

Comparative Market Analysis



10 GLENVIEW DRIVE TRARALGON VIC 3844

Prepared on 19th June 2025



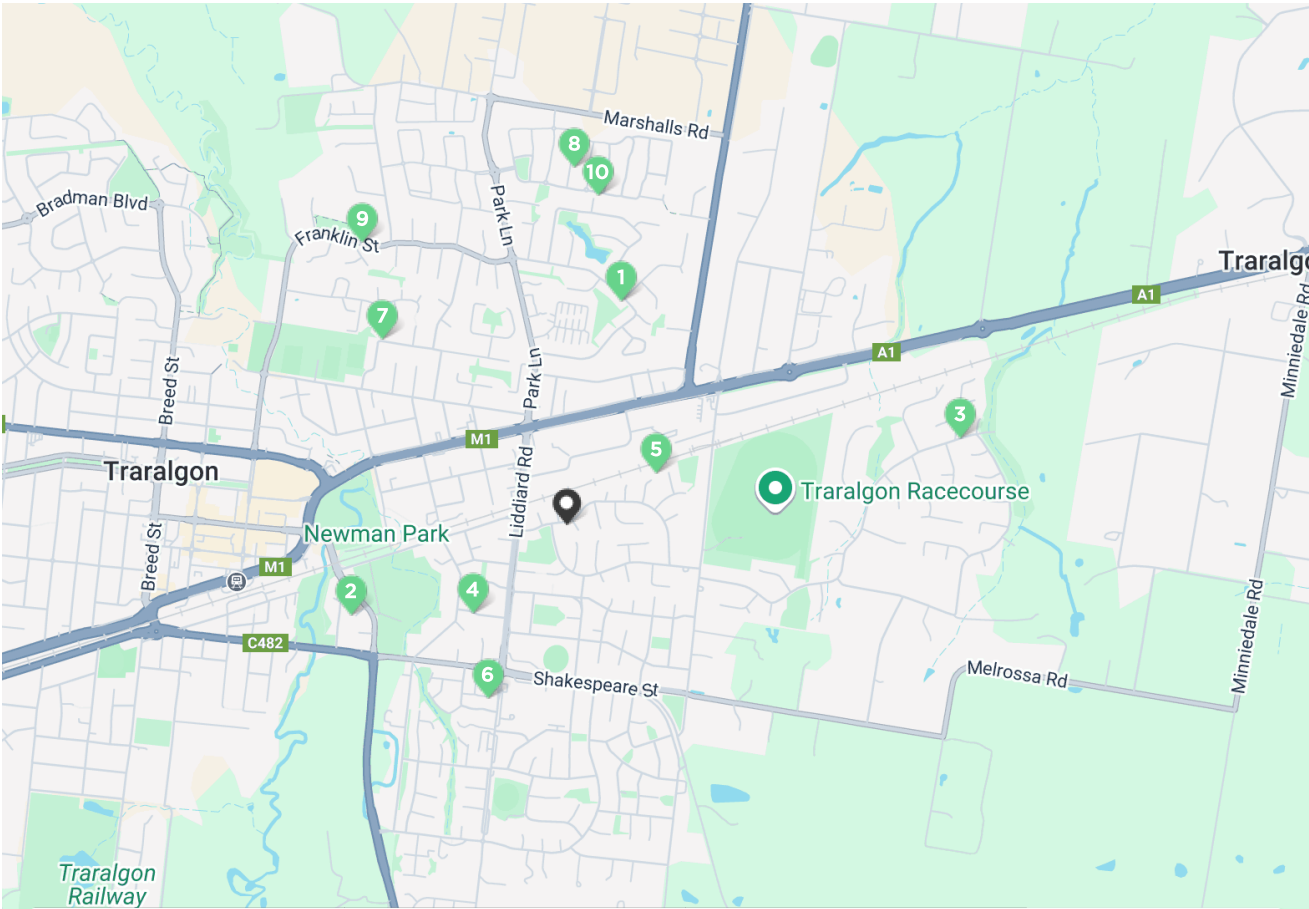
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Comps Map: Rentals



1	56 MORGAN DRIVE TRARALGON VIC 3844	3	1	3	\$430
2	3 MOONABEAL COURT TRARALGON VIC 3844	3	2	3	\$460
3	104 ELLAVALLE DRIVE TRARALGON EAST VIC 3844	4	2	3	\$550
4	11 MONASH STREET TRARALGON VIC 3844	3	2	2	\$500
5	9 MACDOUGAL COURT TRARALGON VIC 3844	4	2	2	\$490
6	28 COLLEGE AVENUE TRARALGON VIC 3844	4	2	2	\$470
7	20 LATROBE CRESCENT TRARALGON VIC 3844	4	2	2	\$480
8	6 STONEHAVEN ROAD TRARALGON VIC 3844	4	2	2	\$475
9	1 LACHLAN CLOSE TRARALGON VIC 3844	4	2	2	\$520
10	6 SANCTUARY LANE TRARALGON VIC 3844	4	2	2	\$500

Comparable Rentals

1 56 MORGAN DRIVE TRARALGON VIC 3844



3 1 3 673m² 114m²
 Year Built - DOM 2 days
 Listing Date 10-Dec-24 Distance 1.03km
 Listing Price \$430 PW / AVAIL. 01.01.25

2 3 MOONABEAL COURT TRARALGON VIC 3844



3 2 3 883m² 118m²
 Year Built 1973 DOM 22 days
 Listing Date 22-Dec-23 Distance 1.05km
 Listing Price \$460 PW / AVAIL. 2.02.24

3 104 ELLA VALE DRIVE TRARALGON EAST VIC 3844



4 2 3 871m² 199m²
 Year Built 2007 DOM 23 days
 Listing Date 18-Mar-24 Distance 1.82km
 Listing Price \$550 WEEKLY

4 11 MONASH STREET TRARALGON VIC 3844



3 2 2 619m² 157m²
 Year Built 2008 DOM 8 days
 Listing Date 14-Dec-23 Distance 0.58km
 Listing Price \$500 PW / AVAIL. 10.01.2024

5 9 MACDOUGAL COURT TRARALGON VIC 3844



4 2 2 1,016m² 198m²
 Year Built 1980 DOM 19 days
 Listing Date 03-Nov-23 Distance 0.46km
 Listing Price \$490 PW / AVAIL. 29.12.23

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 28 COLLEGE AVENUE TRARALGON VIC 3844



4 2 2 469m² 148m²
 Year Built 2008 DOM 30 days
 Listing Date 18-Sep-23 Distance 0.87km
 Listing Price \$470 PW / AVAIL. 20.10.23

7 20 LATROBE CRESCENT TRARALGON VIC 3844



4 2 2 653m² 148m²
 Year Built 1972 DOM 19 days
 Listing Date 02-Feb-24 Distance 1.16km
 Listing Price \$480 PW / AVAIL. 04.03.2024

8 6 STONEHAVEN ROAD TRARALGON VIC 3844



4 2 2 625m² 144m²
 Year Built 2010 DOM 28 days
 Listing Date 18-Jun-24 Distance 1.6km
 Listing Price \$475 PW / AVAIL. 19.07.24

9 1 LACHLAN CLOSE TRARALGON VIC 3844



4 2 2 818m² -
 Year Built 2005 DOM 12 days
 Listing Date 11-Nov-24 Distance 1.55km
 Listing Price \$520.00 per week

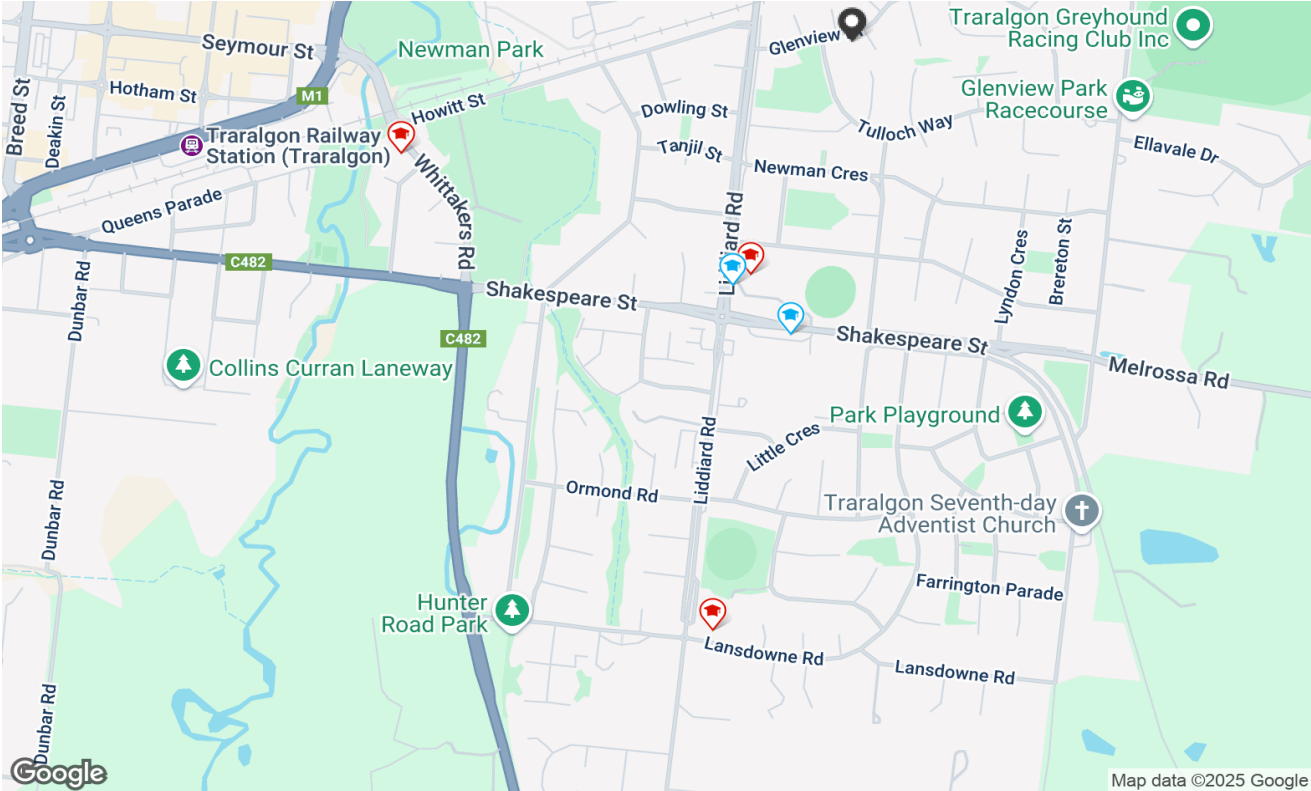
10 6 SANCTUARY LANE TRARALGON VIC 3844








4 2 2 518m² 161m²
 Year Built - DOM 10 days
 Listing Date 16-Jan-24 Distance 1.48km
 Listing Price \$500.00 per week

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
	Traralgon (Liddiard Road) Primary School-Traralgon Deaf Facility 148-152 Liddiard Road Traralgon VIC 3844	0.59km	Primary	Mixed	Non-Government	-
	Traralgon (Liddiard Road) Primary School 148-152 Liddiard Road Traralgon VIC 3844	0.64km	Primary	Mixed	Government	0-6
	Traralgon College-East Campus 142-146 Liddiard Road Traralgon VIC 3844	0.71km	Secondary	Mixed	Government	-
	SEDA College (Victoria) - AFL Traralgon & Multi 2 Traralgon 8 Whittakers Road Traralgon VIC 3844	1.04km	Secondary	Mixed	Non-Government	-
	Chairo Christian School - Traralgon Campus 2-10 Lansdowne Road Traralgon VIC 3844	1.44km	Combined	Mixed	Non-Government	-



Property is within school catchment area



Property is outside school catchment area

Summary

10 GLENVIEW DRIVE TRARALGON VIC 3844



Appraisal price range

\$480 - \$510

Notes from your agent

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