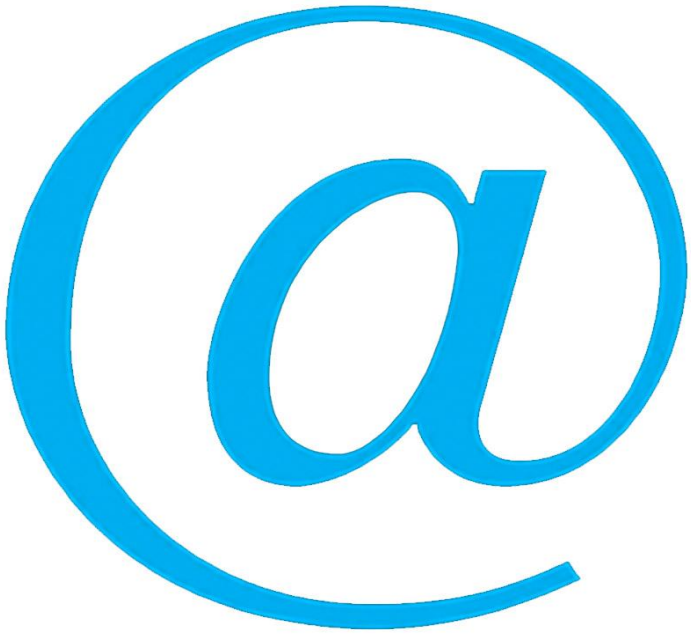
COMPARATIVE MARKET ANALYSIS

74 BAYVIEW AVENUE, INVERLOCH, VIC 3996

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



Rental Projection
74 Bayview Avenue
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 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.

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

74 BAYVIEW AVENUE, INVERLOCH, VIC 3996



Owner Details

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

Property Details

3 3 5

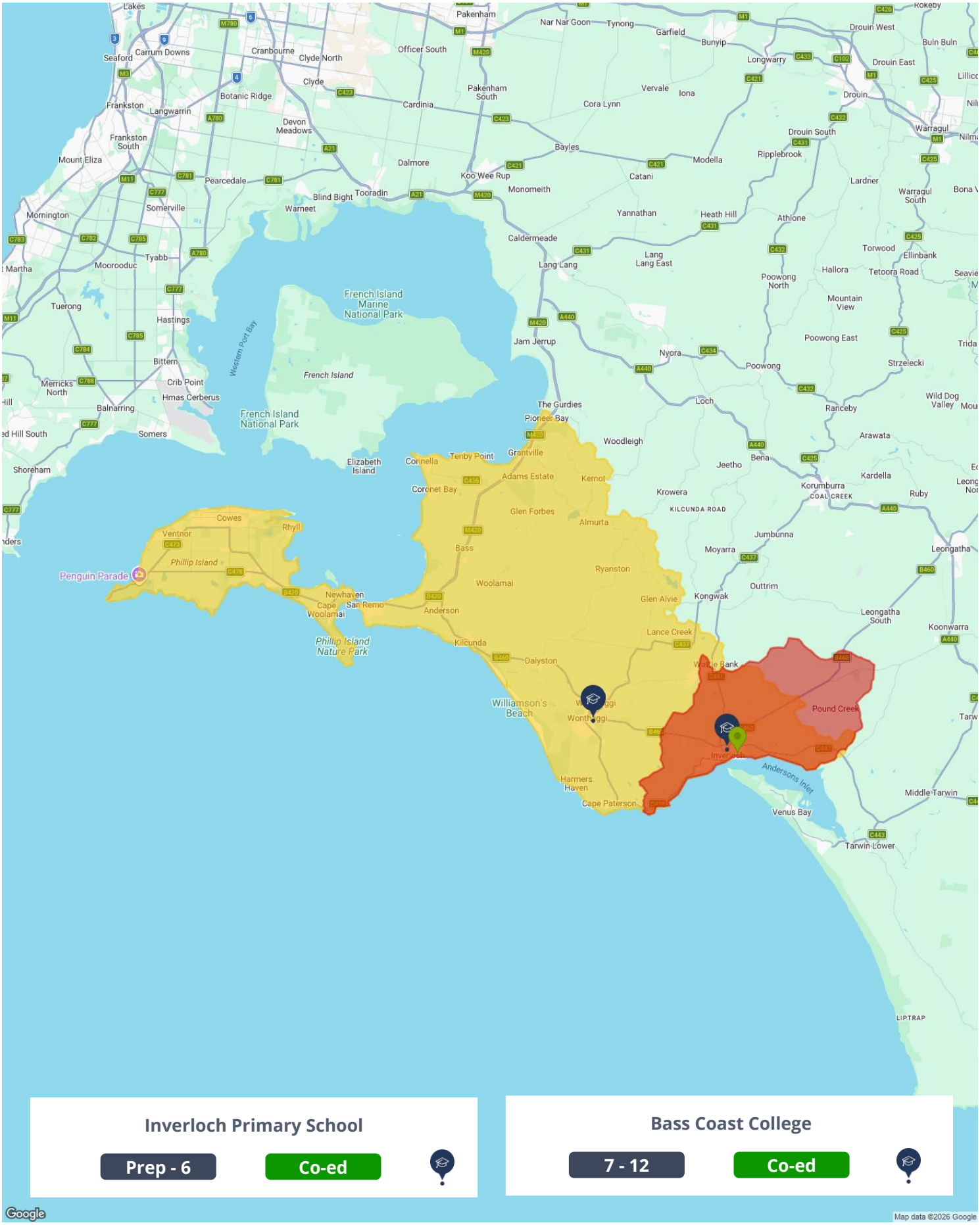
Property Type: House - N/A
RPD: 61//LP52629 (8276464)
Area: 569 m² (165 m²)
Area $/m2: ()
Land Use: DETACHED DWELLING
Water/Sewerage:
Zoning
Property ID: 5249371 / VIC5284430
Council: BASS COAST SHIRE
UBD Ref: UBD Ref:
Features: Wall Type: Weatherboard, Roof Type: Colorbond, Storeys: 1, Lowset, Post War, Deck, Ensuite, Fire Place, Garage, Verandah/Deck, Built in Robes, Modern Kitchen, Air Conditioned, Scenic Views, Close to Schools, Close to Transport, Fully Fenced, Shed/s,

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 0	21/04/2026	THE PROPRIETORS	569 m²	Nils And Wills	No
$ 170,000	06/04/2000	THE PROPRIETORS	569 m²	Normal Sale	No

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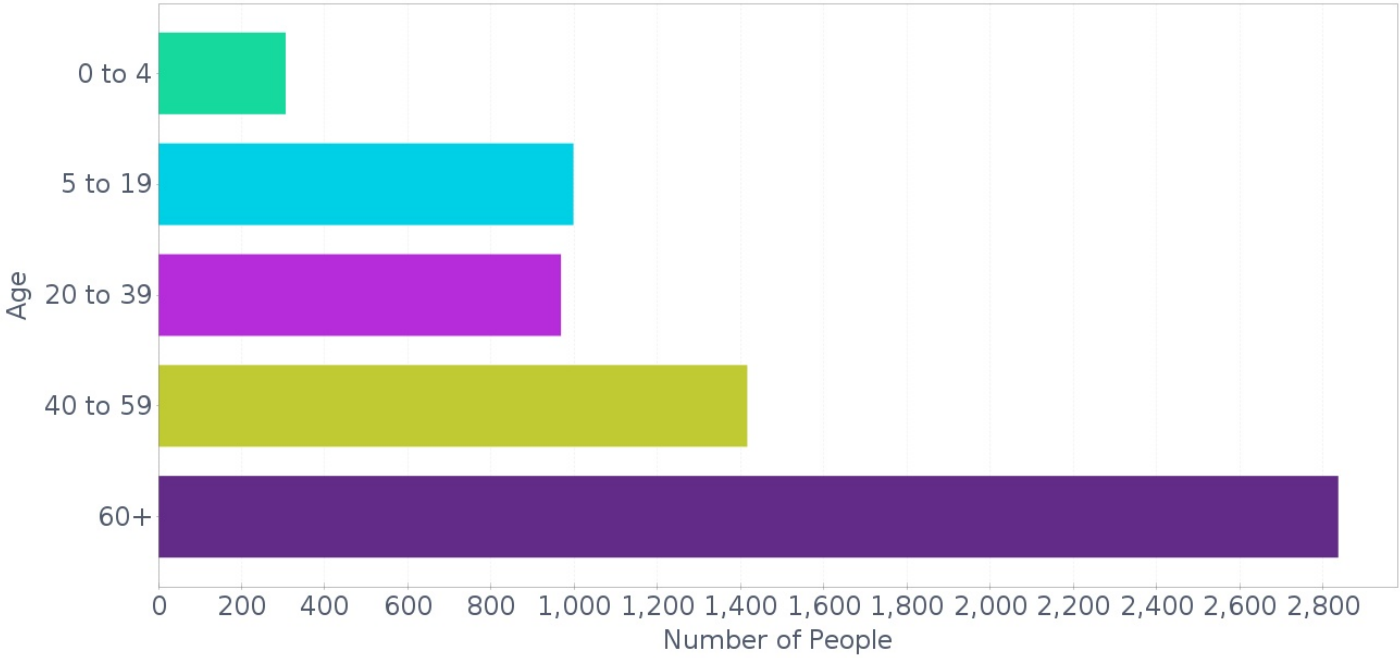
School Catchment Areas



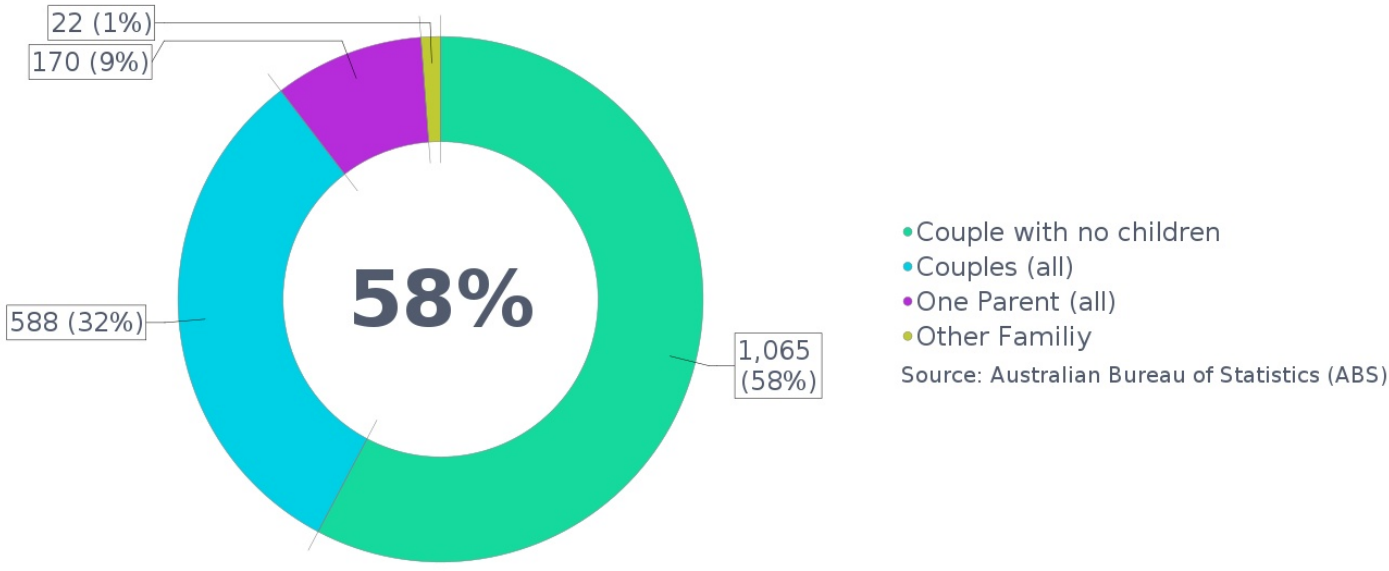
Nearby Properties For Rent



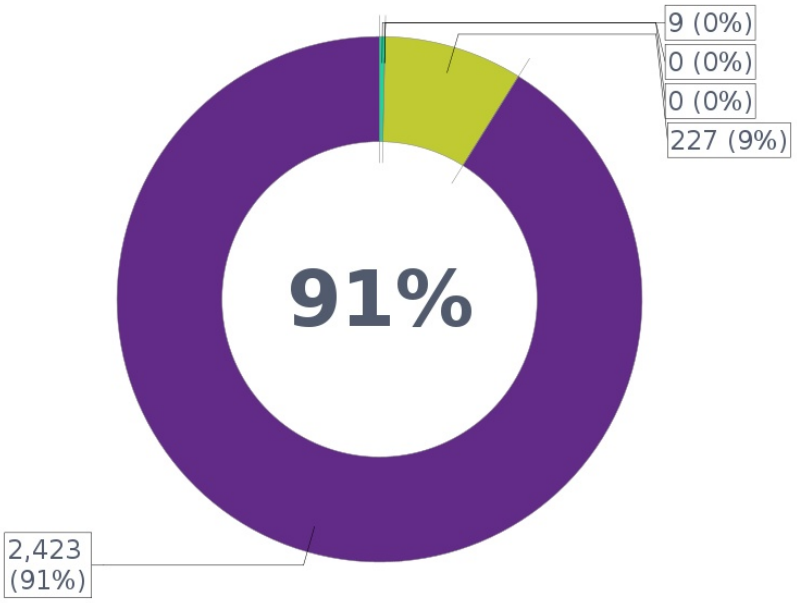
Age of Population (2021)



Family Composition (2021)

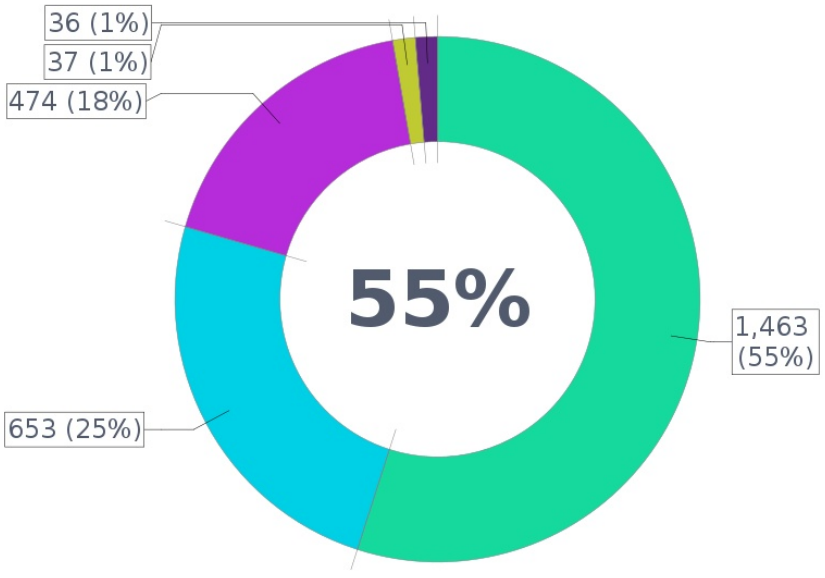


Dwelling Structure (2021)



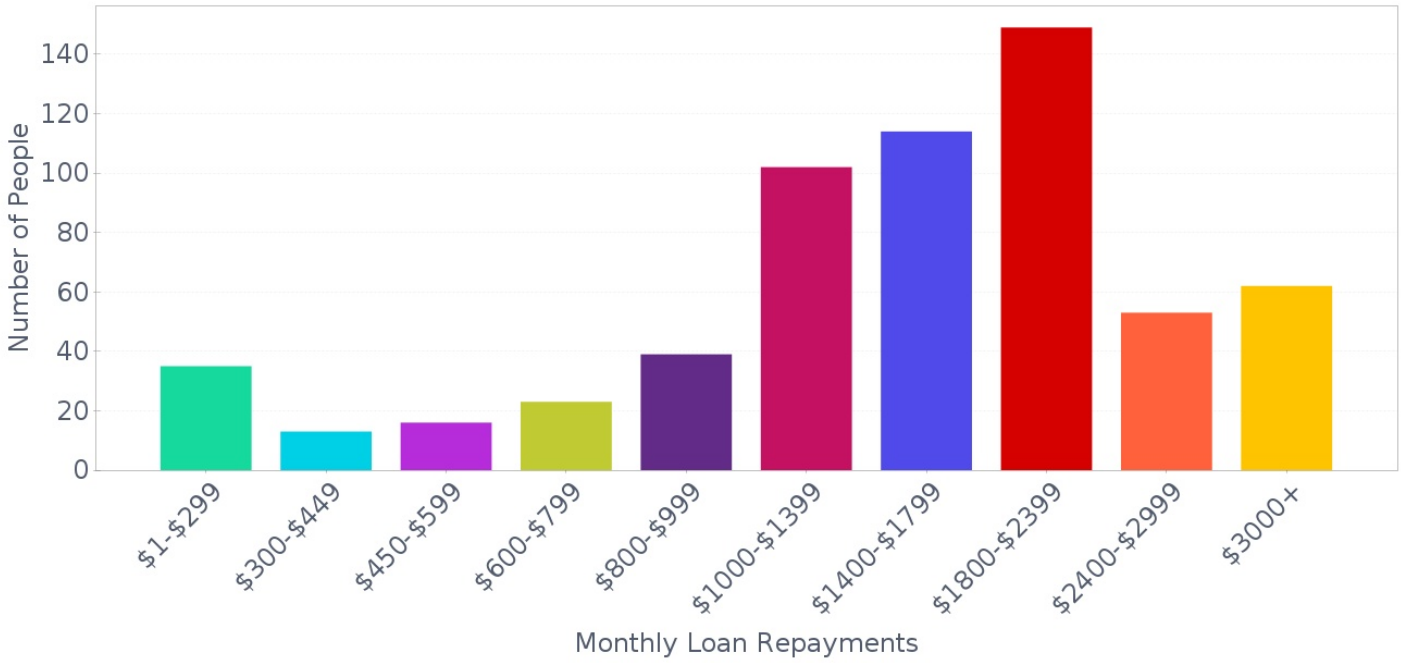
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

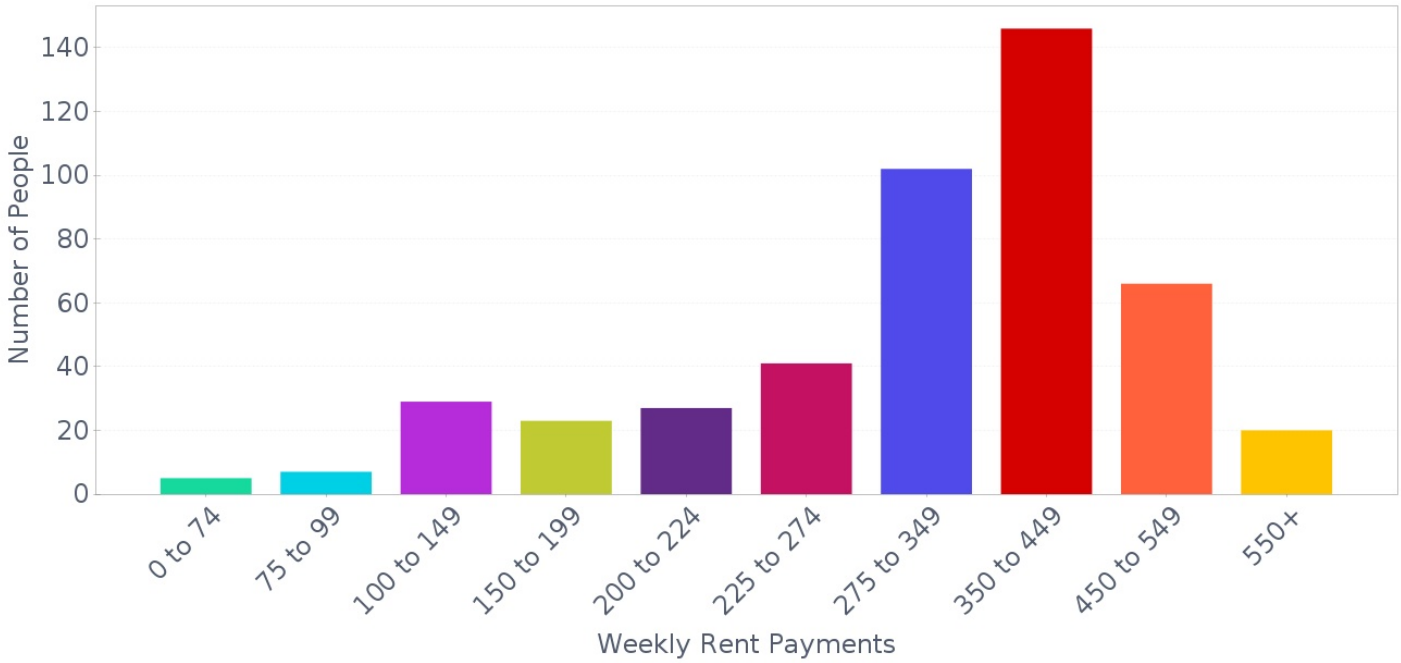


Source: Australian Bureau of Statistics (ABS)

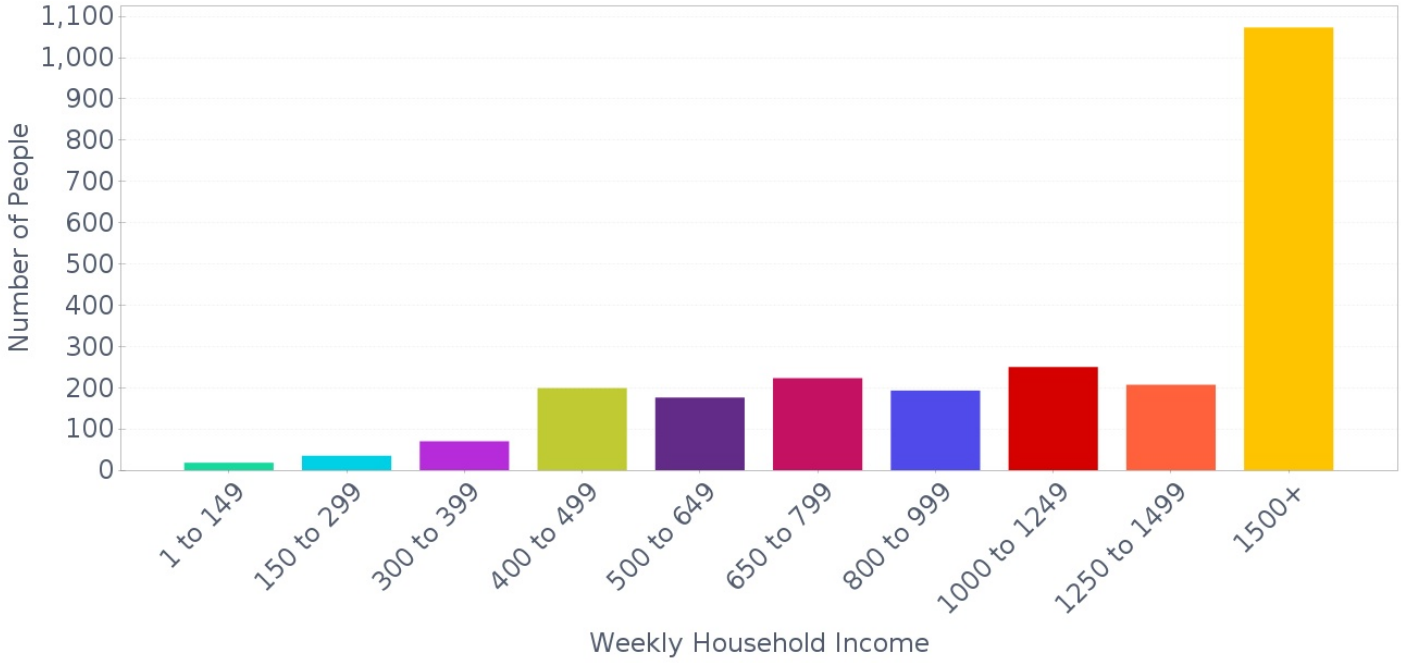
Home Loan Repayments - Monthly (2021)



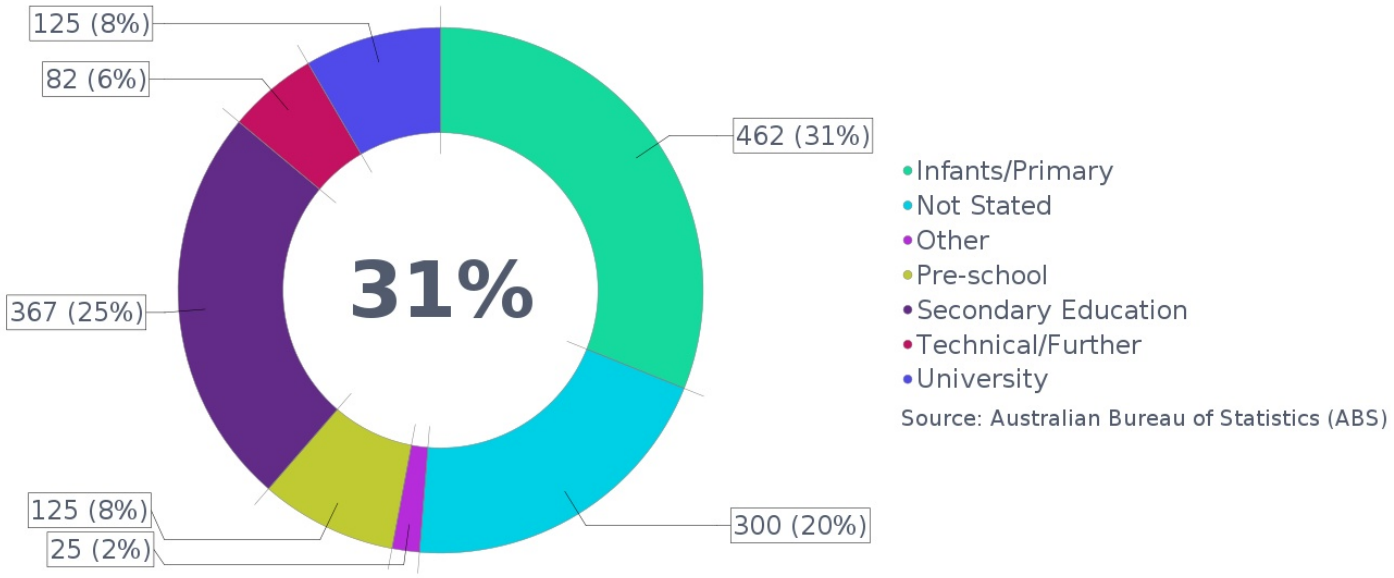
Rent Payments - Weekly (2021)



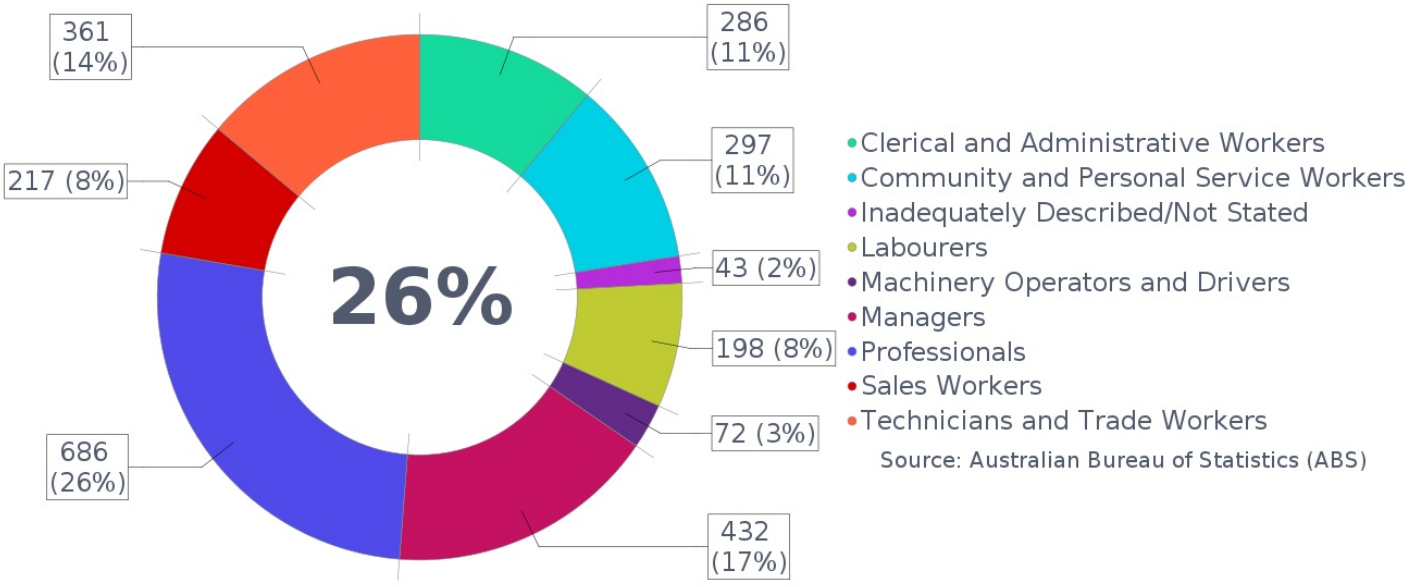
Household Income - Weekly (2021)



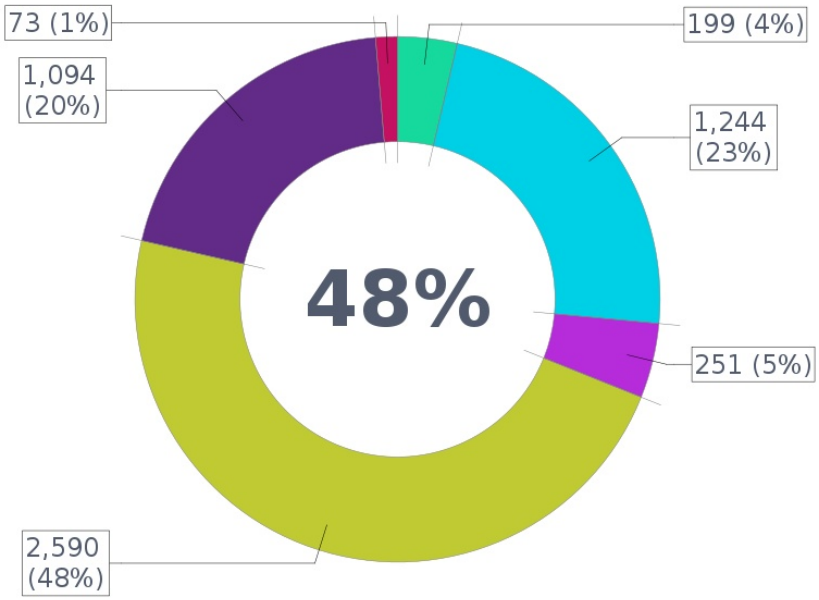
Non-School Qualification: Level of Education (2021)



Occupation (2021)

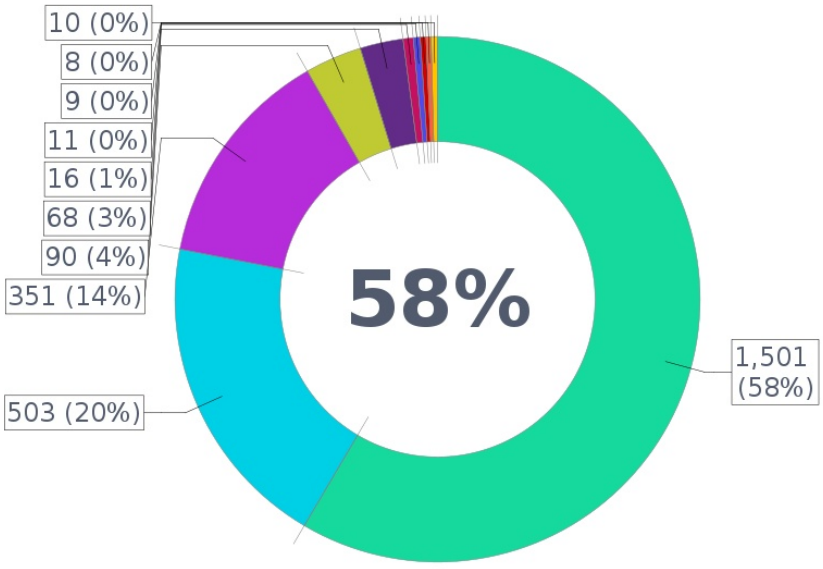


Employment (2021)



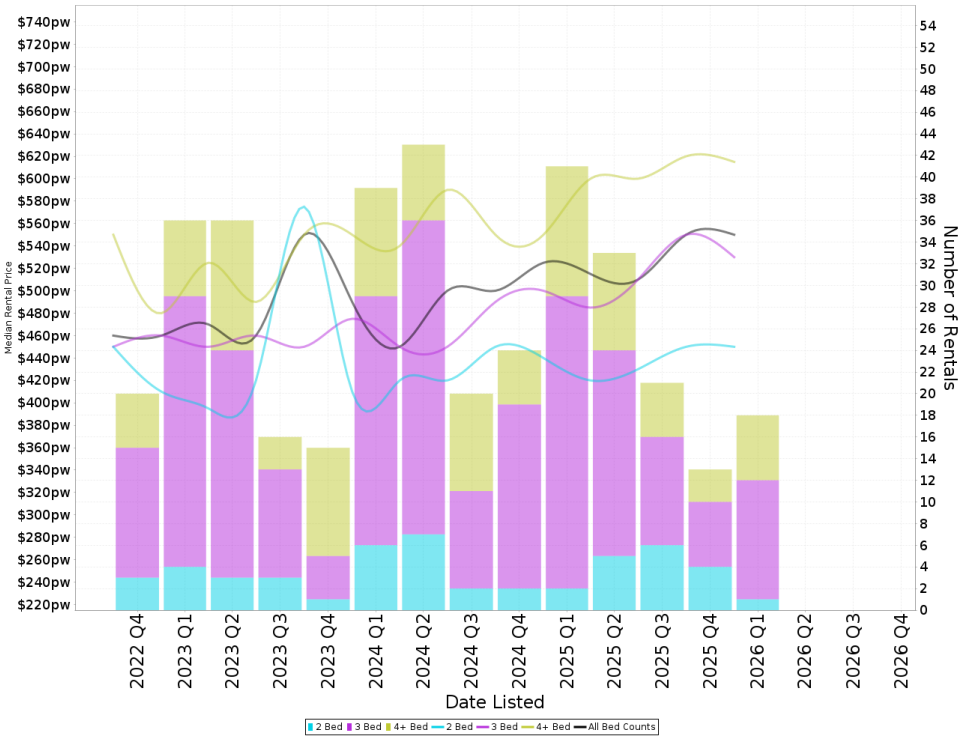
Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.6%

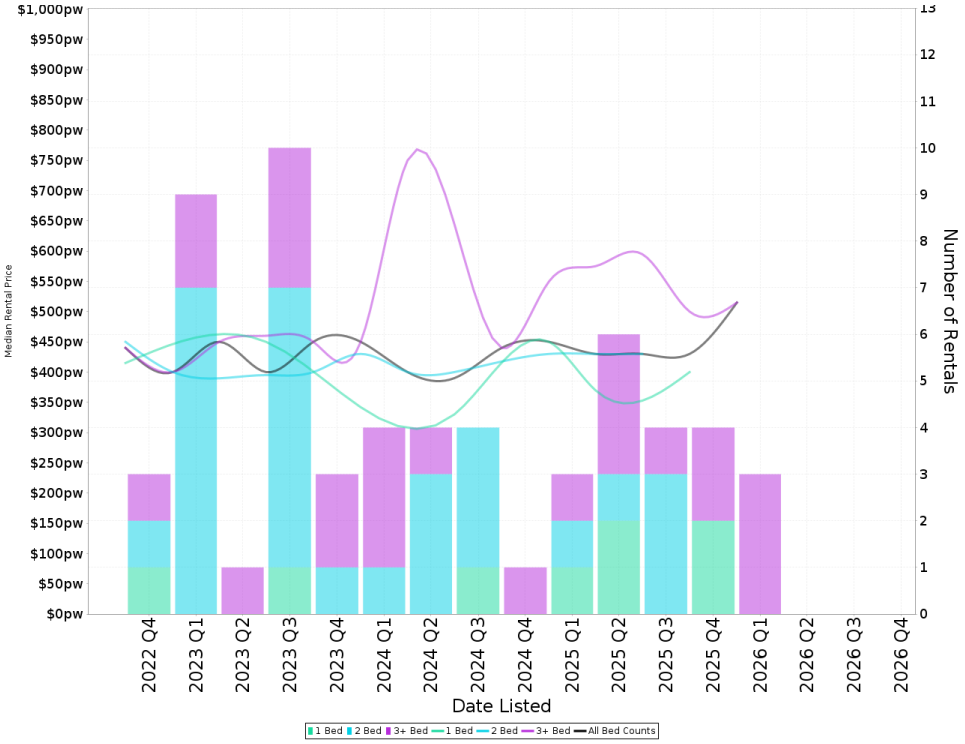
Current Median Price: $845,000
Previous Median Price: $850,000
Based on 307 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: $845,000
Current Median Rent: $550
Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.3%

Current Median Price: $720,000
Previous Median Price: $665,000
Based on 40 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: $720,000
Current Median Rent: $500
Based on 7 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 15 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is $475 and the highest for rent price is $570 with a median rental price of $520. Days listed ranges from 3 to 64 days with the average currently at 14 days for these selected properties.

41 FREDA ST, INVERLOCH 3996

3 1 2



Property Type: House
Area: 744 m²
RPD: 1//TP158007

Features:

Current Rent Price: **$520 per week**
First Rent Price: **$520 per week**
Month Listed: **October 2026* (Rented)**
Days on Market: **11 Days**

A

21 WILSON AVE, INVERLOCH 3996

3 1 2



Property Type: House
Area: 528 m²
RPD: 72//LP57665

Features: IMPROVEMENTS: SECURE PARKING

Current Rent Price: **$500 per week**
First Rent Price: **$500 per week**
Month Listed: **October 2026* (Rented)**
Days on Market: **11 Days**

B

16 PIER RD, INVERLOCH 3996

3 2 1



Property Type: House
Area: 673 m²
RPD: 28//LP8372

Features:

Current Rent Price: **$520 per week**
First Rent Price: **$520 per week**
Month Listed: **October 2026* (Rented)**
Days on Market: **8 Days**

C

4 SOMERSET PL, INVERLOCH 3996

3 2 2



Property Type: House
Area: 576 m²
RPD: 530//PS533232

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: FLOORBOARDS, DISHWASHER, CLOSE TO SHOPS,

Current Rent Price: **$570 per week**
First Rent Price: **$570 per week**
Month Listed: **October 2026* (Rented)**
Days on Market: **7 Days**

D

28 PIER RD, INVERLOCH 3996

3 2 1



Property Type: House
Area: 686 m²
RPD: 34//LP8372

Features:

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

E

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2C GRANDVIEW GR, INVERLOCH 3996

3 2 2



Property Type: House
Area: 251 m²
RPD: 3//PS447541

Current Rent Price: **$570 per week**
First Rent Price: **$570 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **6 Days**

Features: DECK, STUDY, IMPROVEMENTS: FLOORBOARDS, INTERCOM, DISHWASHER, COURTYARD

F

54 GRANDVIEW GR, INVERLOCH 3996

3 2 1



Property Type: House
Area: 317 m²
RPD: 2//PS823989

Current Rent Price: **$510 per week**
First Rent Price: **$510 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **3 Days**

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

G

19 VERONICA ST, INVERLOCH 3996

3 1 2



Property Type: House
Area: 720 m² (111 m²)
RPD: 107//LP30078

Current Rent Price: **$510 per week**
First Rent Price: **$510 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **4 Days**

Features: STOREYS: 1, LOWSET, CONTEMPORARY, DECK, FIRE PLACE, FAMILY/RUMPUS ROOM, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, SCENIC

H

25 YOULL GR, INVERLOCH 3996

3 1 2



Property Type: House
Area: 893 m²
RPD: 106//LP207752

Current Rent Price: **$515 per week**
First Rent Price: **$515 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **29 Days**

Features: GARAGE, FAMILY/RUMPUS ROOM, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT

I

2 SURF PDE, INVERLOCH 3996

3 2 1



Property Type: House
Area: 1,302 m²
RPD: 227//LP10678

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **64 Days**

Features: DECK, STUDY, IMPROVEMENTS: DISHWASHER

J

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1/26 FREDA ST, INVERLOCH 3996

3 2 1



Property Type: House
Area: 236 m²
RPD: 1//PS634660

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **19 Days**

Features: DECK, AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING, COURTYARD, DISHWASHER

K

13 WOODLAND HEATH DR, INVERLOCH 3996

3 1 4



Property Type: House
Area: 710 m²
RPD: 32//LP221908

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **5 Days**

Features: BUILD YR: 1995, WALL TYPE: BRICK VENEER, ROOF TYPE: TILE, BRICK AND TILE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED,

L

45 TAMARA CRES, INVERLOCH 3996

3 1 2



Property Type: House
Area: 530 m²
RPD: 4//LP208033

Current Rent Price: **$475 per week**
First Rent Price: **$475 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **8 Days**

Features:

M

80B WILLIAMS ST, INVERLOCH 3996

3 1 1



Property Type: House
Area: 339 m² (122 m²)
RPD: 1//PS825165

Current Rent Price: **$520 per week**
First Rent Price: **$520 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **17 Days**

Features:

N

2/2 WESTERN ST, INVERLOCH 3996

3 2 2



Property Type: House
Area: 900 m²
RPD: 1//PS400017

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **15 Days**

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

O

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74 BAYVIEW AVENUE, INVERLOCH, VIC 3996



Appraisal Price

This market analysis has been prepared on 20/11/2026 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:

$500pw to $550pw

Contact your agent for further information:

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