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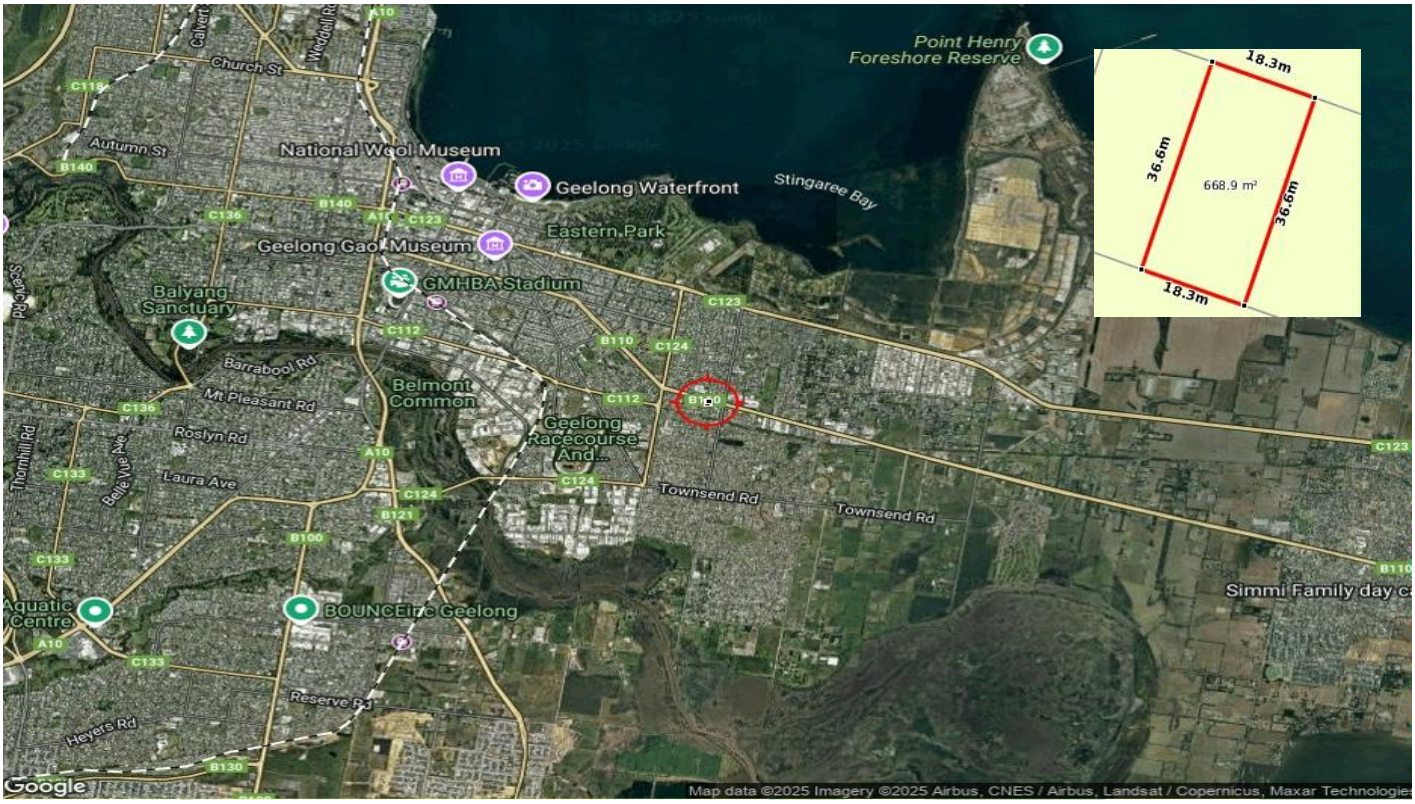
COMPARATIVE MARKET ANALYSIS

50 BELLARINE HIGHWAY, NEWCOMB, VIC 3219

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



50 BELLARINE HIGHWAY, NEWCOMB, VIC 3219



Owner Details

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

Owner Type: Owner Occupied

Property Details

2 1 2

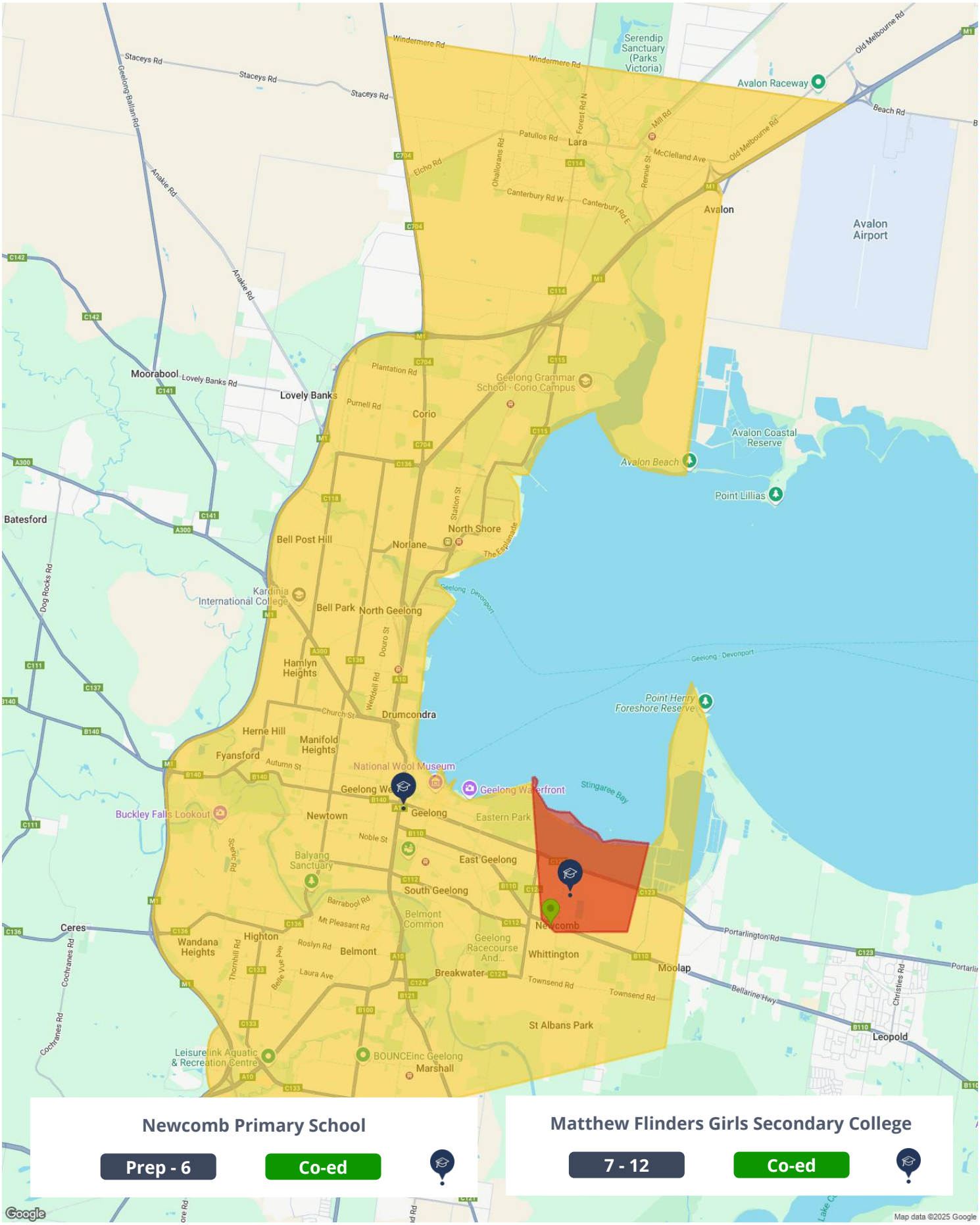
Property Type: House - N/A
RPD: 61//LP20570

Area: 669 m²
Area $/m2: $39
Land Use: DETACHED DWELLING (EXISTING)
Water/Sewerage:
Zoning
Property ID: 15356096 /
Council: GREATER GEELONG CITY
UBD Ref: UBD Ref: 637 A17
Features:

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School Catchment Areas



Newcomb Primary School

Prep - 6 | Co-ed

Matthew Flinders Girls Secondary College

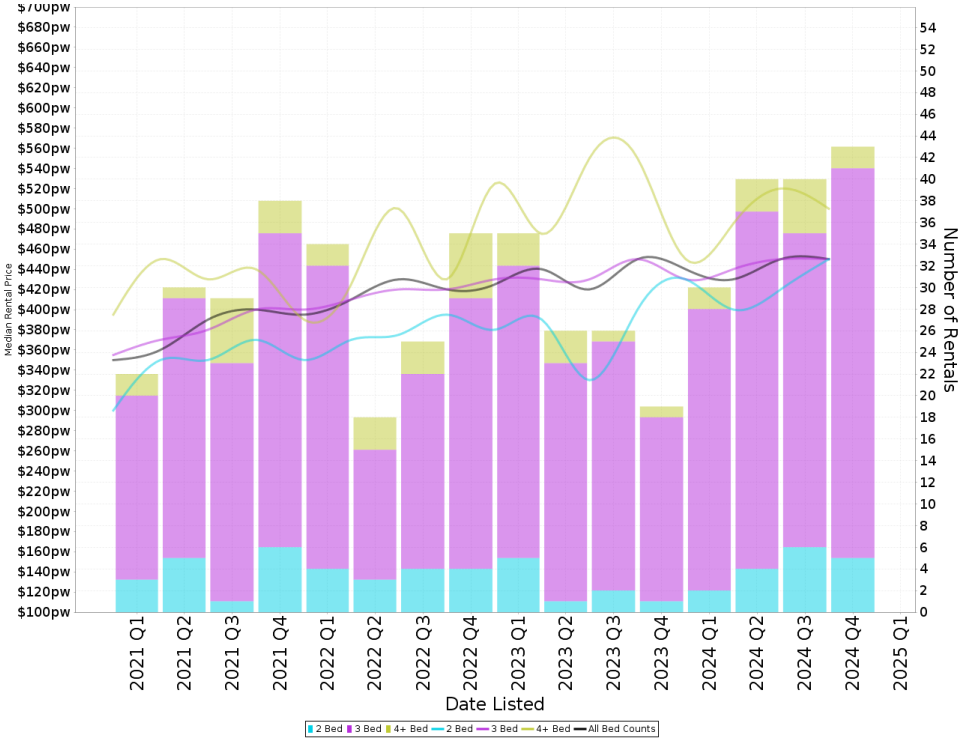
7 - 12 | Co-ed

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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.0%

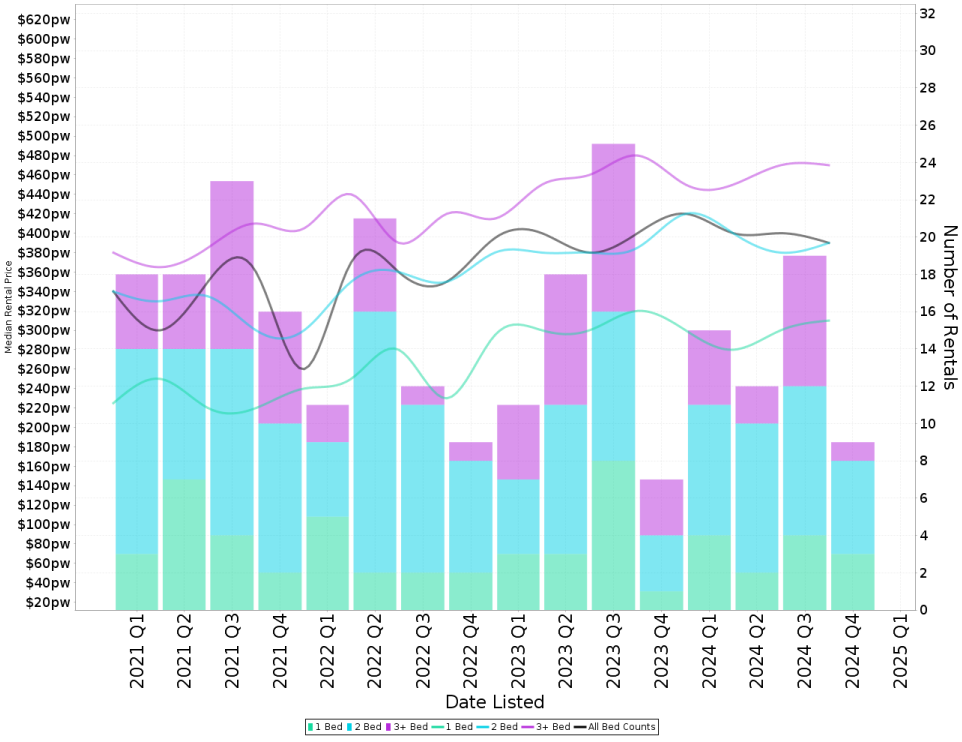
Current Median Price: $562,750
Previous Median Price: $562,500
Based on 152 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $562,750
Current Median Rent: $450
Based on 153 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.1%

Current Median Price: $470,000
Previous Median Price: $485,000
Based on 62 registered Unit sales compared over the last two rolling 12 month periods.

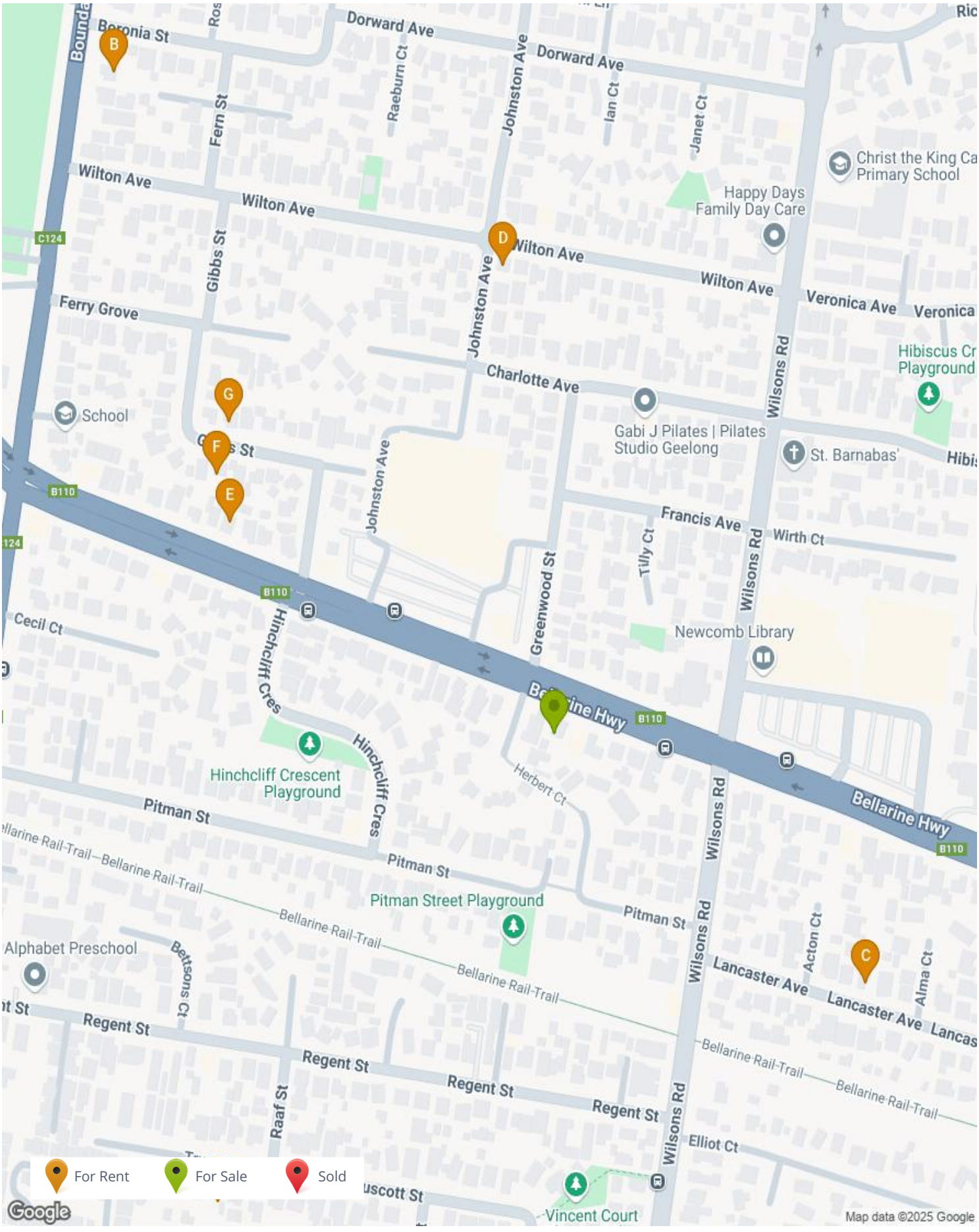
Suburb Rental Yield

+4.4%

Current Median Price: $470,000
Current Median Rent: $400
Based on 55 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 $390 and the highest for rent price is $460 with a median rental price of $410. Days listed ranges from 16 to 73 days with the average currently at 35 days for these selected properties.

26 TRUSCOTT ST, WHITTINGTON 3219

UBD Ref: Melbourne - 604 R17 | 2 | 1 | 2



Property Type: House
Area: 725 m²
RPD: 16//TP961

Current Rent Price: **$400.00**
First Rent Price: **$400.00**
Month Listed: **February 2025* (Rented)**
Days on Market: **16 Days**

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER, GAS, INTERNAL LAUNDRY, WALL / CEILING INSULATION

A

103 BOUNDARY RD, NEWCOMB 3219

UBD Ref: Melbourne - 604 Q9 | 2 | 1 | 1



Property Type: House
Area: 716 m²
RPD: 1//TP959241

Current Rent Price: **$450 weekly**
First Rent Price: **$450 weekly**
Month Listed: **January 2025* (Rented)**
Days on Market: **27 Days**

Features:

B

9A LANCASTER AVE, NEWCOMB 3219

UBD Ref: Melbourne - 637 C18 | 2 | 1 | 1



Property Type: House
Area: 302 m²
RPD: 1//PS722974

Current Rent Price: **$410 weekly**
First Rent Price: **$410 weekly**
Month Listed: **January 2025* (Rented)**
Days on Market: **26 Days**

Features:

C

40 WILTON AVE, NEWCOMB 3219

UBD Ref: Melbourne - 637 A16 | 2 | 1 | -



Property Type: House
Area: 299 m²
RPD: 1//PS833696

Current Rent Price: **$430**
First Rent Price: **$430**
Month Listed: **January 2025**
Days on Market: **53 Days**

Features: BUILT IN ROBES

D

17 BELLARINE HWY, NEWCOMB 3219

UBD Ref: Melbourne - 604 R12 | 2 | 2 | 4



Property Type: House
Area: 566 m²
RPD: 6//LP19180

Current Rent Price: **$460 per week**
First Rent Price: **$500 per week**
Month Listed: **December 2024* (Rented)**
Days on Market: **73 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING

E

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22 GIBBS ST, NEWCOMB 3219

UBD Ref: Melbourne - 604 R12 | 2 | 1 | 1



Property Type: House
Area: 541 m²
RPD: 15//LP19180

Current Rent Price: **$400.00 per week**
First Rent Price: **$420.00 per week**
Month Listed: **September 2024* (Rented)**
Days on Market: **19 Days**

Features: AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: INTERNAL LAUNDRY

F

1/11 GIBBS ST, NEWCOMB 3219

UBD Ref: Melbourne - 604 R12 | 2 | 1 | 1



Property Type: House
Area: 302 m²
RPD: 1//PS639535

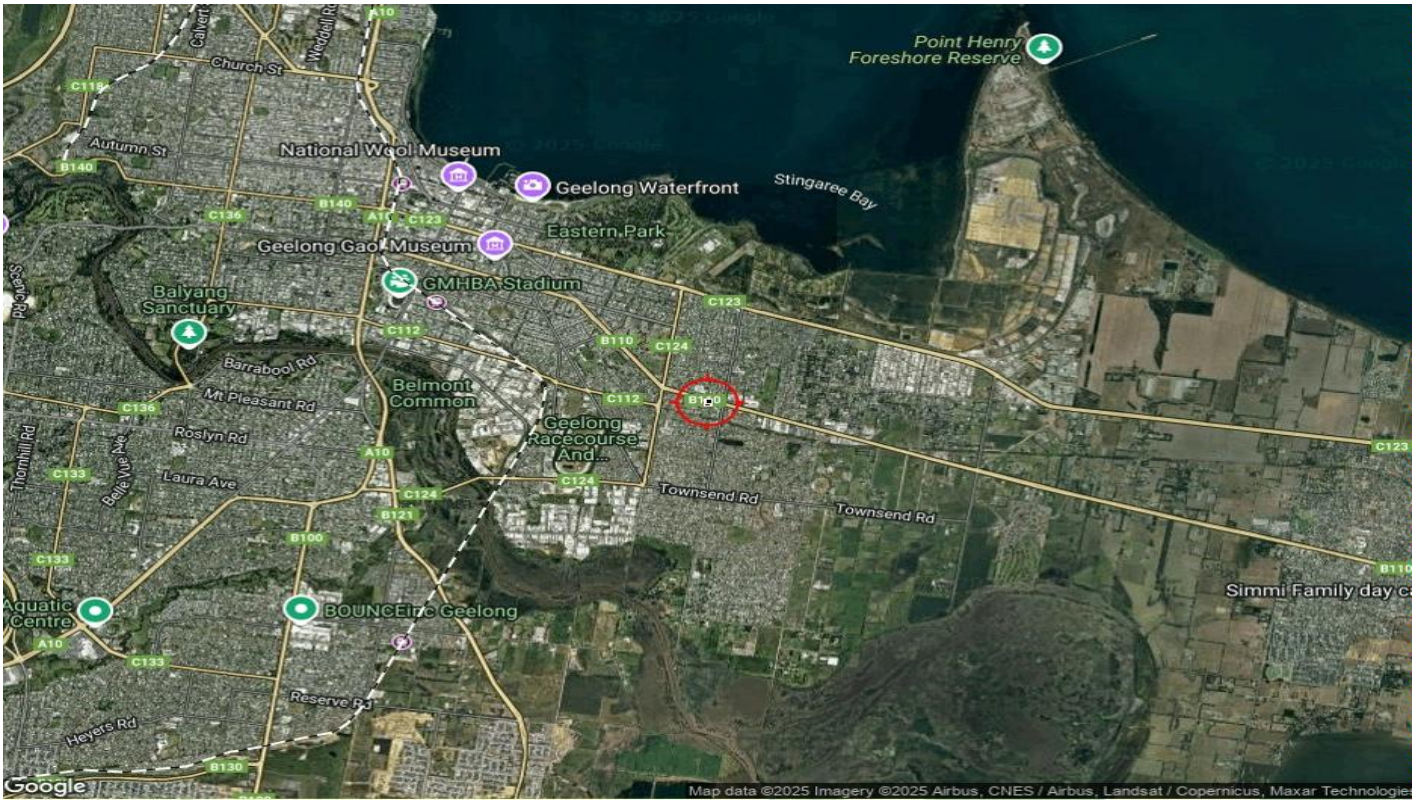
Current Rent Price: **UNDER OFFER**
First Rent Price: **$390**
Month Listed: **December 2024* (Rented)**
Days on Market: **36 Days**

Features:

G

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Appraisal Price

This market analysis has been prepared on 28/02/2025 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:

$400pw to $440pw

Contact your agent for further information:



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