

COMPARATIVE MARKET ANALYSIS

31 MANGOSTEEN DRIVE, TRUGANINA, VIC 3029

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31 MANGOSTEEN DRIVE, TRUGANINA, VIC 3029



Property Details

4 2 2

Property Type: House - N/A
RPD: 2623//PS838512 (12447160)

Area: 324 m²

Area \$/m²: \$833

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Water/Sewerage:

Zoning

Property ID: 1509148777 /

Council: WYNDHAM CITY

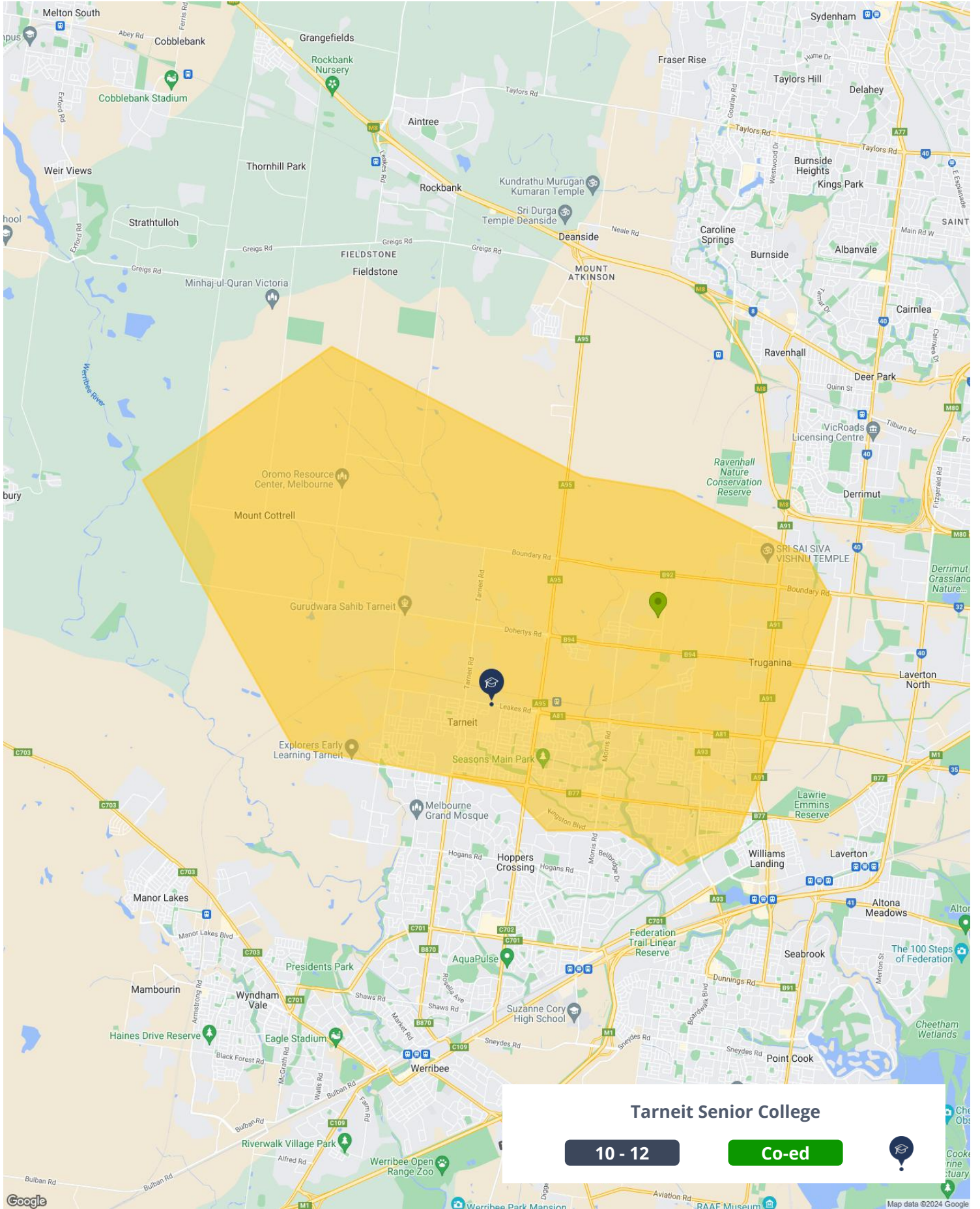
UBD Ref: UBD Ref: 248 B17

Features: Build Yr: 2024

Sales History

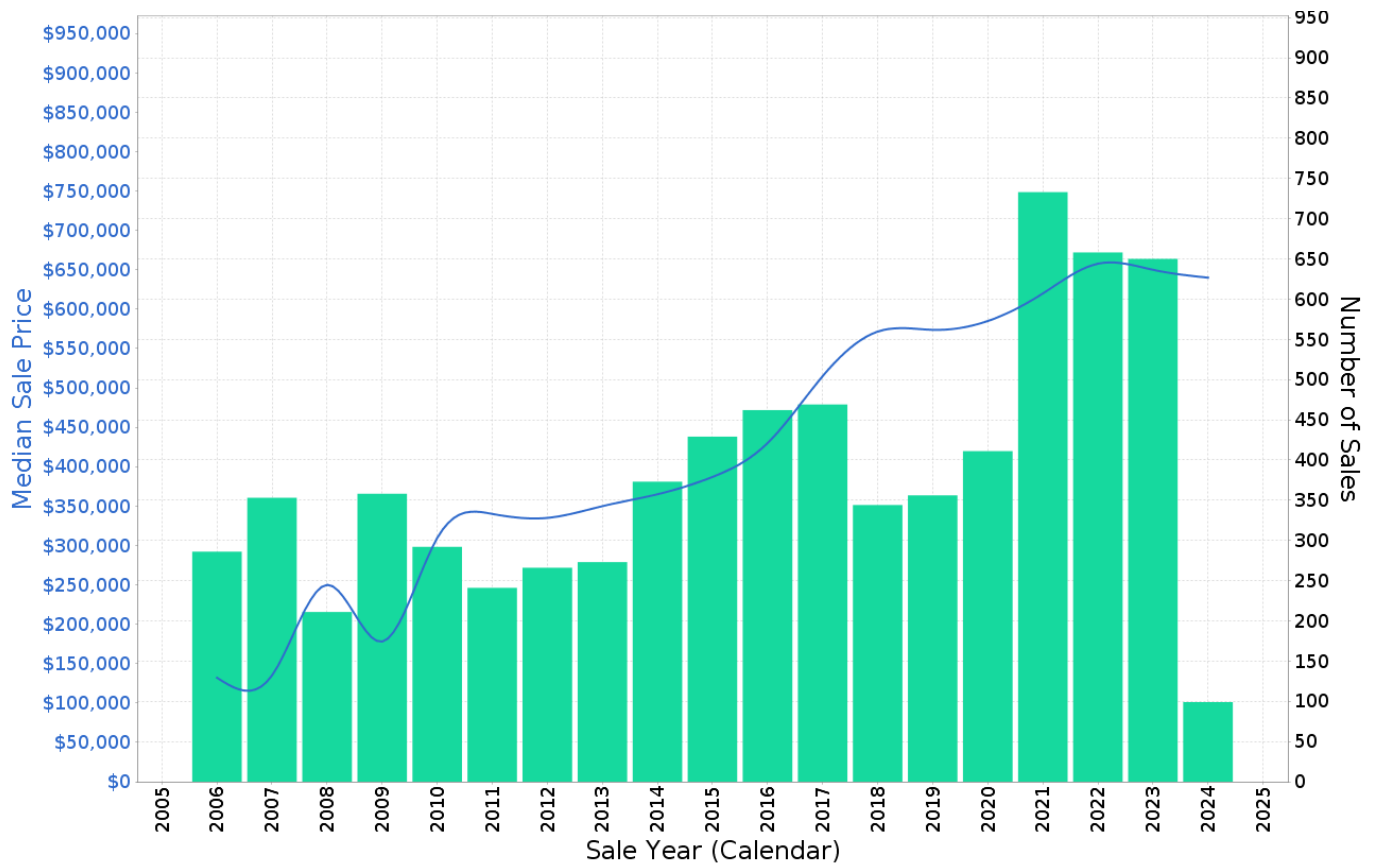
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 269,200	16/07/2021	THE PROPRIETORS	272 m ²	Normal Sale	No

School Catchment Areas

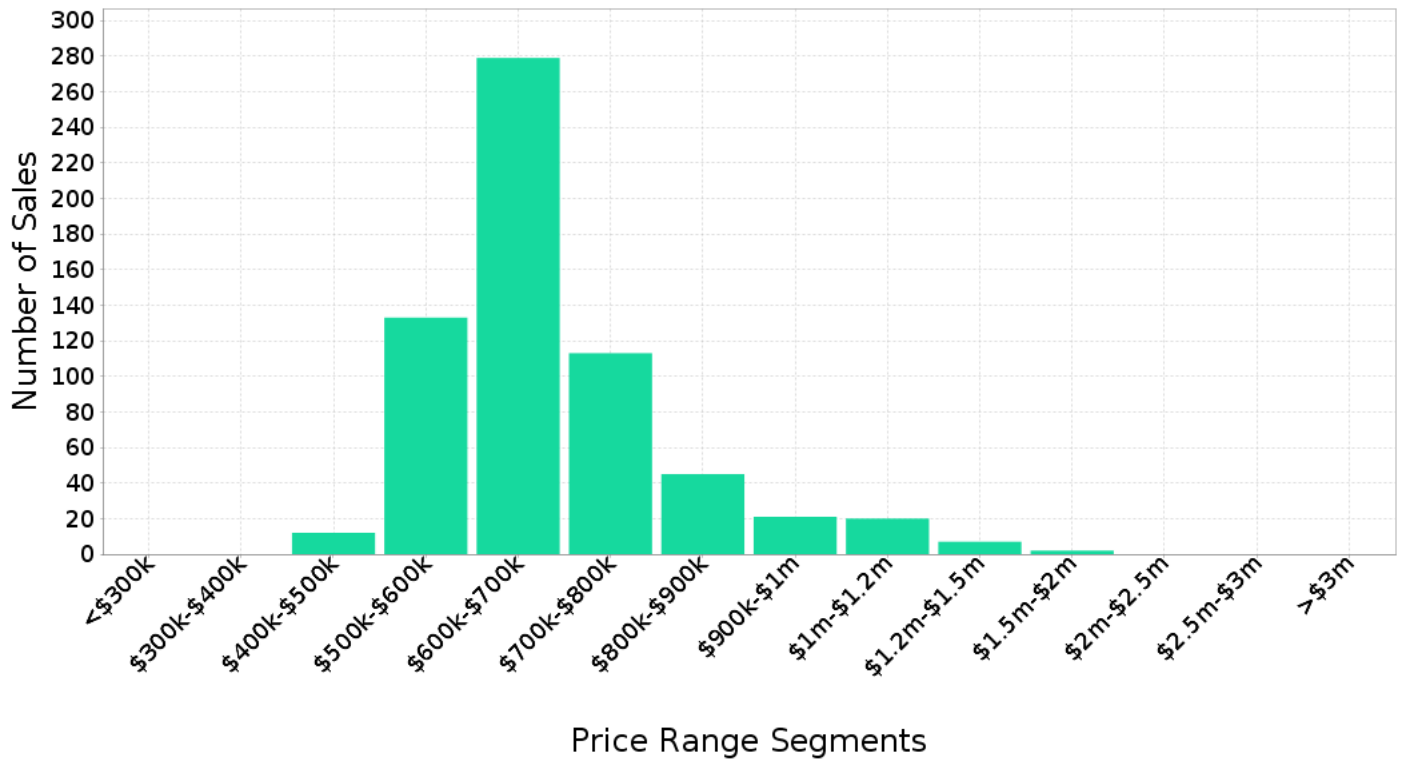


Sales & Growth Chart (House)

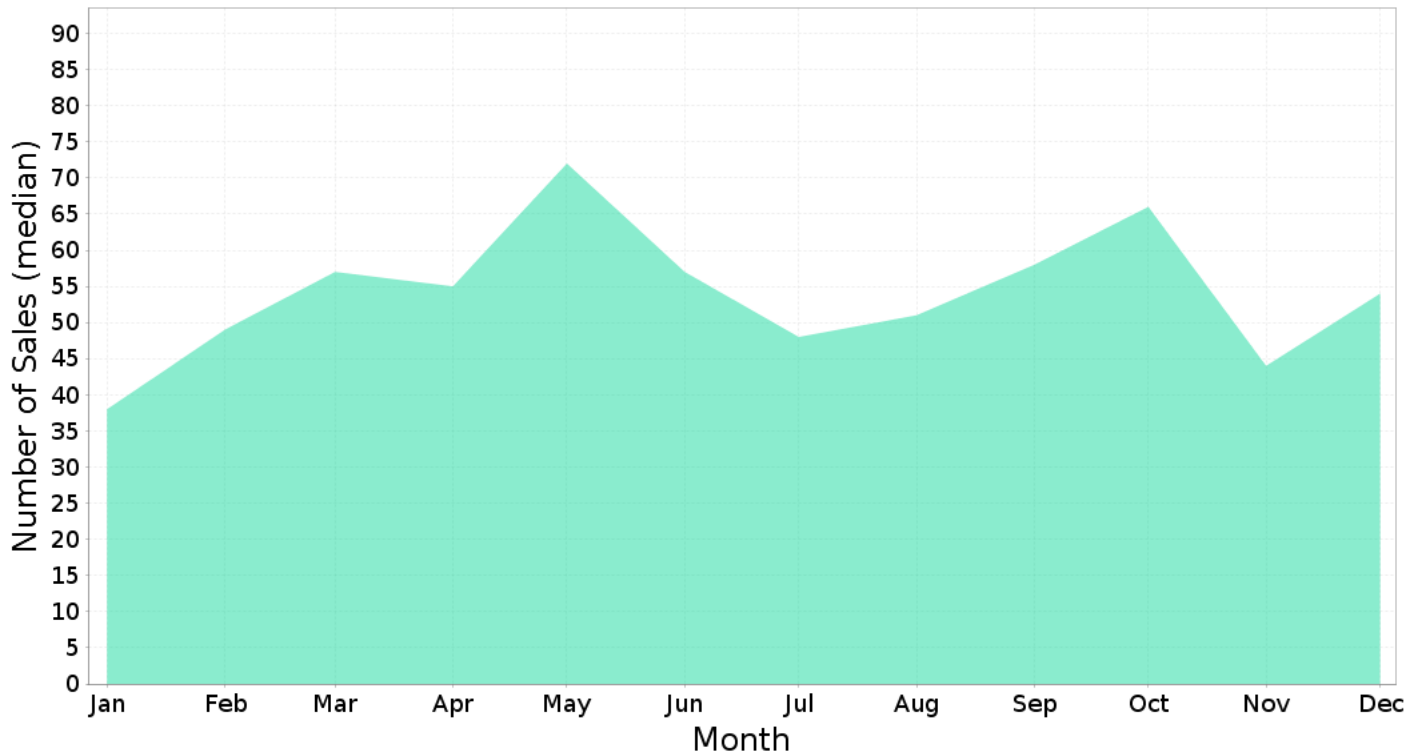
Year	No. of Sales	Average	Median	Growth	Low	High
2006	286	\$ 177,669	\$ 132,000		\$ 90,000	\$ 700,000
2007	353	\$ 178,537	\$ 135,000	2.3 %	\$ 40,134	\$ 1,280,000
2008	211	\$ 227,676	\$ 250,000	85.2 %	\$ 40,135	\$ 680,000
2009	358	\$ 232,767	\$ 177,900	-28.8 %	\$ 40,135	\$ 1,131,834
2010	292	\$ 290,300	\$ 309,500	74.0 %	\$ 121,000	\$ 941,341
2011	241	\$ 352,929	\$ 340,000	9.9 %	\$ 143,000	\$ 2,650,000
2012	266	\$ 330,910	\$ 335,000	-1.5 %	\$ 98,500	\$ 1,100,000
2013	273	\$ 350,015	\$ 349,900	4.4 %	\$ 130,000	\$ 750,000
2014	373	\$ 384,189	\$ 365,000	4.3 %	\$ 136,000	\$ 3,950,000
2015	429	\$ 402,436	\$ 387,000	6.0 %	\$ 136,000	\$ 4,600,000
2016	462	\$ 458,187	\$ 430,000	11.1 %	\$ 150,000	\$ 5,000,000
2017	469	\$ 565,348	\$ 515,000	19.8 %	\$ 183,000	\$ 12,000,000
2018	344	\$ 589,366	\$ 571,550	11.0 %	\$ 148,000	\$ 3,000,000
2019	356	\$ 574,932	\$ 573,750	0.4 %	\$ 199,900	\$ 1,030,000
2020	411	\$ 595,003	\$ 585,000	2.0 %	\$ 140,000	\$ 1,330,000
2021	733	\$ 642,341	\$ 620,000	6.0 %	\$ 385,000	\$ 5,330,000
2022	658	\$ 688,051	\$ 657,750	6.1 %	\$ 313,900	\$ 4,000,000
2023	650	\$ 684,977	\$ 650,000	-1.2 %	\$ 400,000	\$ 1,800,000
2024	99	\$ 669,412	\$ 640,000	-1.5 %	\$ 480,000	\$ 1,150,000



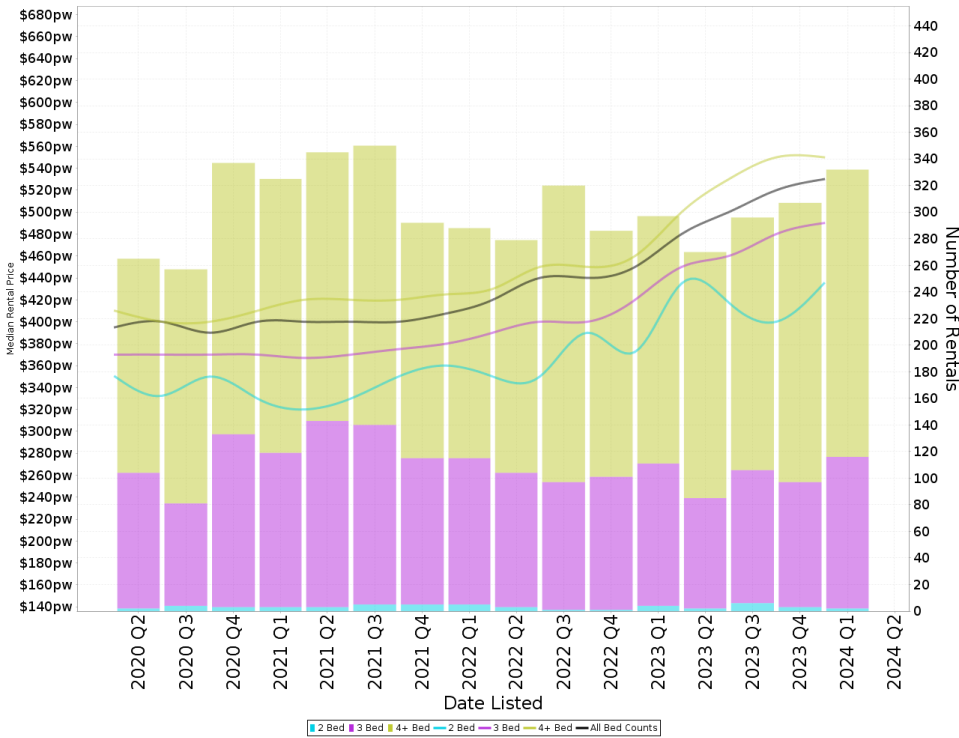
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.2%

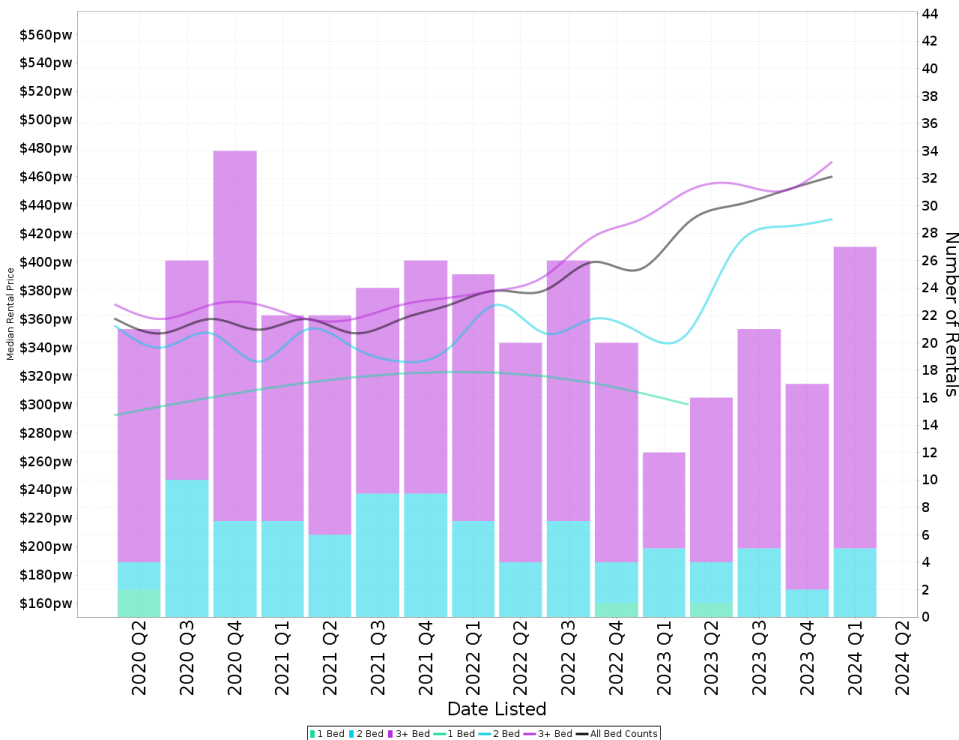
Current Median Price: \$650,000
 Previous Median Price: \$651,500
 Based on 1226 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$650,000
 Current Median Rent: \$500
 Based on 1205 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.1%

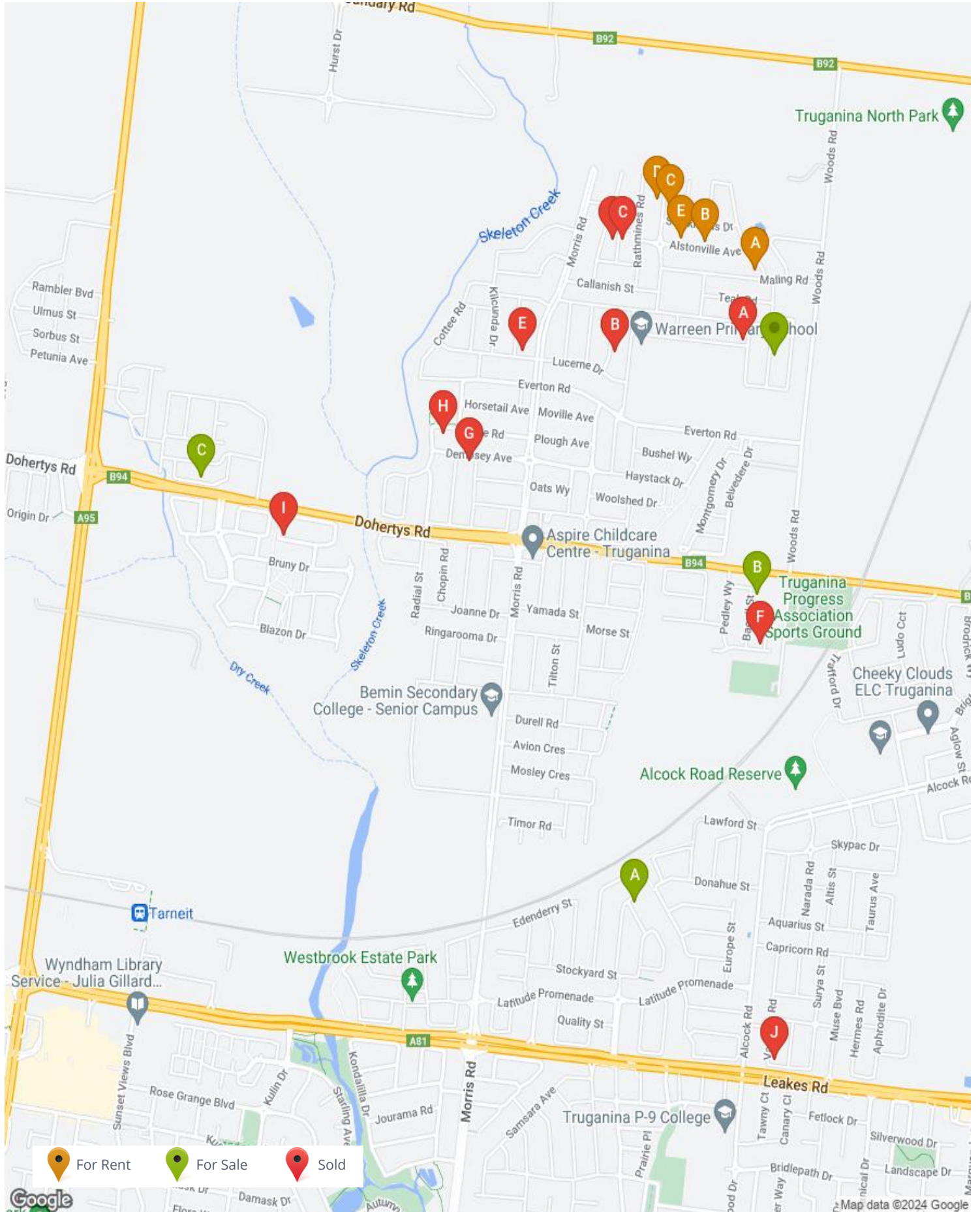
Current Median Price: \$485,000
 Previous Median Price: \$475,000
 Based on 120 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$485,000
 Current Median Rent: \$450
 Based on 81 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$600 with a median rental price of \$560. Days listed ranges from 16 to 60 days with the average currently at 32 days for these selected properties.

34 SANKARU ST, TRUGANINA 3029

 4  2  2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **April 2024* (Rented)**
Days on Market: **16 Days**

33 BRISTLEBIRD WAY, WILLIAMS LANDING 3027

 4  2  3



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$600**
First Rent Price: **\$600**
Month Listed: **April 2024* (Rented)**
Days on Market: **18 Days**

33 BRISTLEBIRD WAY, TRUGANINA 3029

 4  2  3



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **March 2024**
Days on Market: **37 Days**

5 WHEATLAND DR, TRUGANINA 3029

UBD Ref: Melbourne - 248 A16  4  2  2



Property Type: House
Area: 400 m²
RPD: 122//PS808266

Features:

Current Rent Price: **\$560**
First Rent Price: **\$560**
Month Listed: **March 2024* (Rented)**
Days on Market: **17 Days**



18 ALSTONVILLE AVE, TRUGANINA 3029

UBD Ref: Melbourne - 248 A15  4  2  2



Property Type: House
Area: 400 m²
RPD: 414//PS809725

Features: BUILT IN ROBES, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

Current Rent Price: **\$580 per week**
First Rent Price: **\$600 per week**
Month Listed: **March 2024**
Days on Market: **44 Days**



26 BURBRIDGE ST, TRUGANINA 3029

 4  2  2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$510PW**
First Rent Price: **\$570PW**
Month Listed: **February 2024* (Rented)**
Days on Market: **60 Days**

24 PARK VSTA, TRUGANINA 3029

 4  2  2



Property Type: House
Area: 407 m²
RPD:

Features:

Current Rent Price: **\$540 PER WEEK**
First Rent Price: **\$550**
Month Listed: **February 2024* (Rented)**
Days on Market: **27 Days**

24 FRESHBROOK AVE, TRUGANINA 3029

UBD Ref: Melbourne - 247 R15  4  2  2



Property Type: House
Area: 400 m²
RPD: 722//PS815494

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER, SECURE PARKING



Current Rent Price: **\$520**
First Rent Price: **\$570**
Month Listed: **January 2024* (Rented)**
Days on Market: **28 Days**

35 FRESHBROOK AVE, TRUGANINA 3029

UBD Ref: Melbourne - 247 R15  4  2  2



Property Type: House
Area: 450 m²
RPD: 738//PS815494

Features:



Current Rent Price: **\$560**
First Rent Price: **\$560**
Month Listed: **January 2024* (Rented)**
Days on Market: **30 Days**

30 ALSTONVILLE AVE, TRUGANINA 3029

UBD Ref: Melbourne - 247 R15  4  2  2



Property Type: House
Area: 496 m²
RPD: 408//PS809725

Features:



Current Rent Price: **\$600 Per Week**
First Rent Price: **\$600 Per Week**
Month Listed: **January 2024* (Rented)**
Days on Market: **45 Days**

Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 2500.0m from the focus property. The lowest for sale price is \$534,880 and the highest for sale price is \$1,250,000 with a median sale price of \$627,000. Days listed ranges from 3 to 23 days with the average currently at 16 days for these selected properties.

25 FOX WALK, TRUGANINA 3029

UBD Ref: Melbourne - 277 R4
Distance from Property: 1.8km

 4  2  2



Property Type: House
Area: 280 m²
RPD: 2133//PS747872

Features:

Current List Price: **\$560,000 - \$590,000**
First List Price: \$560,000 - \$590,000
Date Listed: 29/04/2024 Days Listed: 3 Days
Listed Price Change:



DINNER GR, TARNEIT 3029

 4  2  2



Property Type: House
Area: 294 m² (192 m²)
RPD:

Features:

Current List Price: **\$584,335**
First List Price: \$584,335
Date Listed: 18/04/2024 Days Listed: 15 Days
Listed Price Change:

50123 MAKALU ST, TRUGANINA 3029

 4  2  2



Property Type: House
Area: (19 m²)
RPD:

Features:

Current List Price: **\$712,999**
First List Price: \$732,999
Date Listed: 17/04/2024 Days Listed: 15 Days
Listed Price Change: **-2.7%**

2506 TIMBERLAND DR, TARNEIT 3029

 4  2  1



Property Type: House
Area: 272 m² (148 m²)
RPD:

Features:

Current List Price: **\$534,880* - FULL TURNKEY!**
First List Price: \$534,880* - FULL TURNKEY! TITLED
Date Listed: 17/04/2024 Days Listed: 15 Days
Listed Price Change:

TRUGANINA 3029

UBD Ref: Melbourne - 248 A20
Distance from Property: 763m

 4  3  2



Property Type: House
Area:
RPD: 6446//PS828148

Features: BUILD YR: 2024, DOUBLE STOREY, DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO

Current List Price: **\$1,250,000 - \$1,300,000**
First List Price: \$1,250,000 - \$1,300,000
Date Listed: 17/04/2024 Days Listed: 15 Days
Listed Price Change:



50123 MAKALU ST, TRUGANINA 3029

 4  2  2



Property Type: House
Area: (19 m²)
RPD:

Features:

Current List Price: **\$742,287**

First List Price: \$732,999

Date Listed: 17/04/2024 Days Listed: **15 Days**

Listed Price Change:

19 HAYBALE CCT, TARNEIT 3029

UBD Ref: Melbourne - 247 K19
Distance from Property: 2km

 4  2  2



Property Type: House
Area: 296 m²
RPD: 142//PS902432

Features: BUILD YR: 2024, STOREYS: 1

Current List Price: **Contact Agent Aman Chatrath**

First List Price: Contact Agent

Date Listed: 16/04/2024 Days Listed: **16 Days**

Listed Price Change: **-4.2%**



EMERALD PARK EST, TARNEIT 3029

 4  2  2



Property Type: House
Area: (192 m²)
RPD:

Features:

Current List Price: **\$599,000**

First List Price: \$599,000

Date Listed: 10/04/2024 Days Listed: **23 Days**

Listed Price Change:

EMERALD PARK EST, TARNEIT 3029

 4  2  2



Property Type: House
Area: (192 m²)
RPD:

Features:

Current List Price: **\$639,000**

First List Price: \$639,000

Date Listed: 10/04/2024 Days Listed: **23 Days**

Listed Price Change:

EMERALD PARK EST, TARNEIT 3029

 4  2  2



Property Type: House
Area: (183 m²)
RPD:

Features:

Current List Price: **\$615,000**

First List Price: \$615,000


Date Listed: 10/04/2024 Days Listed: **23 Days**

Listed Price Change:

Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 2500.0m from the focus property. The lowest sale price is \$587,000 and the highest sale price is \$700,000 with a median sale price of \$646,000. Days listed ranges from 24 to 107 days with the average currently at 57 days for these selected properties.

10 TANNUM CCT, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 248 A17
Distance from Property: 121m  4  2  2




Property Type: House
Area: 295 m²
Area \$/m²: \$1,990
RPD: 2139//PS817605

Sale Price: **\$587,000 (Normal Sale)**
Sale Date: 04/03/2024 Days to Sell: **24 Days**
Last Price: Price \$545,000 - Chg %:
First Price: Price \$545,000 - Chg %:

Features:



10 SOUTHDOWN AVE, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 247 Q17
Distance from Property: 555m  4  2  2





Property Type: House
Area: 262 m²
Area \$/m²: \$2,595
RPD: 6114//PS804330

Sale Price: **\$680,000 (Normal Sale)**
Sale Date: 04/03/2024 Days to Sell: **32 Days**
Last Price: \$699,999 - \$719,999 Chg %: **-2.9%**
First Price: Contact Agent Chg %:

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED



8 SHOWERTREE ST, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 247 Q15
Distance from Property: 643m  4  2  2



Property Type: House
Area: 256 m²
Area \$/m²: \$2,509
RPD: 1003//PS830433

Sale Price: **\$642,000 (Agents Advice - Sale)**
Sale Date: 17/11/2023 Days to Sell: **65 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Contact Agent!!! Chg %:

Features:



9 SHOWERTREE ST, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 247 Q15
Distance from Property: 673m  4  2  2



Property Type: House
Area: 293 m²
Area \$/m²: \$2,218
RPD: 1009//PS830433

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 23/10/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features: BRICK AND TILE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



46 LUCERNE DR, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 247 P17
Distance from Property: 876m  4  2  2






Property Type: House
Area: 275 m²
Area \$/m²: \$2,545
RPD: 1743//PS804374

Sale Price: **\$700,000 (Agents Advice - Sale)**
Sale Date: 14/03/2024 Days to Sell: **107 Days**
Last Price: \$630,000 - \$660,000 Chg %:
First Price: \$695,000 - \$750,000 Chg %:

Features:



43 WIDMARK RD, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 248 A20  4  2  2
Distance from Property: 920m






Property Type: House
Area: 276 m²
Area \$/m²: \$2,301
RPD: 6418//PS828148

Features:

Sale Price: **\$635,000 (Normal Sale)**
Sale Date: 01/11/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



16 DEMPSEY AVE, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 247 N18  4  2  2
Distance from Property: 1.1km



Property Type: House
Area: 270 m²
Area \$/m²: \$2,481
RPD: 227//PS720141

Features:

Sale Price: **\$670,000 (Normal Sale)**
Sale Date: 04/03/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



39 GILBEE RD, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 247 N18  4  2  2
Distance from Property: 1.2km



Property Type: House
Area: 298 m²
Area \$/m²: \$2,030
RPD: 420//PS730359

Features:

Sale Price: **\$605,000 (Agents Advice - Sale)**
Sale Date: 20/04/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



58 WREATH DR, TARNEIT, VIC 3029

UBD Ref: Melbourne - 247 L19  4  2  2
Distance from Property: 1.8km



Property Type: House
Area: 274 m²
Area \$/m²: \$2,466
RPD: 426//PS738348

Features:

Sale Price: **\$675,000 (Agents Advice - Sale)**
Sale Date: 15/01/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



43 VANBURN RD, TRUGANINA, VIC 3029

UBD Ref: Melbourne - 278 B6  4  2  2
Distance from Property: 2.2km



Property Type: House
Area: 289 m²
Area \$/m²: \$2,044
RPD: 1921//PS809738

Features:

Sale Price: **\$590,000 (Agents Advice - Sale)**
Sale Date: 03/04/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



31 MANGOSTEEN DRIVE, TRUGANINA, VIC 3029



Appraisal Price

This market analysis has been prepared on 02/05/2024 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:

\$679,000 to \$699,000

Contact your agent for further information:

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