



3 DYER COURT TRARALGON VIC 3844

Prepared on 9th July 2025



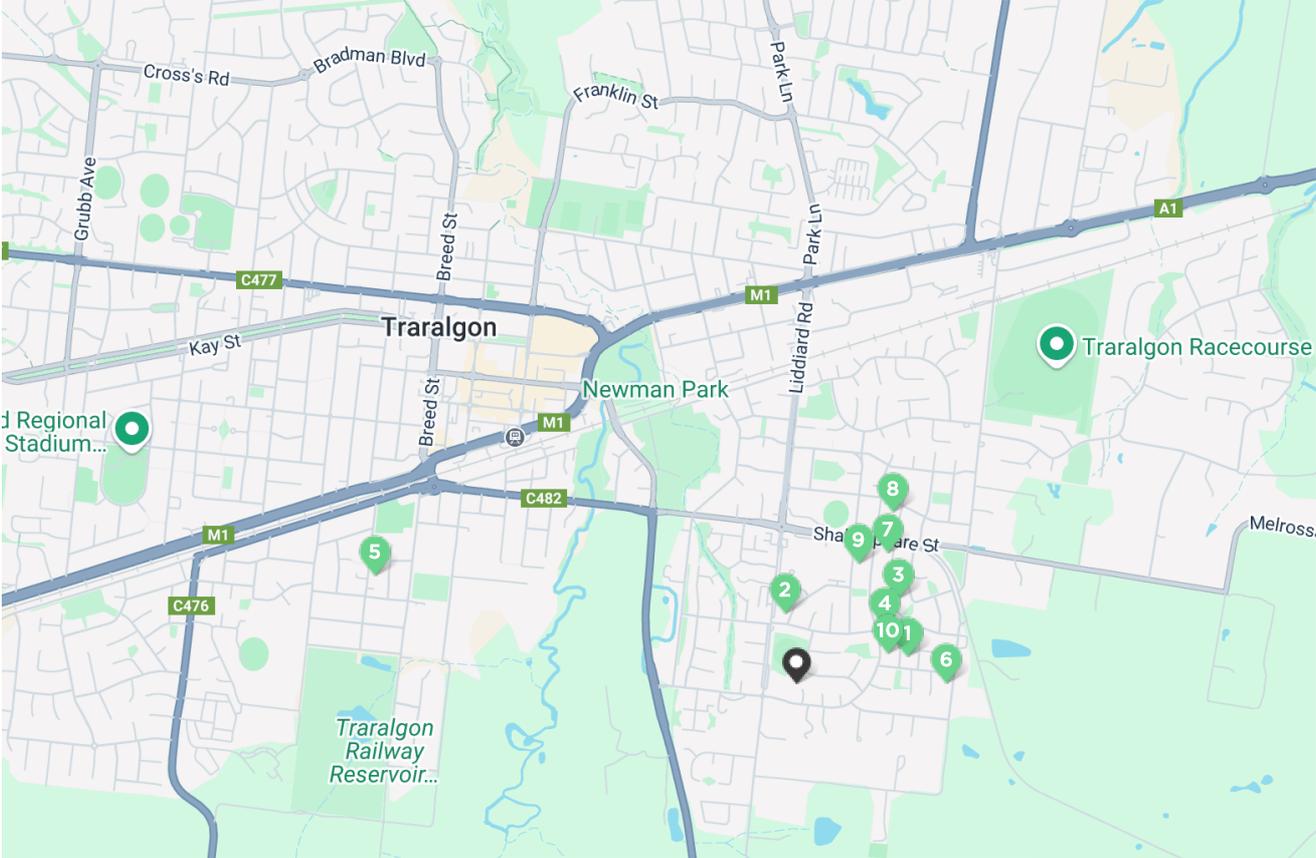
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Comps Map: Rentals



1 12 FARRINGTON PARADE TRARALGON VIC 3844	3	1	2	Not Disclosed
2 23 FURLONGER STREET TRARALGON VIC 3844	3	1	-	Not Disclosed
3 6 TAYLOR CRESCENT TRARALGON VIC 3844	3	1	-	Not Disclosed
4 40 CAMERON STREET TRARALGON VIC 3844	3	1	2	Not Disclosed
5 36 FRANCIS STREET TRARALGON VIC 3844	3	1	2	Not Disclosed
6 53 STUART STREET TRARALGON VIC 3844	3	1	-	Not Disclosed
7 16 JONES COURT TRARALGON VIC 3844	3	1	1	Not Disclosed
8 12 EVELYN COURT TRARALGON VIC 3844	3	1	1	Not Disclosed
9 14 MASKREY STREET TRARALGON VIC 3844	3	1	2	Not Disclosed
10 4 FARRINGTON PARADE TRARALGON VIC 3844	3	1	2	Not Disclosed

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

1 12 FARRINGTON PARADE TRARALGON VIC 3844



3 1 2 553m² 109m²
 Year Built 1985 DOM 49 days
 Listing Date 20-Nov-24 Distance 0.5km
 Listing Price \$385/WEEKLY

2 23 FURLONGER STREET TRARALGON VIC 3844



3 1 - 574m² -
 Year Built 1960 DOM 50 days
 Listing Date 07-Oct-24 Distance 0.31km
 Listing Price \$390/WEEKLY

3 6 TAYLOR CRESCENT TRARALGON VIC 3844



3 1 - 707m² 104m²
 Year Built 1970 DOM 22 days
 Listing Date 01-Nov-24 Distance 0.59km
 Listing Price \$380/WEEKLY

4 40 CAMERON STREET TRARALGON VIC 3844



3 1 2 616m² 104m²
 Year Built 1980 DOM 9 days
 Listing Date 23-Jun-25 Distance 0.46km
 Listing Price \$440/WEEKLY

5 36 FRANCIS STREET TRARALGON VIC 3844



3 1 2 784m² 129m²
 Year Built - DOM 21 days
 Listing Date 08-Apr-25 Distance 1.95km
 Listing Price \$395/WEEKLY

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

6 53 STUART STREET TRARALGON VIC 3844



3 1 - 646m² 104m²
 Year Built 1970 DOM 24 days
 Listing Date 15-Jun-25 Distance 0.67km
 Listing Price \$420/WEEKLY

7 16 JONES COURT TRARALGON VIC 3844



3 1 1 534m² 114m²
 Year Built - DOM 43 days
 Listing Date 27-Mar-25 Distance 0.7km
 Listing Price \$400/WEEKLY

8 12 EVELYN COURT TRARALGON VIC 3844



3 1 1 725m² 97m²
 Year Built 1960 DOM 9 days
 Listing Date 20-Nov-24 Distance 0.87km
 Listing Price \$390/WEEKLY

9 14 MASKREY STREET TRARALGON VIC 3844



3 1 2 534m² 98m²
 Year Built - DOM 12 days
 Listing Date 23-Jun-25 Distance 0.59km
 Listing Price \$400/WEEKLY

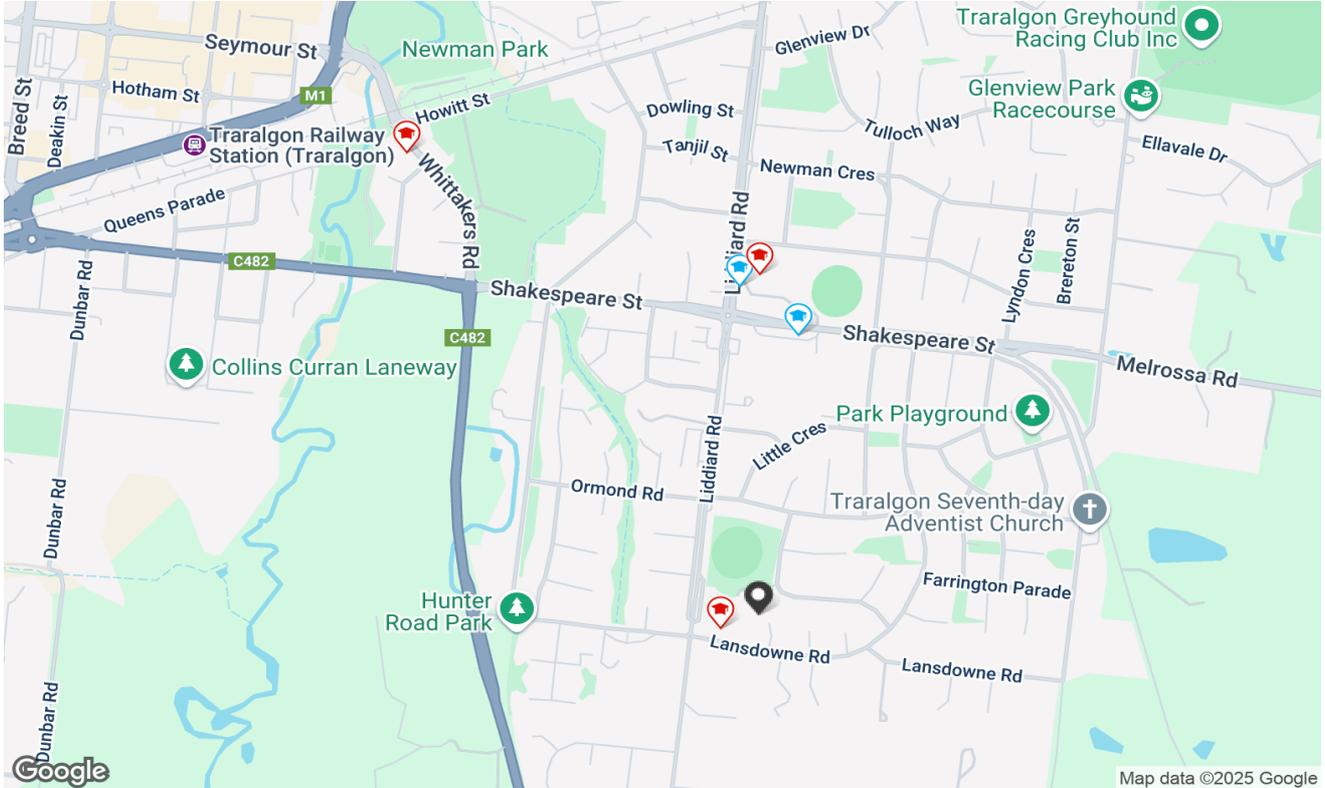
10 4 FARRINGTON PARADE TRARALGON VIC 3844



3 1 2 617m² 109m²
 Year Built 1980 DOM 28 days
 Listing Date 31-Jan-25 Distance 0.42km
 Listing Price \$410/WEEKLY

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	0.08km	Combined	Mixed	Non-Government	-
 Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	0.68km	Secondary	Mixed	Government	-
 Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	0.79km	Primary	Mixed	Government	0-6
 Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	0.82km	Primary	Mixed	Non-Government	-
 SEDA College (Victoria) - AFL 1.36km Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.36km	Secondary	Mixed	Non-Government	-



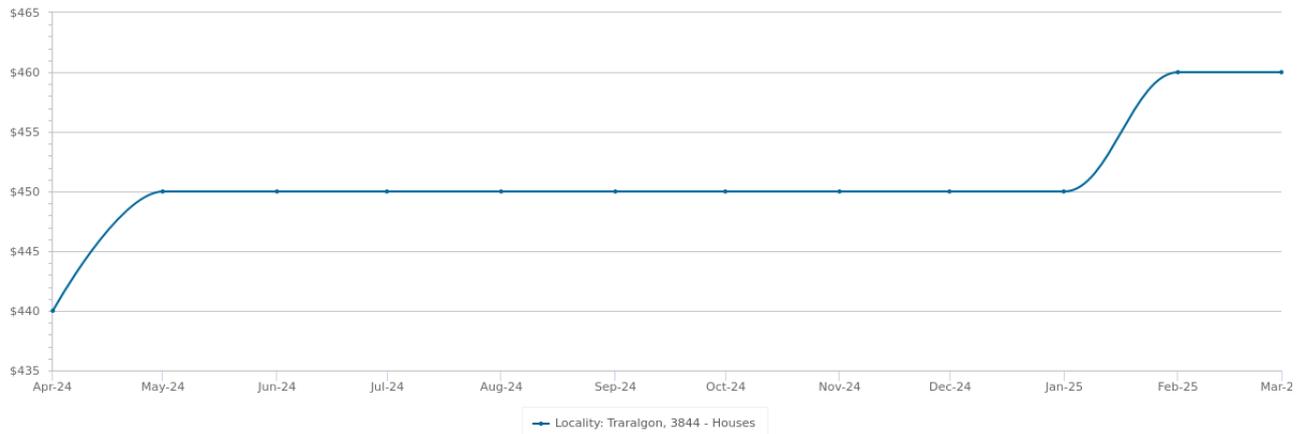
Property is within school catchment area



Property is outside school catchment area

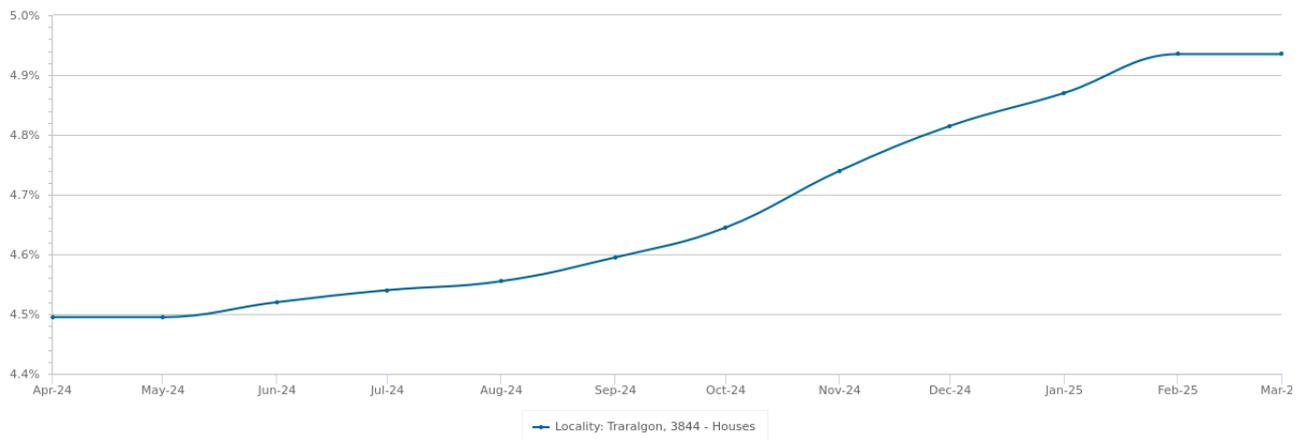
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

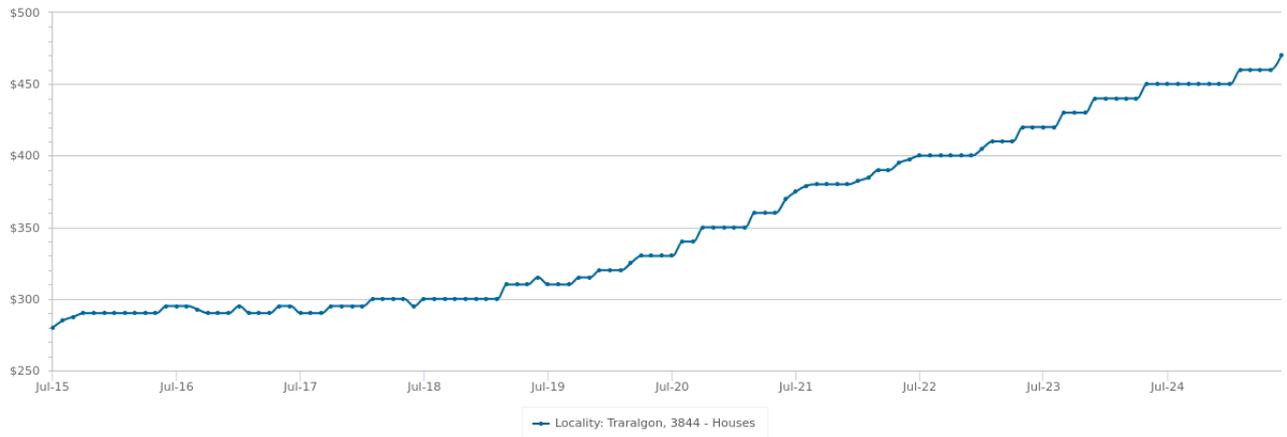


Statistics are calculated at the end of the displayed month

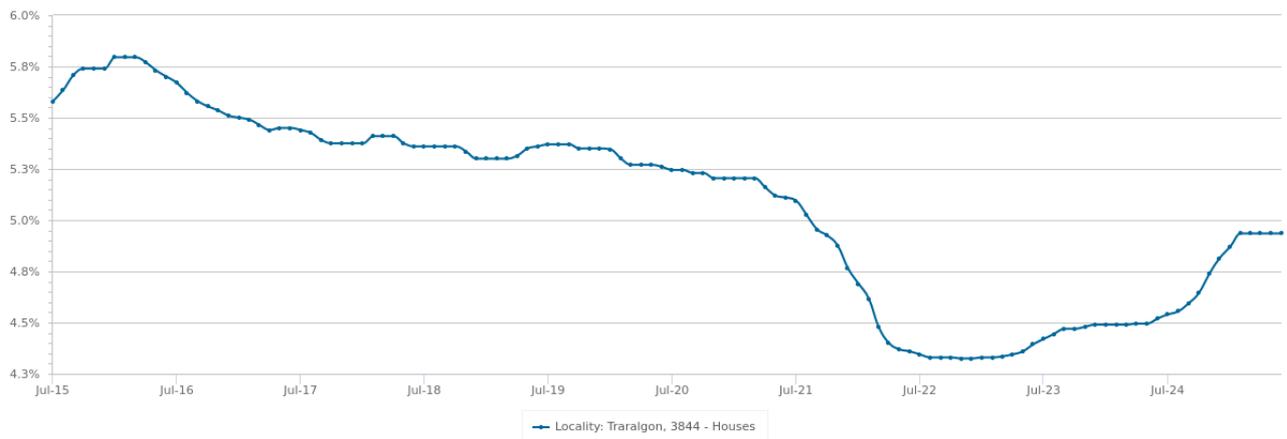
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Mar 2025	\$460	0.0%	4.9%	455
Feb 2025	\$460	2.2% ▲	4.9%	456
Jan 2025	\$450	0.0%	4.9%	469
Dec 2024	\$450	0.0%	4.8%	469
Nov 2024	\$450	0.0%	4.7%	472
Oct 2024	\$450	0.0%	4.6%	456
Sep 2024	\$450	0.0%	4.6%	474
Aug 2024	\$450	0.0%	4.6%	465
Jul 2024	\$450	0.0%	4.5%	479
Jun 2024	\$450	0.0%	4.5%	482
May 2024	\$450	2.3% ▲	4.5%	501
Apr 2024	\$440	0.0%	4.5%	521

Long Term Market Trends

Median Asking Rent - 10 years



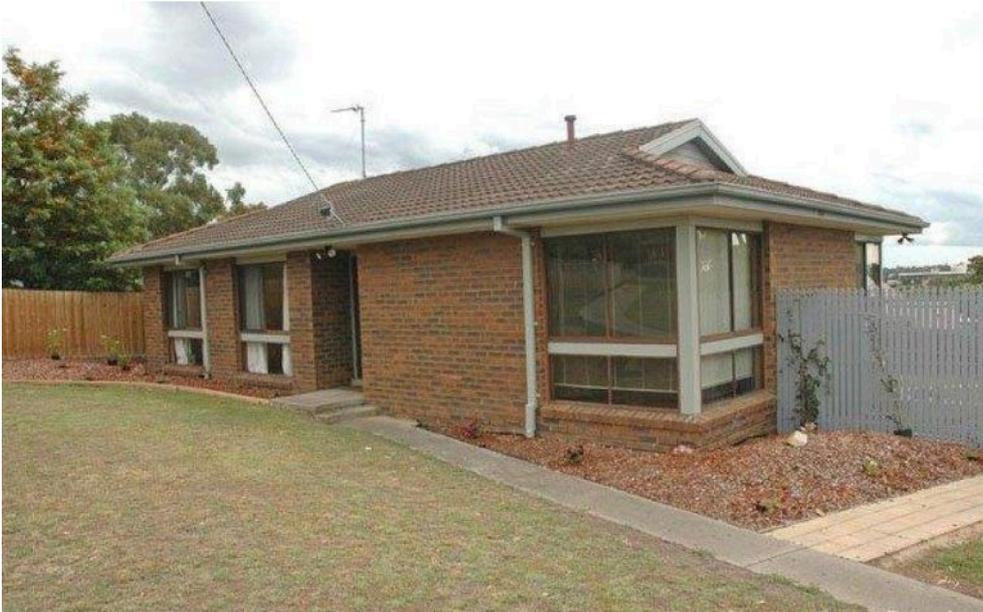
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$470	4.4% ▲	4.9%	479
2024	\$450	7.1% ▲	4.5%	482
2023	\$420	5.7% ▲	4.4%	597
2022	\$397	7.6% ▲	4.4%	580
2021	\$369	12.0% ▲	5.1%	541
2020	\$330	4.8% ▲	5.3%	519
2019	\$315	6.8% ▲	5.4%	616
2018	\$295	0.0%	5.4%	760
2017	\$295	0.0%	5.5%	902
2016	\$295	5.4% ▲	5.7%	924

Summary

3 DYER COURT TRARALGON VIC 3844



Appraisal price range
\$370 - \$400

Notes from your agent

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