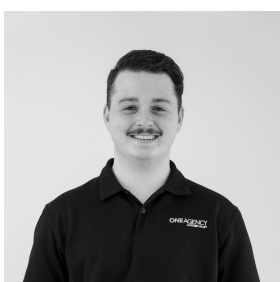




7A TALBOT COURT MORWELL VIC 3840

Prepared on 17th July 2025

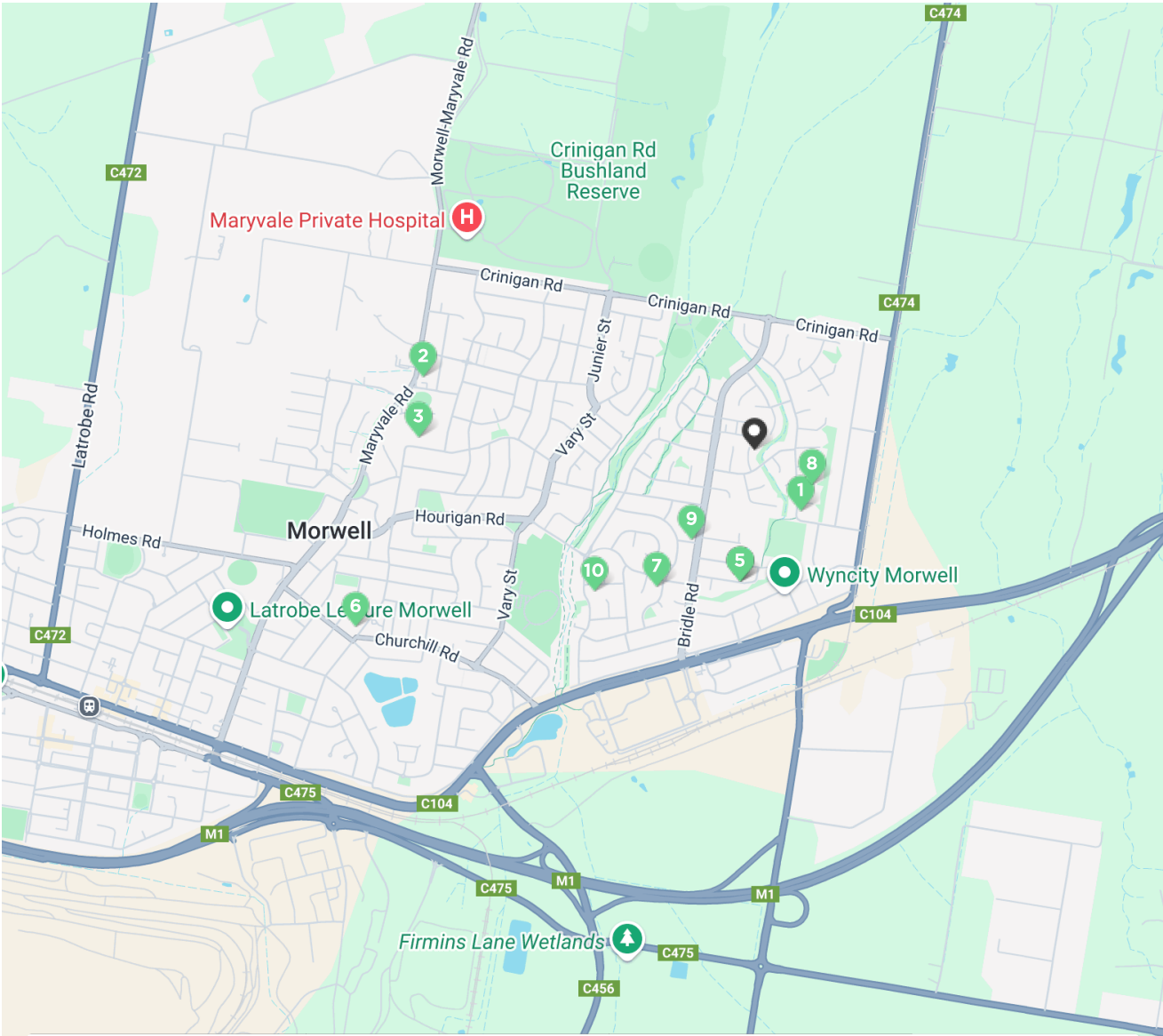





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Comps Map: Rentals



					
1	2 GABO WAY MORWELL VIC 3840	3	1	2	Not Disclosed
2	9/1 HANNAH STREET MORWELL VIC 3840	3	2	1	Not Disclosed
3	9 SAVIGE STREET MORWELL VIC 3840	3	2	2	Not Disclosed
4	20-22 PARK AVENUE MORWELL VIC 3840	2	1	1	Not Disclosed
5	2/22 PARK AVENUE MORWELL VIC 3840	2	1	4	Not Disclosed
6	37B VINCENT ROAD MORWELL VIC 3840	3	2	-	Not Disclosed
7	21 THE AVENUE MORWELL VIC 3840	3	1	1	Not Disclosed
8	7 KARLO COURT MORWELL VIC 3840	3	1	2	Not Disclosed
9	53 BRIDLE ROAD MORWELL VIC 3840	3	1	2	Not Disclosed
10	32 THE BOULEVARD MORWELL VIC 3840	3	1	2	Not Disclosed

Comparable Rentals

1 2 GABO WAY MORWELL VIC 3840



3 1 2 414m² 88m²
 Year Built 1980 DOM 16 days
 Listing Date 01-Jul-25 Distance 0.4km
 Listing Price \$420/WEEKLY

2 9/1 HANNAH STREET MORWELL VIC 3840



3 2 1 206m² 126m²
 Year Built 1985 DOM 74 days
 Listing Date 10-Dec-24 Distance 1.71km
 Listing Price \$400/WEEKLY

3 9 SAVIGE STREET MORWELL VIC 3840



3 2 2 414m² 143m²
 Year Built 2010 DOM 12 days
 Listing Date 23-Sep-24 Distance 1.7km
 Listing Price \$430/WEEKLY

4 20-22 PARK AVENUE MORWELL VIC 3840



2 1 1 466m² -
 Year Built - DOM 36 days
 Listing Date 20-Dec-24 Distance 0.68km
 Listing Price \$390/WEEKLY

5 2/22 PARK AVENUE MORWELL VIC 3840



2 1 4 109m² 82m²
 Year Built 1980 DOM 55 days
 Listing Date 23-May-25 Distance 0.68km
 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

Comparable Rentals

6 37B VINCENT ROAD MORWELL VIC 3840



3 2 - 275m² -
 Year Built - DOM 25 days
 Listing Date 31-Oct-24 Distance 2.21km
 Listing Price \$430/WEEKLY

7 21 THE AVENUE MORWELL VIC 3840



3 1 1 621m² 121m²
 Year Built - DOM 21 days
 Listing Date 20-Jun-25 Distance 0.86km
 Listing Price \$420/WEEKLY

8 7 KARLO COURT MORWELL VIC 3840



3 1 2 762m² 121m²
 Year Built 1980 DOM 21 days
 Listing Date 28-Jan-25 Distance 0.35km
 Listing Price \$450/WEEKLY

9 53 BRIDLE ROAD MORWELL VIC 3840



3 1 2 630m² 140m²
 Year Built 1980 DOM 46 days
 Listing Date 29-Apr-25 Distance 0.56km
 Listing Price \$460/WEEKLY

10 32 THE BOULEVARD MORWELL VIC 3840

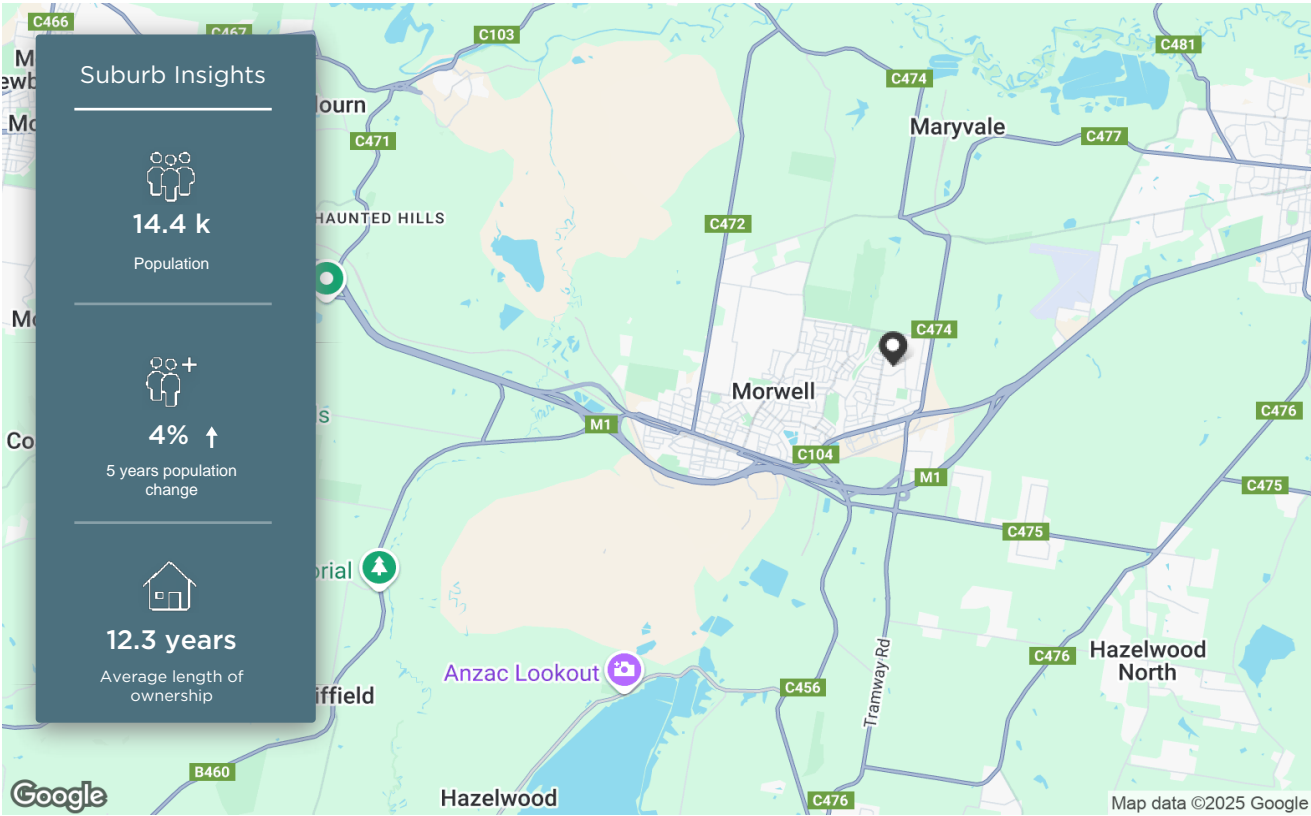


3 1 2 714m² 172m²
 Year Built 1970 DOM 17 days
 Listing Date 21-Jan-25 Distance 1.09km
 Listing Price \$450/WEEKLY

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

Morwell

Demographic



The size of Morwell is approximately 44.9 square kilometres. It has 31 parks covering nearly 5.9% of total area. The population of Morwell in 2016 was 13771 people. By 2021 the population was 14389 showing a population growth of 4.5% in the area during that time. The predominant age group in Morwell is 60-69 years. Households in Morwell are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Morwell work in a labourer occupation. In 2021, 62.00% of the homes in Morwell were owner-occupied compared with 61.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	2.1	Renting	33.7	182K+	4.3	60-69	13.3
Couples with Children	30.9	Owns Outright	37.1	33.8-52K	19.0	80-89	5.0
Childless Couples	41.0	Not Stated	3.3	15.6-33.8K	24.2	70-79	10.2
Single Parents	25.9	Purchaser	24.9	0-15.6K	5.5	40-49	10.4
		Other	1.0	52-78K	16.4	100+	0.1
				130-182K	6.6	30-39	11.9
				78-130K	15.8	50-59	13.2
						10-19	11.2
						20-29	12.0
						0-9	11.5

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kurnai College 44-62 Bridle Road Morwell VIC 3840	0.47km	Secondary	Mixed	Government	7-12
	Morwell Park Primary School 76-82 Vary Street Morwell VIC 3840	1.0km	Primary	Mixed	Government	0-6
	Morwell Primary School	1.84km	Primary	Mixed	Government	1-6
	Morwell Central Primary School	2.61km	Primary	Mixed	Government	0-6
	Kurnai College - FLO Campus 253 Princes Drive Morwell VIC 3840	3.2km	Secondary	Mixed	Non-Government	-



Property is within school catchment area



Property is outside school catchment area

Summary

7A TALBOT COURT MORWELL VIC 3840



Appraisal price range
\$400 - \$430

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