

Comparative Market Analysis



41 Hyde Park Road Traralgon VIC 3844

Prepared on 19th January 2021



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Comparable Rentals



113 Breed Street Traralgon VIC 3844

4 2 2 619m² -

Listing Price
\$500 per week

Listed Date
DOM 17-Dec-20
34 days

Year Built
Distance 2003
2.17km

1



21 Heather Grove Traralgon VIC 3844

3 1 1 600m² 162m²

Listing Price
\$500 per week

Listed Date
DOM 21-Dec-20
30 days

Year Built
Distance 1975
0.74km

2



22 Moore Street Traralgon VIC 3844

5 2 3 792m² 236m²

Listing Price
\$500 per week

Listed Date
DOM 08-Oct-20
7 days

Year Built
Distance 1930
1.7km

3



75 Bradman Boulevard Traralgon VIC 3844

3 2 2 510m² 128m²

Listing Price
\$500 per week

Listed Date
DOM 01-Dec-20
15 days

Year Built
Distance 2009
2.4km

4



38 Connaught Way Traralgon VIC 3844

4 2 2 984m² 211m²

Listing Price
\$480 per week

Listed Date
DOM 11-Jan-21
9 days

Year Built
Distance 2005
1.04km

5

DOM = Days on market

Comparable Rentals



10 Jaz Close Traralgon VIC 3844

-
 -
 -
 577m²
 161m²

Listing Price
 \$470 per week

Listed Date 12-Jun-20
 DOM 49 days

Year Built 2019
Distance 0.53km

6



25 Chris Crescent Traralgon VIC 3844

4
 2
 2
 784m²
 158m²

Listing Price
 \$460 per week

Listed Date 12-Nov-20
 DOM 7 days

Year Built -
Distance 0.39km

7



147 Hammersmith Circuit Traralgon VIC 3844

3
 2
 2
 724m²
 190m²

Listing Price
 \$450 per week

Listed Date 07-Dec-20
 DOM 44 days

Year Built 2009
Distance 3.45km

8



15 Campbell Street Traralgon VIC 3844

3
 2
 2
 736m²
 183m²

Listing Price
 \$450 per week

Listed Date 27-Nov-20
 DOM 7 days

Year Built 1910
Distance 2.15km

9



28 Phillip Street Traralgon VIC 3844

3
 2
 2
 772m²
 189m²

Listing Price
 \$450 per week

Listed Date 08-Jan-21
 DOM 12 days

Year Built 1990
Distance 1.95km

10

DOM = Days on market

Comparable Rentals



3/100 Crosss Road Traralgon VIC 3844

3 Beds 2 Bath 2 Car 236m² 186m²

Listing Price
\$450 per week

Listed Date 14-Jan-21
DOM 6 days

Year Built 2012
Distance 2.89km

11



7 Breed Street Traralgon VIC 3844

4 Beds 2 Bath - Car 739m² 134m²

Listing Price
\$450 per week

Listed Date 15-Apr-20
DOM 99 days

Year Built 1921
Distance 0.9km

12



7 Kilkenny Close Traralgon VIC 3844

3 Beds 2 Bath 2 Car 755m² 183m²

Listing Price
\$450 per week

Listed Date 29-Jul-20
DOM 23 days

Year Built 2010
Distance 1.01km

13



18 Loch Park Road Traralgon VIC 3844

3 Beds 2 Bath 2 Car 1,070m² 143m²

Listing Price
\$430 per week

Listed Date 30-Jun-20
DOM 31 days

Year Built 1890
Distance 0.76km

14



25 Marie Street Traralgon VIC 3844

3 Beds 2 Bath 2 Car 893m² -

Listing Price
\$430 per week

Listed Date 18-Nov-20
DOM 63 days

Year Built -
Distance 0.17km

15

DOM = Days on market

Summary

41 Hyde Park Road Traralgon VIC 3844



Appraisal price range

\$460 - \$490 Per Week

Notes from your agent

With strong demand for rental properties as well as 41 Hyde Park Road being a home that lends itself to an executive tenant it is likely that the weekly rental that could be achieved would be in the higher end of this estimate.

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