



5 CROSS STREET YALLOURN NORTH VIC 3825

Prepared on 30th April 2025



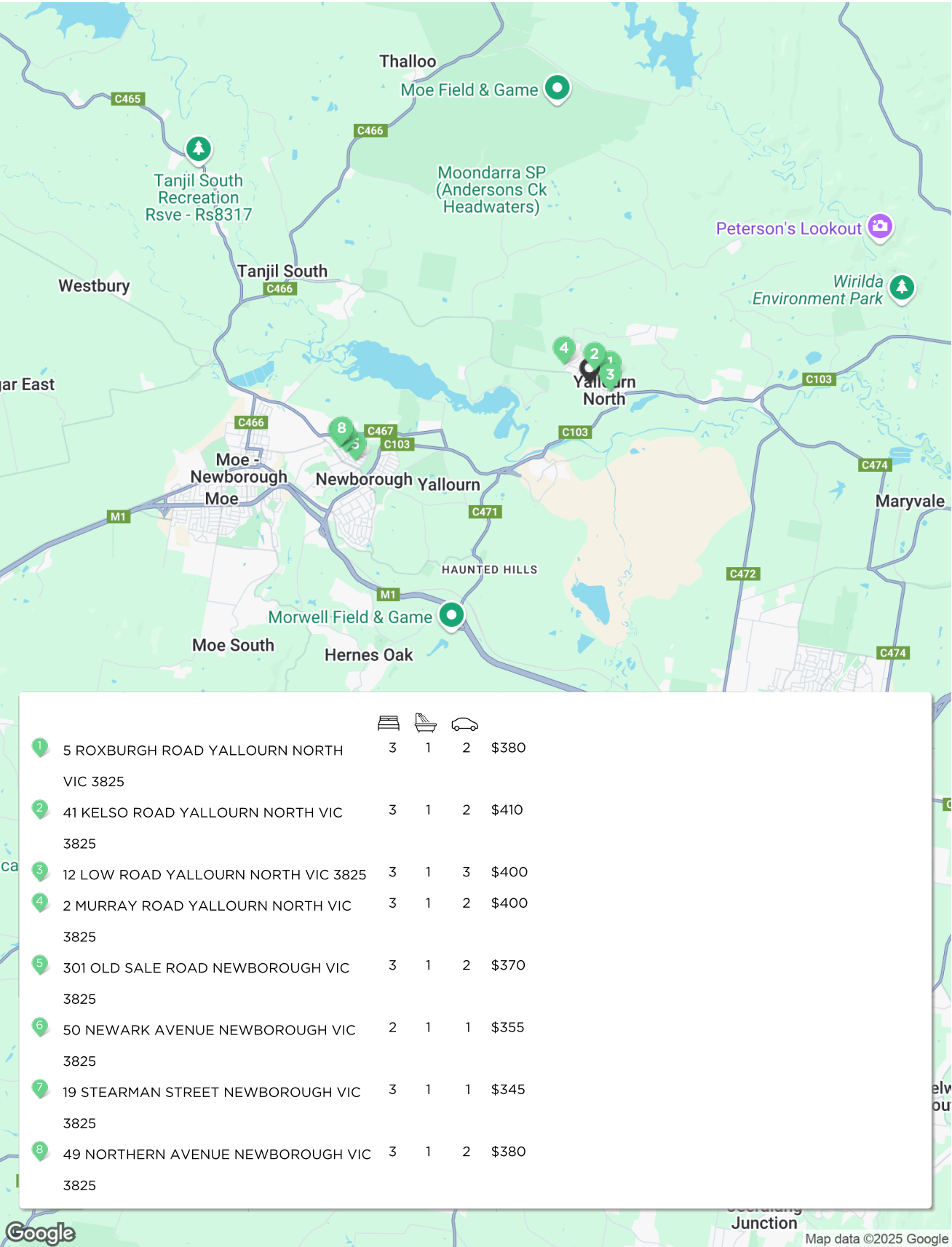
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Comps Map: Rentals



Comparable Rentals

1 5 ROXBURGH ROAD YALLOURN NORTH VIC 3825



3 1 2 629m² 122m²
 Year Built 1950 DOM 44 days
 Listing Date 11-Dec-24 Distance 0.54km
 Listing Price \$380 Per Week

2 41 KELSO ROAD YALLOURN NORTH VIC 3825



3 1 2 719m² 94m²
 Year Built 1960 DOM 8 days
 Listing Date 13-Sep-24 Distance 0.31km
 Listing Price \$410 WEEKLY

3 12 LOW ROAD YALLOURN NORTH VIC 3825



3 1 3 750m² 96m²
 Year Built 1965 DOM 32 days
 Listing Date 13-Apr-24 Distance 0.61km
 Listing Price \$400 Per Week

4 2 MURRAY ROAD YALLOURN NORTH VIC 3825



3 1 2 677m² 123m²
 Year Built - DOM 16 days
 Listing Date 12-Mar-25 Distance 0.71km
 Listing Price \$400 per week

5 301 OLD SALE ROAD NEWBOROUGH VIC 3825








3 1 2 690m² 98m²
 Year Built 1950 DOM 18 days
 Listing Date 31-May-24 Distance 6.07km
 Listing Price \$370 per week

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 50 NEWARK AVENUE NEWBOROUGH VIC 3825



 2  1  1  736m²  -
 Year Built - DOM 12 days
 Listing Date 08-Nov-24 Distance 6.24km
 Listing Price \$355 per week

7 19 STEARMAN STREET NEWBOROUGH VIC 3825



 3  1  1  721m²  157m²
 Year Built - DOM 43 days
 Listing Date 01-Aug-24 Distance 6.37km
 Listing Price \$345 WEEKLY

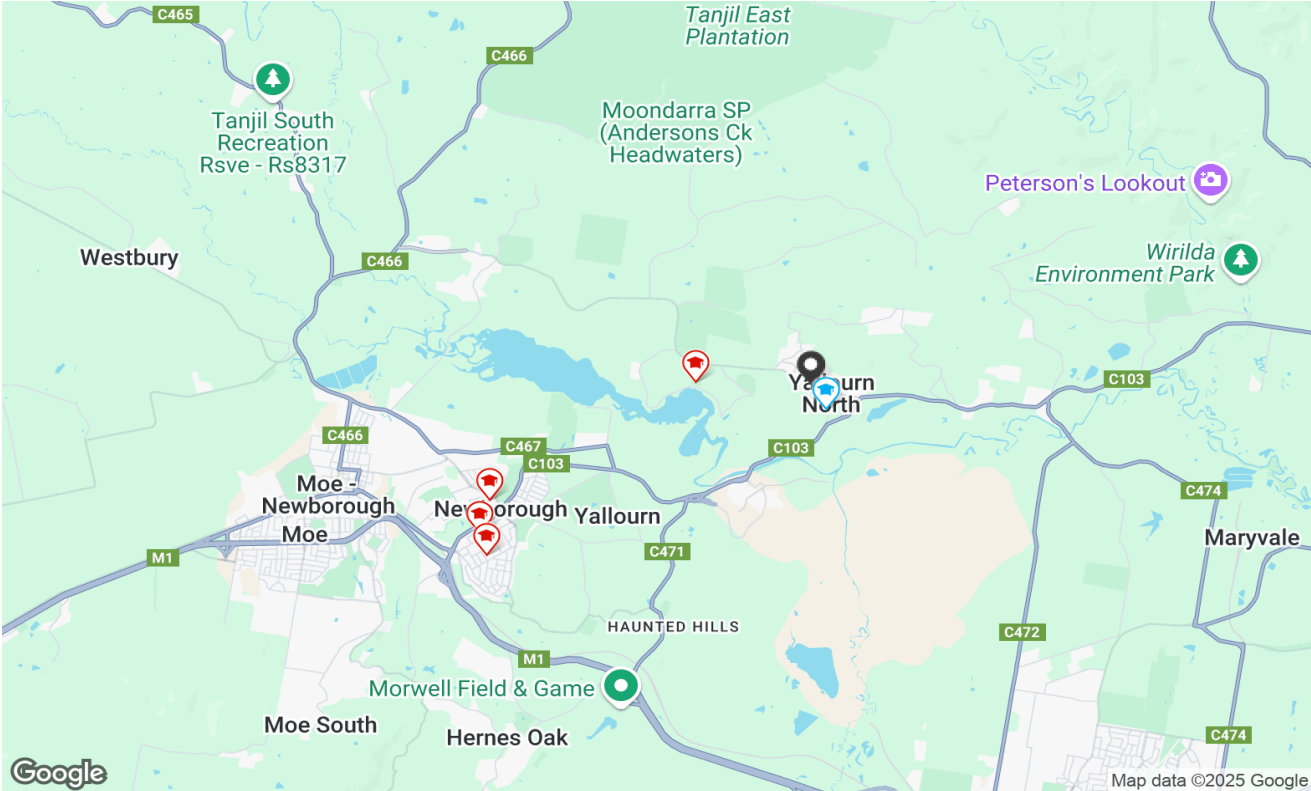
8 49 NORTHERN AVENUE NEWBOROUGH VIC 3825



 3  1  2  929m²  122m²
 Year Built 1970 DOM 18 days
 Listing Date 28-Feb-25 Distance 6.28km
 Listing Price \$380 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
	Yallourn North Primary School Reserve Street Yallourn North VIC 3825	0.59km	Primary	Mixed	Government	0-6
	Somers School Camp-Woorabinda Campus Fernlea Road Yallourn North VIC 3825	1.97km	Primary	Mixed	Non-Government	-
	Newborough East Primary School 300 Old Sale Road Newborough VIC 3825	6.13km	Primary	Mixed	Government	0-6
	Immaculate Heart of Mary School 48-56 Monash Road Newborough VIC 3825	6.54km	Primary	Mixed	Non-Government	0-6
	Newborough Primary School 24 Murray Road Newborough VIC 3825	6.64km	Primary	Mixed	Government	0-6



Property is within school catchment area



Property is outside school catchment area

Summary

5 CROSS STREET YALLOURN NORTH VIC 3825



Appraisal price range
\$300 - \$330

Notes from your agent

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