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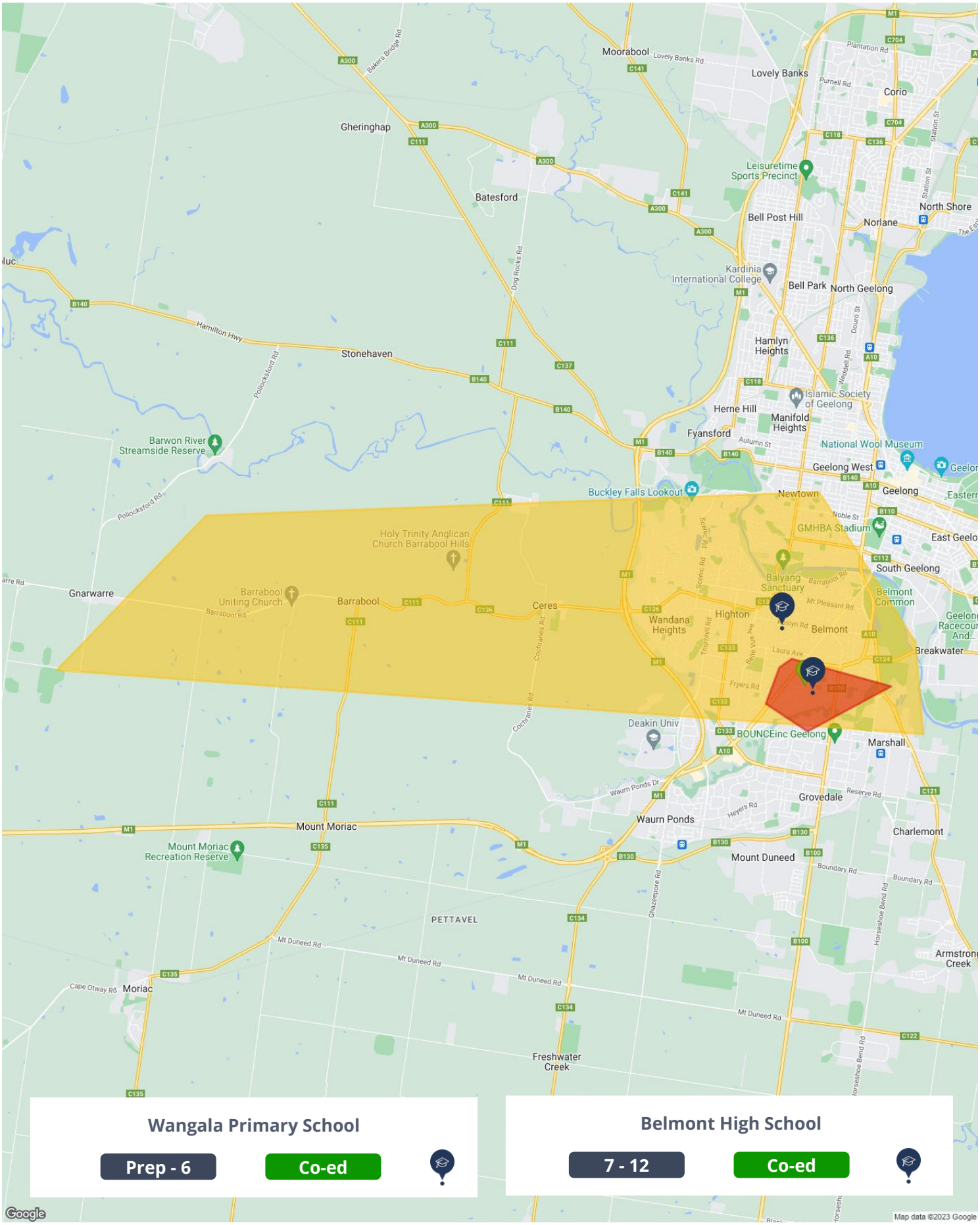
COMPARATIVE MARKET ANALYSIS

35 KIDMAN AVENUE, BELMONT, VIC 3216

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE

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School Catchment Areas



Wangala Primary School

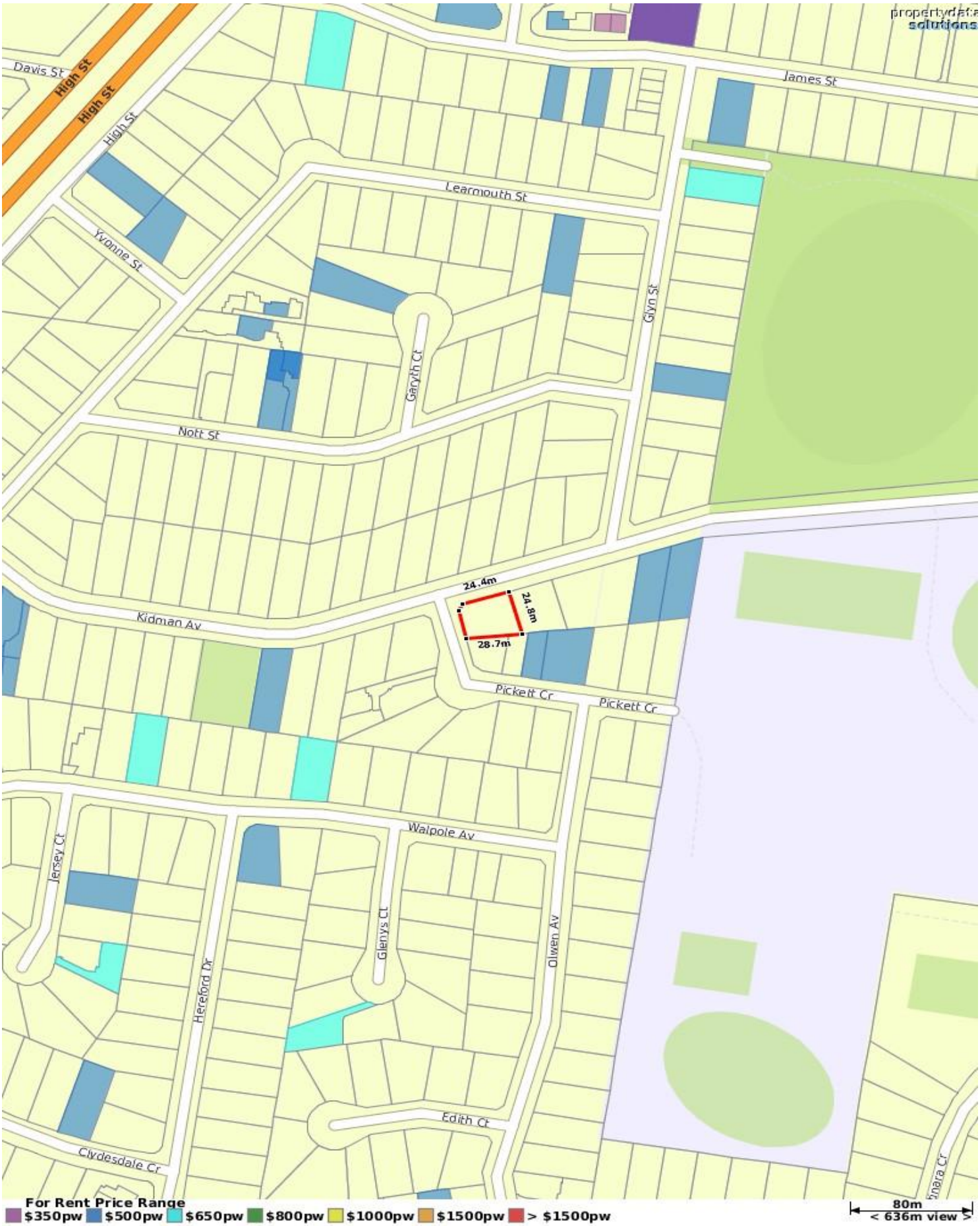
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Belmont High School

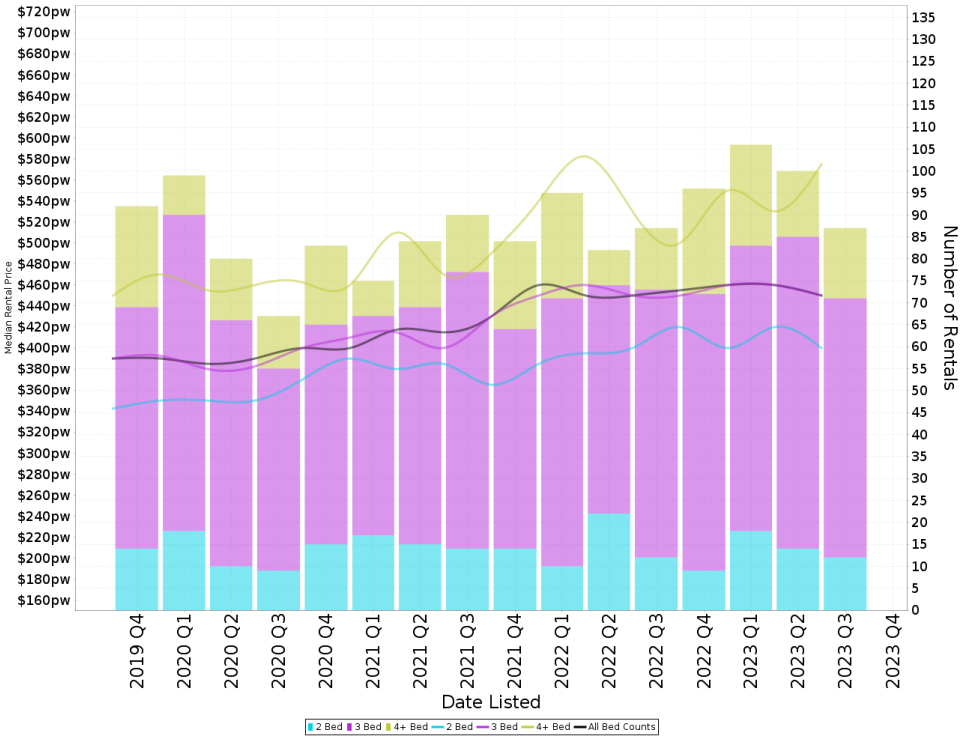
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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.6%

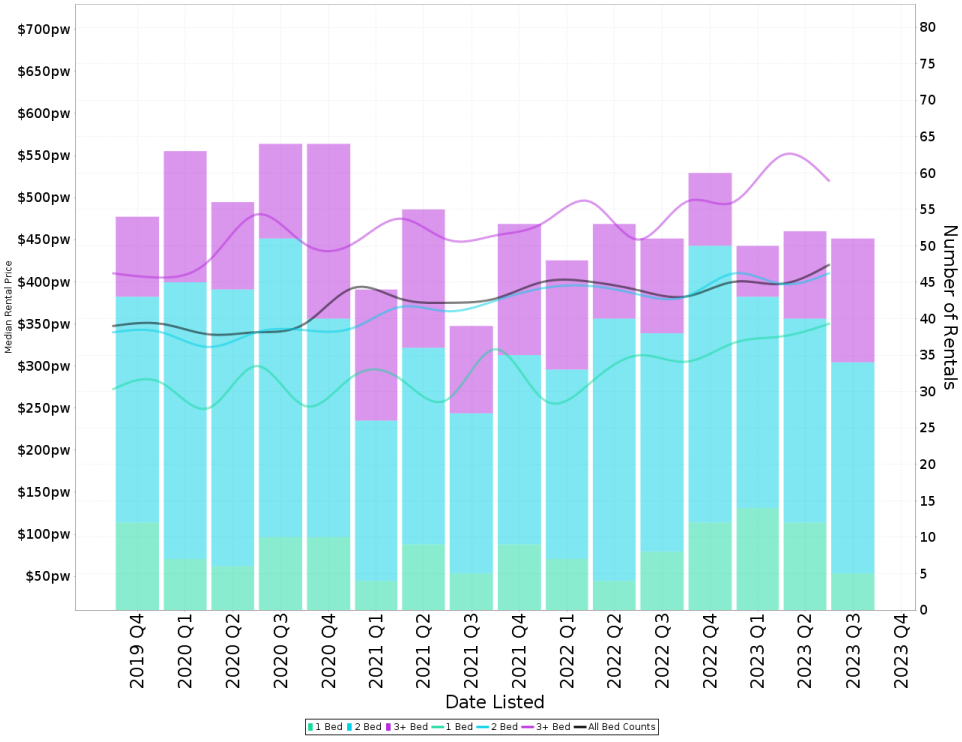
Current Median Price: $691,750
Previous Median Price: $765,000
Based on 465 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: $691,750
Current Median Rent: $460
Based on 389 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: $521,000
Previous Median Price: $560,000
Based on 198 registered Unit sales compared over the last two rolling 12 month periods.

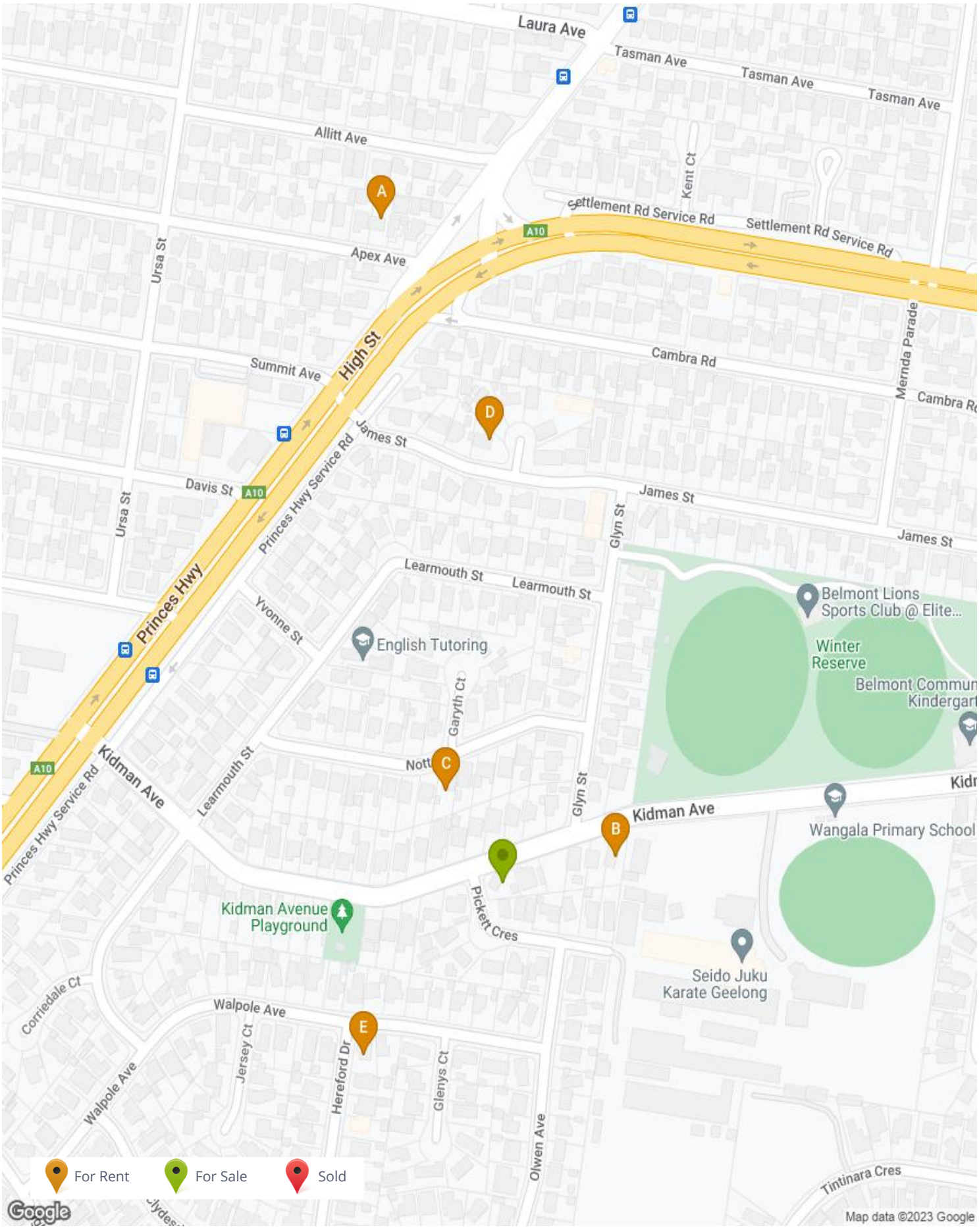
Suburb Rental Yield

+4.0%

Current Median Price: $521,000
Current Median Rent: $400
Based on 213 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $400 and the highest for rent price is $450 with a median rental price of $410. Days listed ranges from 2 to 33 days with the average currently at 14 days for these selected properties.

12 ROSEMARY AVE, GROVEDALE 3216

3 1 2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **$400 per week**
First Rent Price: **$400 per week**
Month Listed: **October 2023**
Days on Market: **2 Days**

2 APEX AVE, BELMONT 3216

UBD Ref: Melbourne - 647 P2 3 1 1



Property Type: House
Area: 711 m²
RPD: 3//LP12117

Features:

Current Rent Price: **$450 per week**
First Rent Price: **$470 per week**
Month Listed: **September 2023* (Rented)**
Days on Market: **29 Days**

A

45 KIDMAN AVE, BELMONT 3216

UBD Ref: Melbourne - 647 Q4 3 1 4



Property Type: House
Area: 662 m²
RPD: 83//LP54118

Features:

Current Rent Price: **$410 per week**
First Rent Price: **$410 per week**
Month Listed: **August 2023* (Rented)**
Days on Market: **3 Days**

B

9 NOTT ST, BELMONT 3216

UBD Ref: Melbourne - 647 Q4 3 1 1



Property Type: House
Area: 671 m²
RPD: 75//LP54118

Features:

Current Rent Price: **$440 per week**
First Rent Price: **$440 per week**
Month Listed: **August 2023* (Rented)**
Days on Market: **13 Days**

C

17 LANSDOWN CRT, GROVEDALE 3216

3 1 1



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **$400 per week**
First Rent Price: **$400 per week**
Month Listed: **July 2023* (Rented)**
Days on Market: **13 Days**

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70 JAMES ST, BELMONT 3216

UBD Ref: Melbourne - 647 Q3 | 3 | 1 | 1



Property Type: House
Area: 752 m²
RPD: 6//LP71361

Features:

Current Rent Price: **$410**
First Rent Price: **$410**
Month Listed: **July 2023* (Rented)**
Days on Market: **10 Days**

D

9 WALPOLE AVE, BELMONT 3216

UBD Ref: Melbourne - 647 P5 | 3 | 1 | 2



Property Type: House
Area: 642 m²
RPD: 74//LP91635

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: BROADBAND INTERNET ACCESS, GAS, SECURE PARKING, PETS ALLOWED

Current Rent Price: **$400.00**
First Rent Price: **$400.00**
Month Listed: **May 2023* (Rented)**
Days on Market: **33 Days**

E

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35 KIDMAN AVENUE, BELMONT, VIC 3216



Appraisal Price

This market analysis has been prepared on 26/10/2023 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:

$380pw to $420pw

Contact your agent for further information:



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