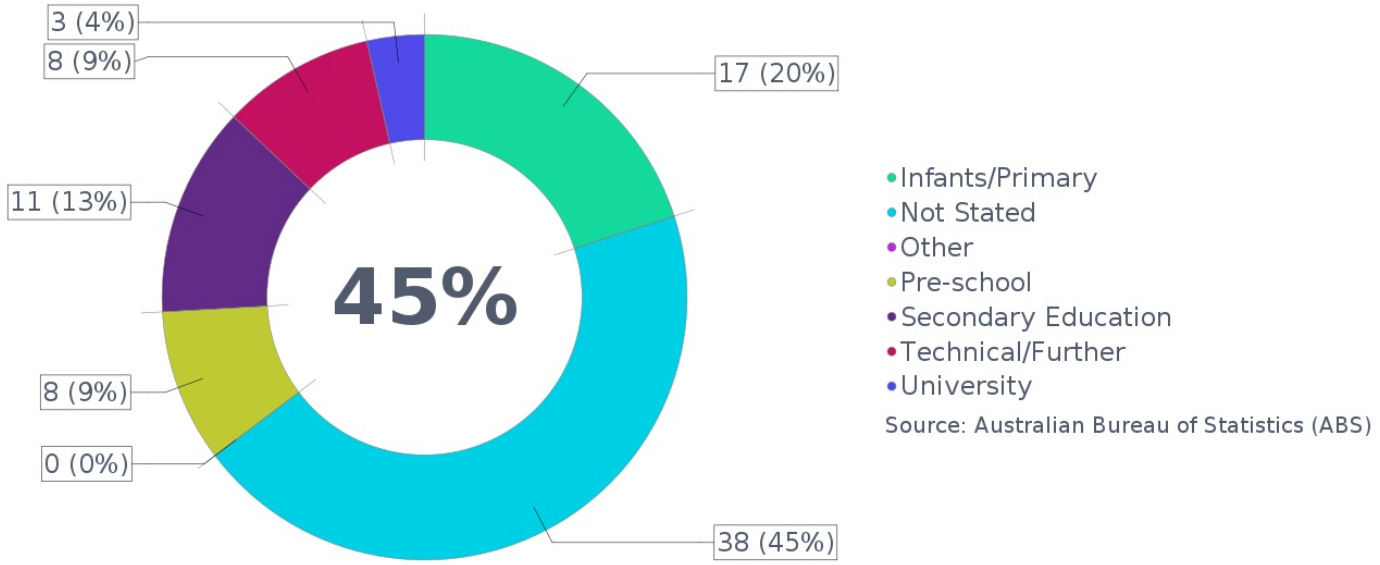
Rent Payments - Weekly (2021)



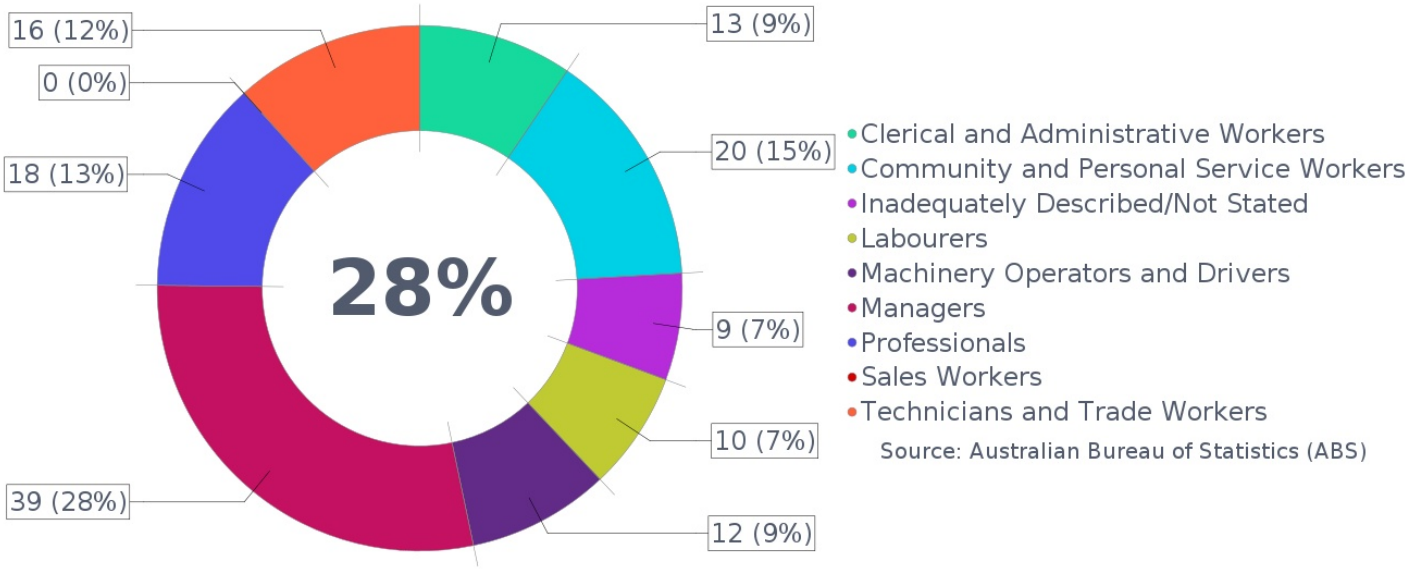
Household Income - Weekly (2021)



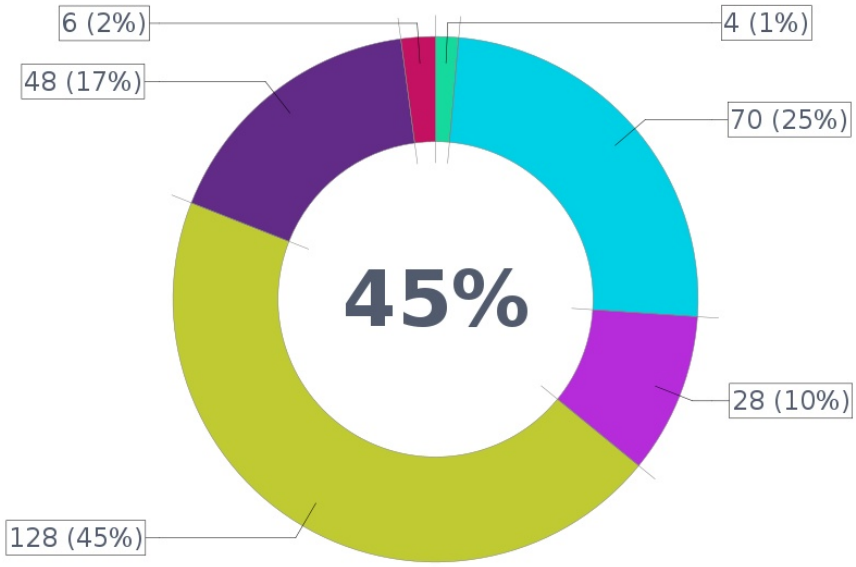
Non-School Qualification: Level of Education (2021)



Occupation (2021)

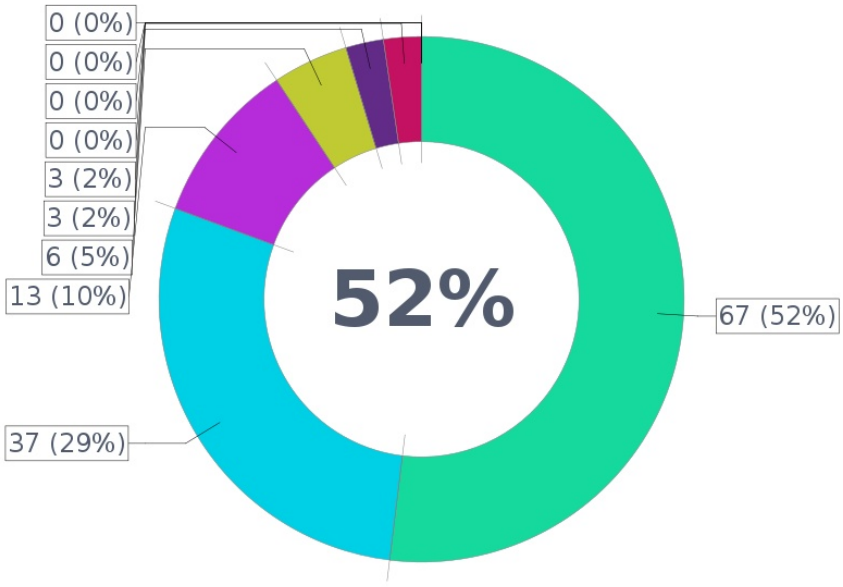


Employment (2021)



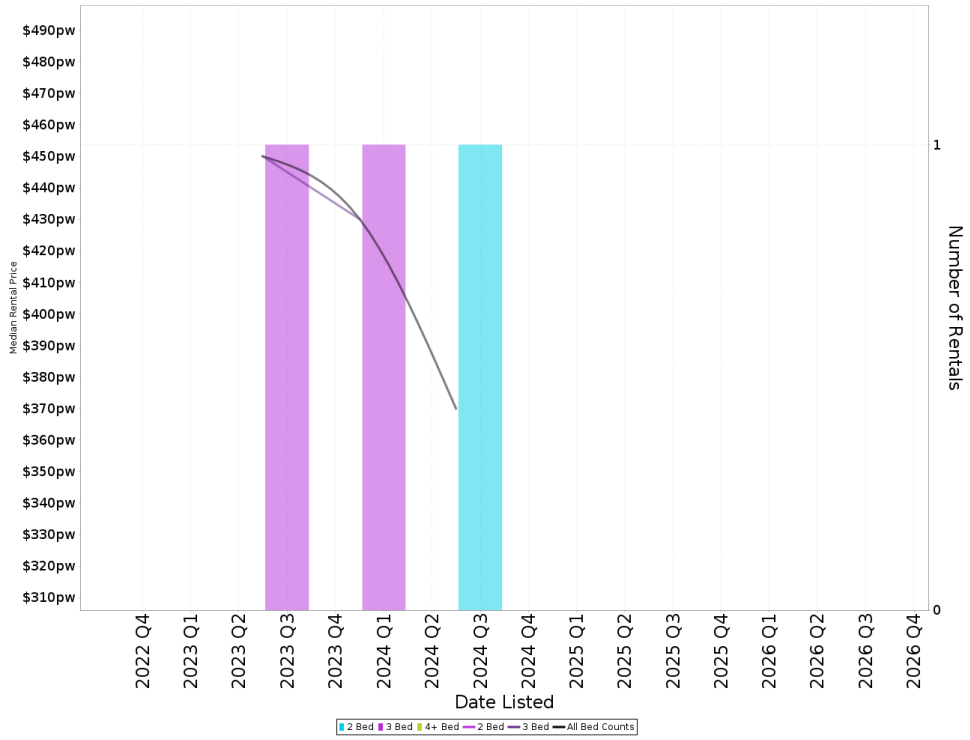
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.5%

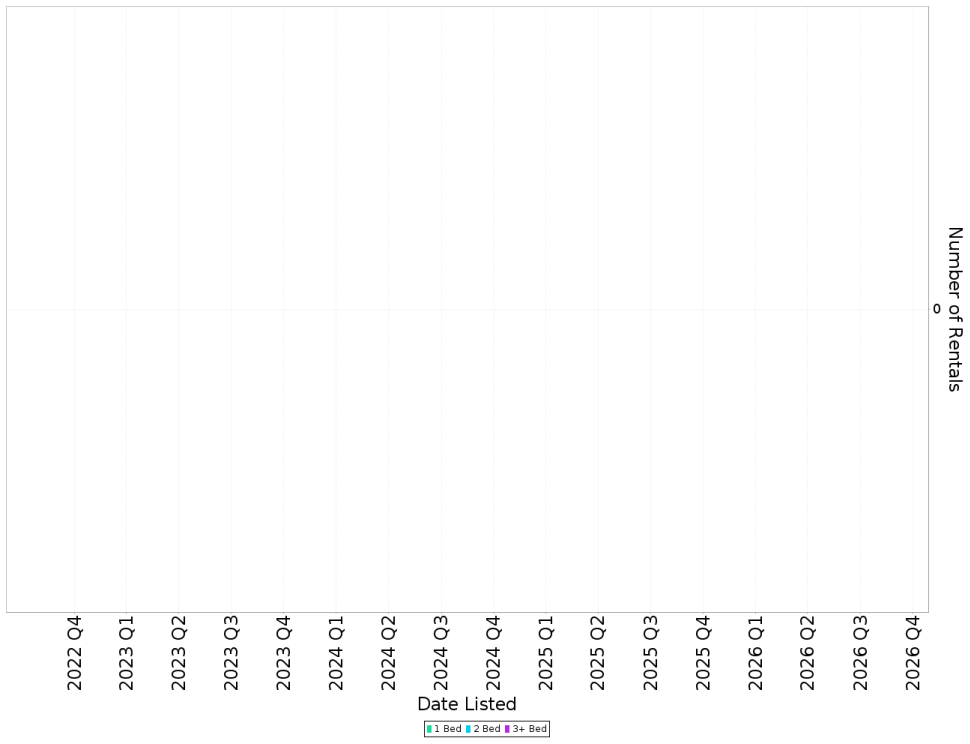
Current Median Price: $832,500
Previous Median Price: $789,000

Based on 9 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



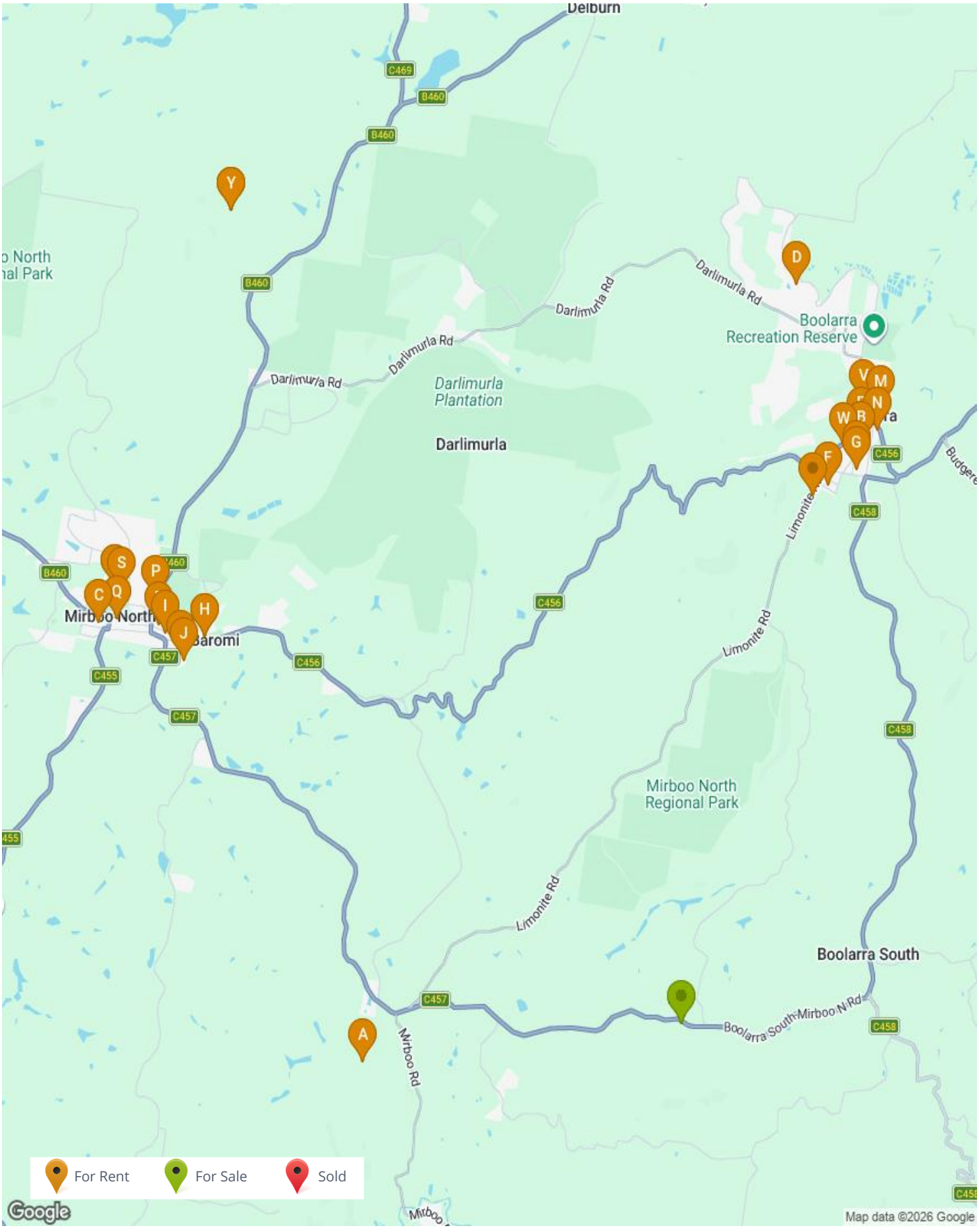
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 28 rental properties selected within the radius of 10000.0m from the focus property. The lowest for rent price is $380 and the highest for rent price is $575 with a median rental price of $440. Days listed ranges from 6 to 196 days with the average currently at 40 days for these selected properties.

30 BICKERTON LANE, MIRBOO 3871

3 2 3

Property Type: House
Area: 40.66 ha (190 m²)
RPD: 2//PS616928

Current Rent Price: **$460 per week**
First Rent Price: **$480 per week**
Month Listed: **September 2026**
Days on Market: **20 Days**

Features: CONTEMPORARY, DECK, ENSUITE, FIRE PLACE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: RAINWATER STORAGE TANK

A

21 CHURCH ST, BOOLARRA 3870

3 1 2

Property Type: House
Area: 2,427 m² (163 m²)
RPD: 28/2/PP5097

Current Rent Price: **$435 per week**
First Rent Price: **$435 per week**
Month Listed: **October 2026**
Days on Market: **6 Days**

Features: AIR CONDITIONED

B

21A GILES ST, MIRBOO NORTH 3871

3 2 2

Property Type: House
Area: 902 m²
RPD: 11//PS634472

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **September 2026**
Days on Market: **33 Days**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

C

165 MACINTOSHS RD, BOOLARRA 3870

3 1 5

Property Type: House
Area: 2.07 ha
RPD: 3//LP129183

Current Rent Price: **$575 per week**
First Rent Price: **$575 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **53 Days**

Features:

D

16 CHURCH ST, BOOLARRA 3870

3 1 1

Property Type: House
Area: 3,271 m²
RPD:

Current Rent Price: **$380 per week**
First Rent Price: **$380 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **46 Days**

Features:

E

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11-13 FAIRMONT ST, BOOLARRA 3870

3 1 2

Property Type: House
Area: 1,595 m²
RPD: //PC356572

Features:

Current Rent Price: **$440 per week**
First Rent Price: **$470 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **196 Days**

F

49 CHURCH ST, BOOLARRA 3870

3 1 1

Property Type: House
Area: 1,572 m²
RPD: 1//TP171412

Features:

Current Rent Price: **$450 per week**
First Rent Price: **$470 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **47 Days**

G

24 RAILWAY RD, BAROMI 3871

3 2 2

Property Type: House
Area: 2,150 m²
RPD: 3//PS529144

Features: DOUBLE STOREY, FEDERATION, DECK, FIRE PLACE, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS

Current Rent Price: **$445 per week**
First Rent Price: **$445 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **33 Days**

H

16 PEACOCK ST, MIRBOO NORTH 3871

3 1 1

Property Type: House
Area: 752 m²
RPD: 13//LP31894

Features: STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, PETS ALLOWED, SECURE PARKING, GARDEN,

Current Rent Price: **$420 per week**
First Rent Price: **$420 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **28 Days**

I

41 MURRAY ST, MIRBOO NORTH 3871

3 1 1

Property Type: House
Area: 841 m²
RPD: 12//LP204098

Features: BRICK AND TILE, ENSUITE, FIRE PLACE, BUILT IN ROBES, AIR CONDITIONED, SCENIC VIEWS, FULLY FENCED, SHED/S, IMPROVEMENTS: PETS ALLOWED

Current Rent Price: **$445 per week**
First Rent Price: **$445 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **42 Days**

J

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21 CHURCH ST, BOOLARRA 3870

3 1 2

Property Type: House
Area: 2,427 m² (163 m²)
RPD: 28/2/PP5097

Features: AIR CONDITIONED

Current Rent Price: **$420 per week**
First Rent Price: **$420 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **26 Days**

K

12 BATHS RD, MIRBOO NORTH 3871

3 1 2

Property Type: House
Area: 746 m² (148 m²)
RPD: 1//TP583226

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, INTERNAL LAUNDRY, GARDEN,

Current Rent Price: **$420 per week**
First Rent Price: **$420 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **11 Days**

L

10 AUSTIN ST, BOOLARRA 3870

3 1 2

Property Type: House
Area: 1,006 m²
RPD: 1//TP211826

Features:

Current Rent Price: **$380 per week**
First Rent Price: **$380 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **21 Days**

M

17 PENALUNA ST, BOOLARRA 3870

3 2 2

Property Type: House
Area: 1.23 ha
RPD: 6/1/LP1378; 1//TP809711

Features:

Current Rent Price: **$450 per week**
First Rent Price: **$550 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **60 Days**

N

12 BATHS RD, MIRBOO NORTH 3871

3 1 2

Property Type: House
Area: 746 m² (148 m²)
RPD: 1//TP583226

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, INTERNAL LAUNDRY, GARDEN,

Current Rent Price: **$420 per week**
First Rent Price: **$420 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **79 Days**

O

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5 THORPDALE RD, MIRBOO NORTH 3871

3 1 2

Property Type: House
Area: 882 m² (158 m²)
RPD: 1//LP202939

Current Rent Price: **$400 per week**
First Rent Price: **$400pw ($1738.09)**
Month Listed: **April 2025* (Rented)**
Days on Market: **15 Days**

Features: DECK, FIRE PLACE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN

P

50 RIDGWAY, MIRBOO NORTH 3871

3 2 6

Property Type: House
Area: 1,420 m²
RPD: 1//TP613733; 1//TP620111

Current Rent Price: **$440 per week**
First Rent Price: **$440pw ($1912.00)**
Month Listed: **March 2025* (Rented)**
Days on Market: **26 Days**

Features:

Q

9 PEACOCK ST, MIRBOO NORTH 3871

3 1 1

Property Type: House
Area: 716 m²
RPD: 2//LP130191

Current Rent Price: **$425pw ($1846.72pcm)**
First Rent Price: **$450pw**
Month Listed: **February 2025* (Rented)**
Days on Market: **57 Days**

Features: CLOSE TO SCHOOLS, FULLY FENCED, IMPROVEMENTS: GARDEN, SECURE PARKING, CLOSE TO SHOPS

R

8 ALLEN ST, MIRBOO NORTH 3871

3 1 2

Property Type: House
Area: 924 m²
RPD: 9//LP201170

Current Rent Price: **$420pw ($1825pcm)**
First Rent Price: **$420pw ($1825pcm)**
Month Listed: **January 2025* (Rented)**
Days on Market: **56 Days**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING

S

24 RAILWAY RD, BAROMI 3871

3 2 4

Property Type: House
Area: 2,150 m²
RPD: 3//PS529144

Current Rent Price: **$445pw ($1933.63 pcm)**
First Rent Price: **$490pw ($2129.16 pcm)**
Month Listed: **January 2025* (Rented)**
Days on Market: **70 Days**

Features: DOUBLE STOREY, FEDERATION, DECK, FIRE PLACE, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS

T

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30 MURRAY ST, MIRBOO NORTH 3871

3 1 2

Property Type: House
Area: 960 m²
RPD: 1//LP143856

Current Rent Price: **$420 pw ($1825.00pcm)**
First Rent Price: **$420 pw ($1825.00pcm)**
Month Listed: **November 2024* (Rented)**
Days on Market: **21 Days**

Features: DECK, STUDY, BUILT IN ROBES, FULLY FENCED

U

12 DUKE ST, BOOLARRA 3870

3 1 4

Property Type: House
Area: 1,016 m²
RPD: 2/1/PP5097

Current Rent Price: **$420 weekly**
First Rent Price: **$420 weekly**
Month Listed: **November 2024* (Rented)**
Days on Market: **42 Days**

Features:

V

43 TARWIN ST, BOOLARRA 3870

3 1 4

Property Type: House
Area: 700 m²
RPD: 2//LP26390

Current Rent Price: **$380 per week**
First Rent Price: **$380 per week**
Month Listed: **October 2024* (Rented)**
Days on Market: **9 Days**

Features:

W

41 CHURCH ST, BOOLARRA 3870

4 2 1

Property Type: House
Area: 1,998 m²
RPD: 1//TP752380

Current Rent Price: **$540 per week**
First Rent Price: **$540 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **26 Days**

Features:

X

115 TREMBATHS RD, MIRBOO NORTH 3871

4 1 3

Property Type: House
Area: 83.47 ha
RPD: 1, 2//LP78115

Current Rent Price: **$450 per week**
First Rent Price: **$450 per week**
Month Listed: **November 2025* (Rented)**
Days on Market: **44 Days**

Features:

Y

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115 TREMBATHS RD, MIRBOO NORTH 3871

4 1 3

Property Type: House
Area: 83.47 ha
RPD: 1, 2//LP78115

Features:

Current Rent Price: **$450 per week**
First Rent Price: **$450 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **28 Days**

115 TREMBATHS RD, MIRBOO NORTH 3871

4 1 3

Property Type: House
Area: 83.47 ha
RPD: 1, 2//LP78115

Features:

Current Rent Price: **$440 per week**
First Rent Price: **$440 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **13 Days**

31 LIMONITE RD, BOOLARRA 3870

4 2 2

Property Type: House
Area: 1,770 m²
RPD: //PC357007

Features:

Current Rent Price: **$460p/w $1998.80 pcm**
First Rent Price: **$460p/w $1998.80 pcm**
Month Listed: **December 2024* (Rented)**
Days on Market: **31 Days**

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1180 BOOLARRA SOUTH-MIRBOO NORTH ROAD, MIRBOO,

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:

$420pw to $460pw

Contact your agent for further information:

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