

RENTAL MARKET APPRAISAL

33 Ainslie Ave, Grovedale

Prepared on 16th June 2025

To whom it may concern,

Thank you for the opportunity to provide a rental market appraisal for the above mentioned property.

In assessing the properties based on the information provided, we have considered a range of factors including comparable listed and leased properties in the area, property size, finishes, features and the current strength of the market within the last 60 days which is primarily affected by fluctuations in supply and demand.

This appraisal has provided an estimate of the current rental market, we are confident that your investment property will achieve a rental range of \$560 - 590 per week.

The renters at this property are currently paying \$530 per week which has not been increased to market rent due to both the sale of the property, and a long term tenancy of over three years.

I look forward to further discussions, providing additional information about the market, investor insights and preparing a tailored marketing strategy to achieve the best results for your investment property.

Kind regards,



SOPHIE ANAPLIOTIS | 0448 273 353
Director & Property Investment Specialist
sophie@elementpropertynetwork.com.au

The Rental Analysis is based on comparable rentals listed and leased in the last 60 days. This review is valid for 30 days from the preparation date.

Comparative Market Analysis



33 AINSLIE AVENUE GROVEDALE VIC 3216

Prepared on 17th June 2025

Element Property Network

21/5 Bridge Street
Newtown VIC 3220

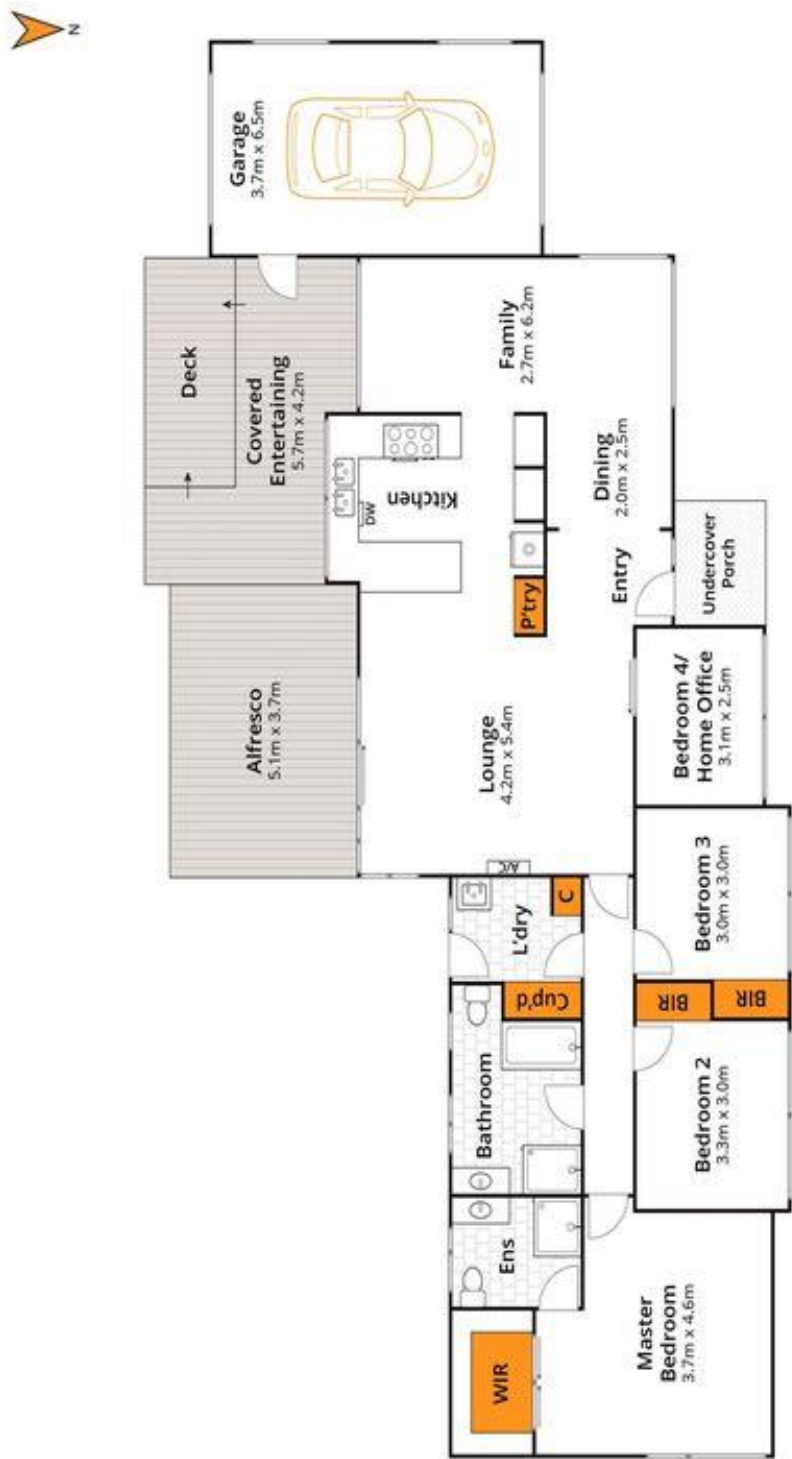
m: 0448 273 353

sophie@elementpropertynetwork.com.au

Floor Plan



Floor Plan

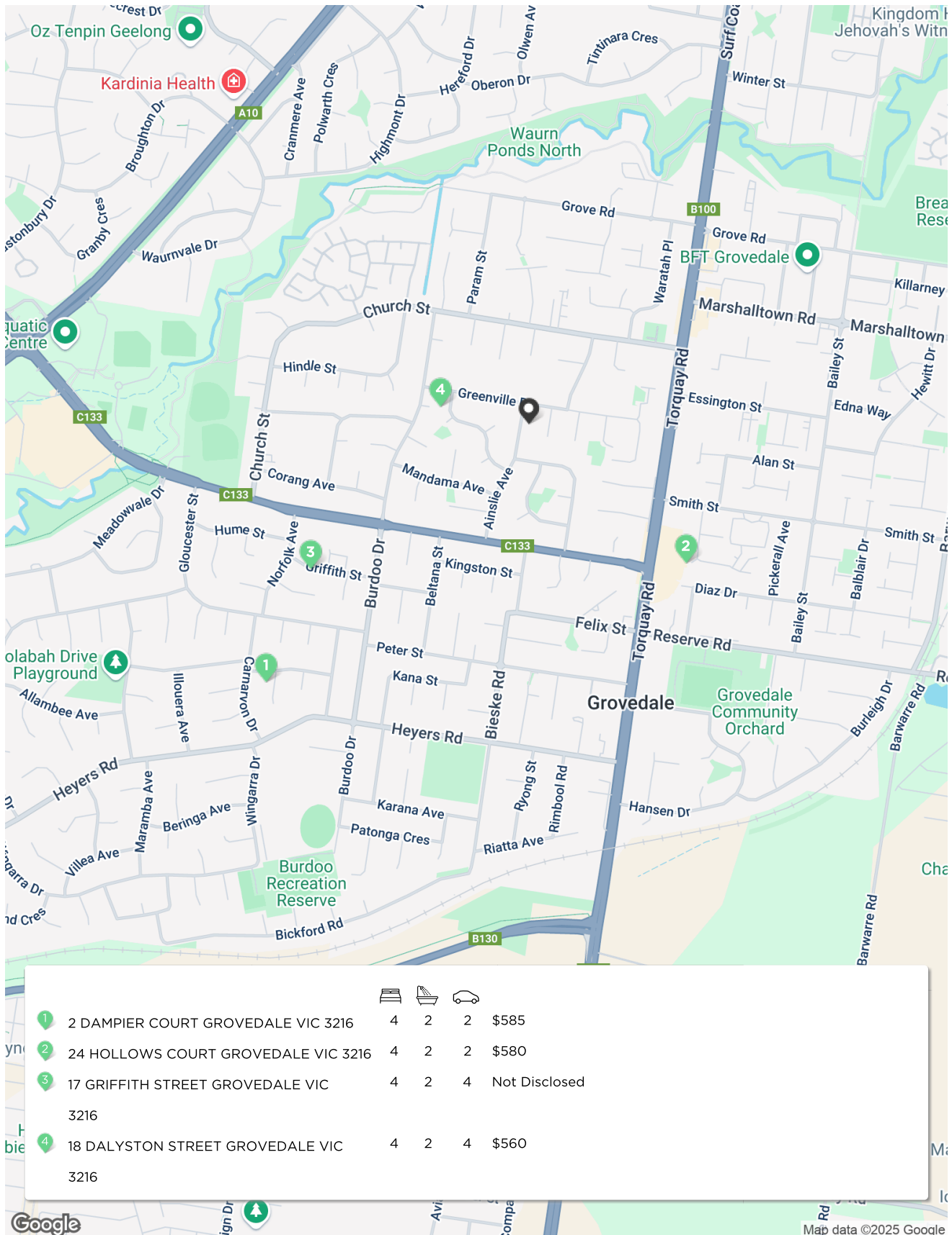


Whilst bawm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

33 Ainslie Avenue, Grovedale

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REAL ESTATE GEEELONG

Comps Map: Rentals



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

1 2 DAMPIER COURT GROVEDALE VIC 3216

Listing Price

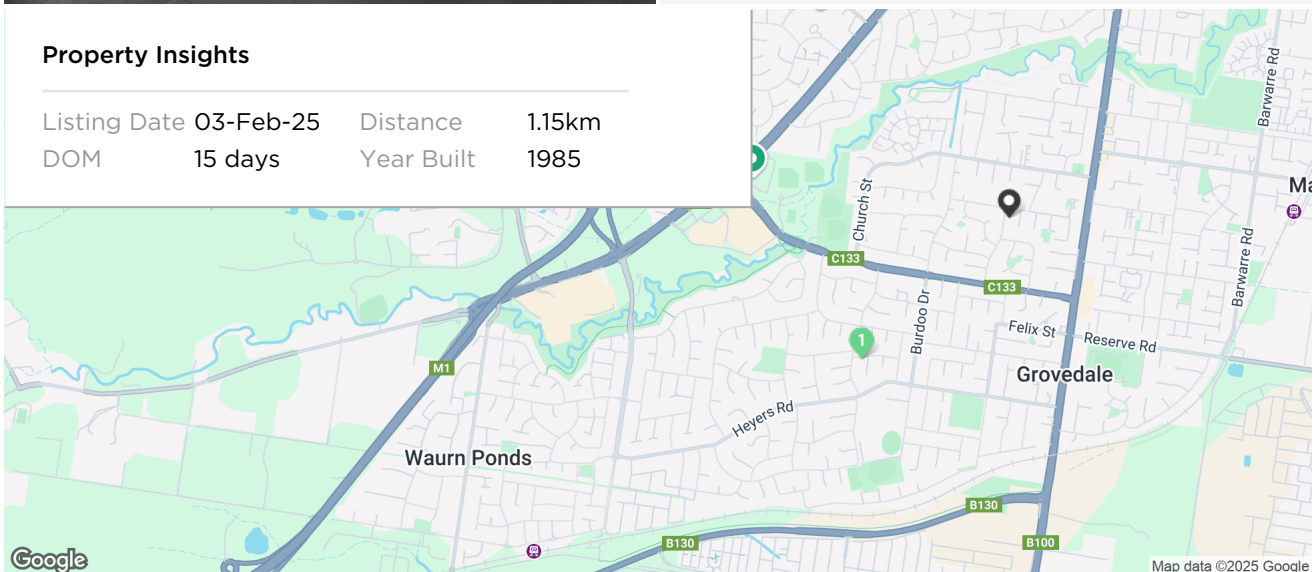
\$585 per week

4 2 2 607m² 184m²



Property Insights

Listing Date	03-Feb-25	Distance	1.15km
DOM	15 days	Year Built	1985

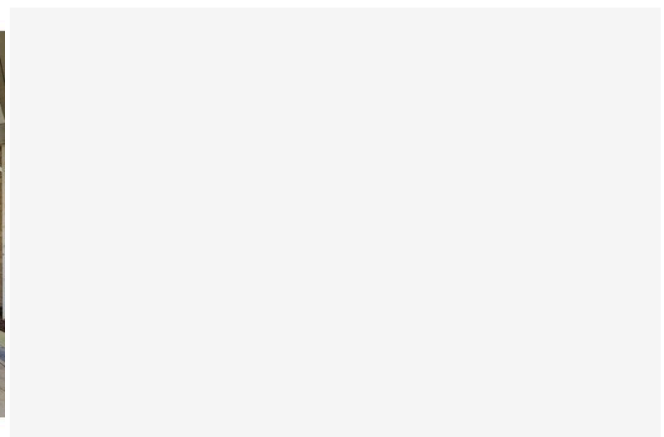


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

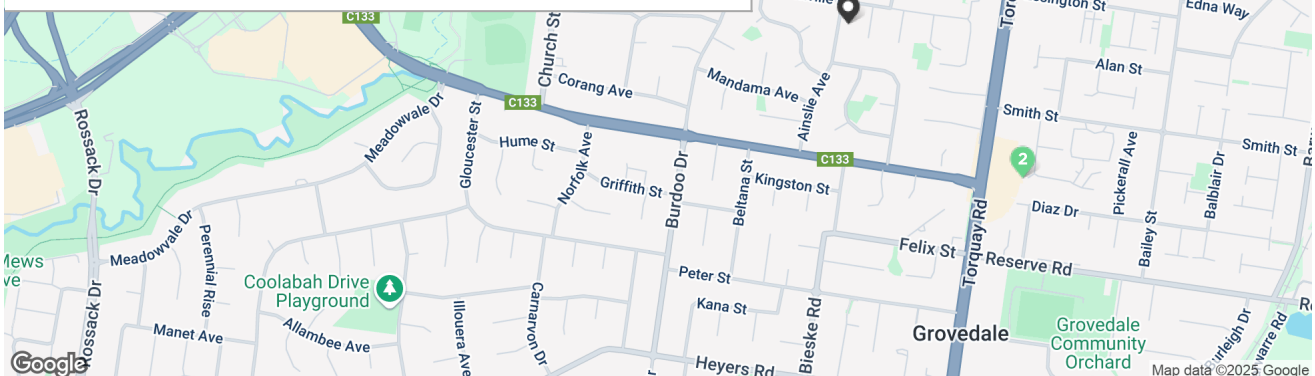
2 24 HOLLOWS COURT GROVEDALE VIC 3216 Listing Price \$580 WEEKLY

4 2 2 743m² 182m²



Property Insights

Listing Date	29-Nov-24	Distance	0.66km
DOM	19 days	Year Built	2001



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

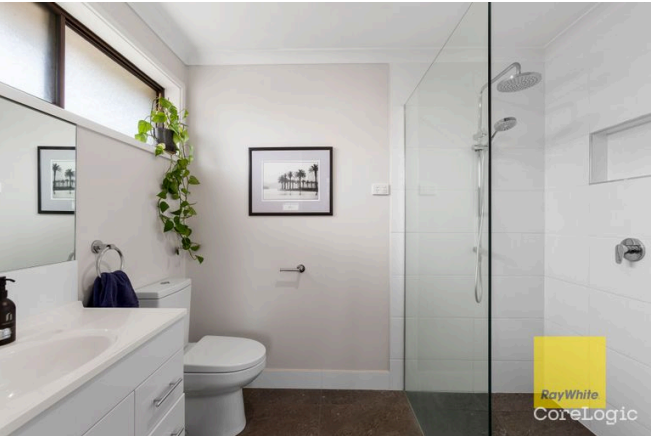
Comparable Rentals

3 17 GRIFFITH STREET GROVEDALE VIC 3216

Listing Price

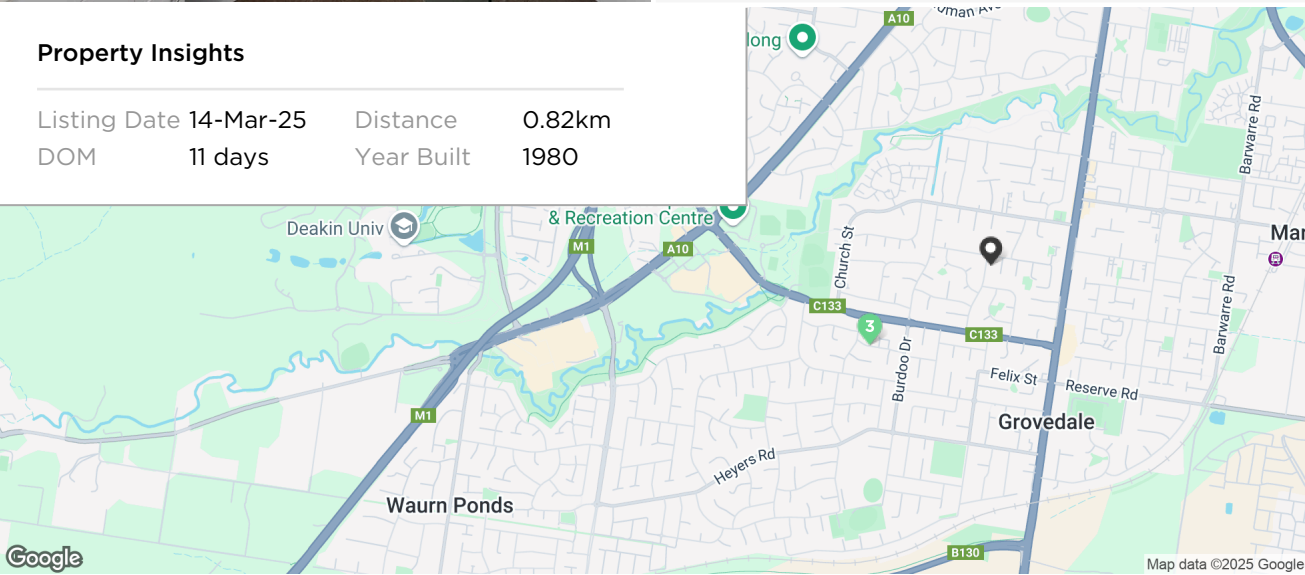
UNDER OFFER

4 2 4 621m² 169m²



Property Insights

Listing Date	14-Mar-25	Distance	0.82km
DOM	11 days	Year Built	1980

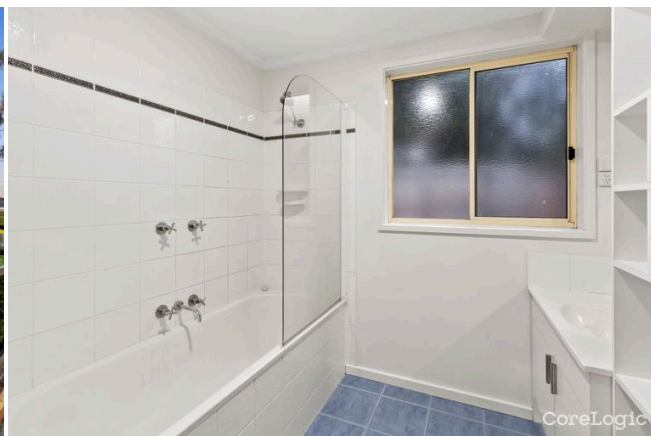


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Rentals

4 18 DALYSTON STREET GROVEDALE VIC 3216 Listing Price \$560 per week

4 4 2 4 686m² 143m²

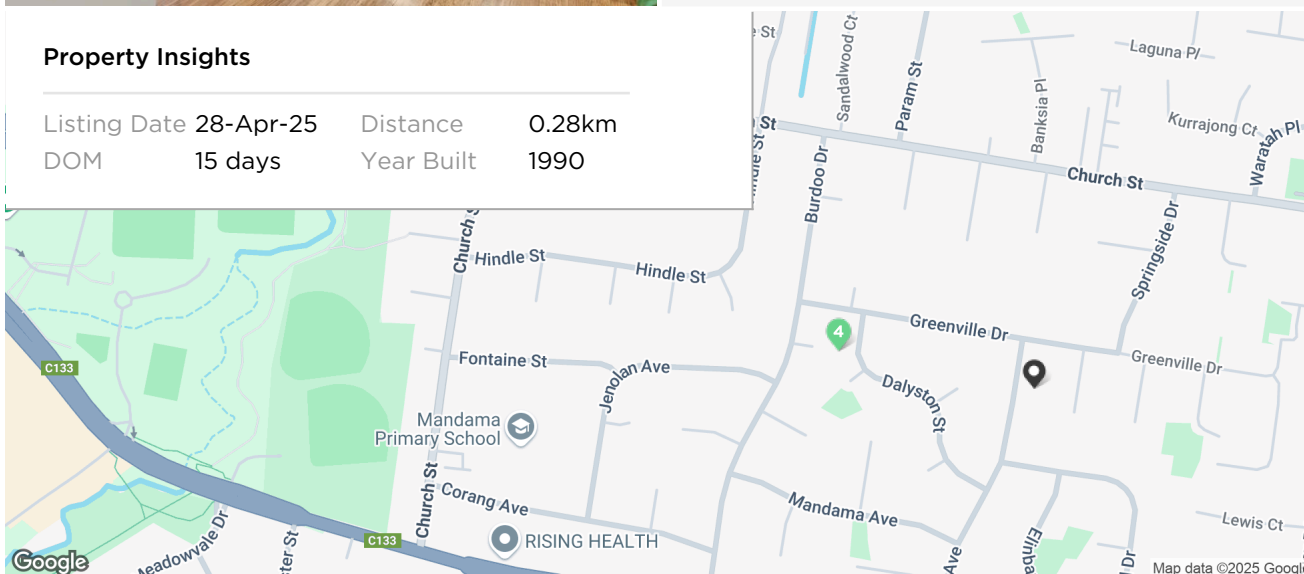


Agent comments

Days on market indicate that it was leased quickly and may have been slightly below market

Property Insights

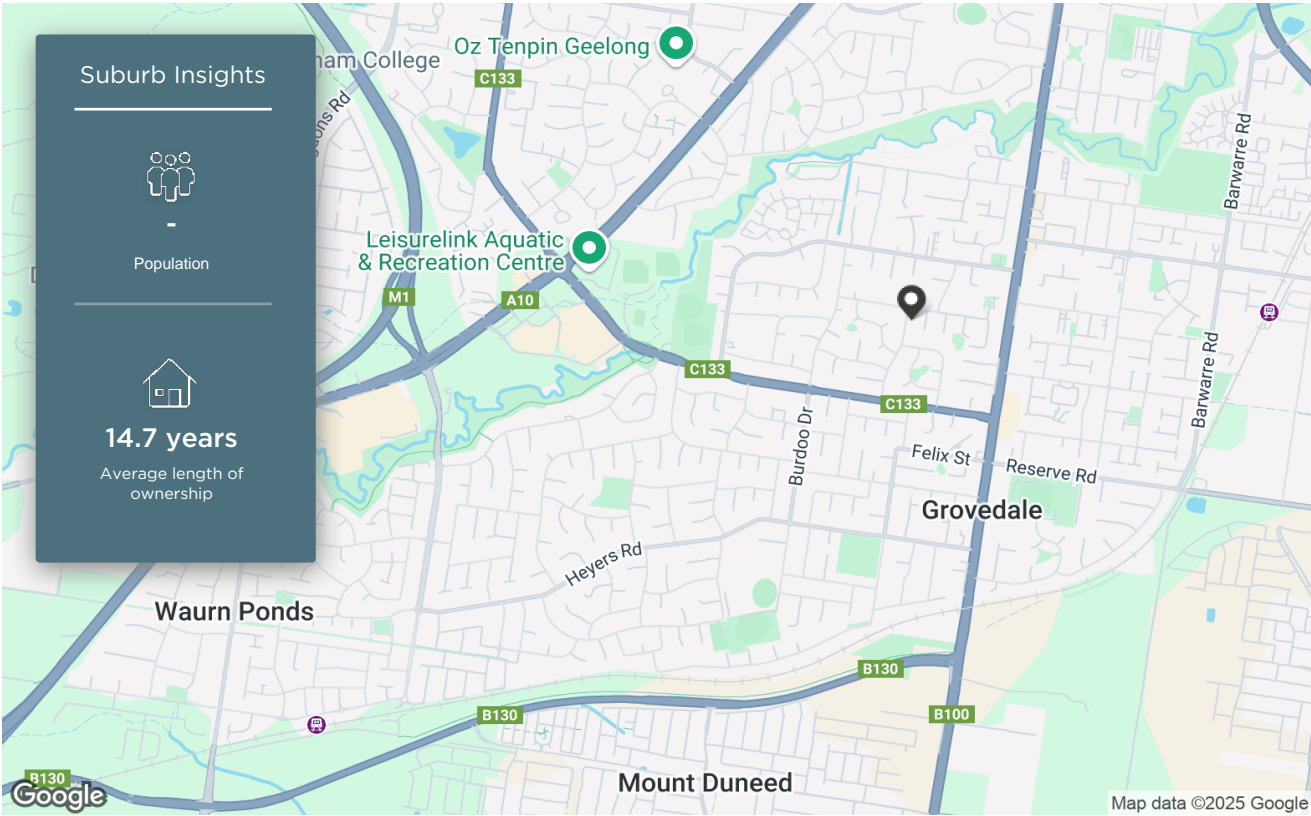
Listing Date	28-Apr-25	Distance	0.28km
DOM	15 days	Year Built	1990



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Grovedale

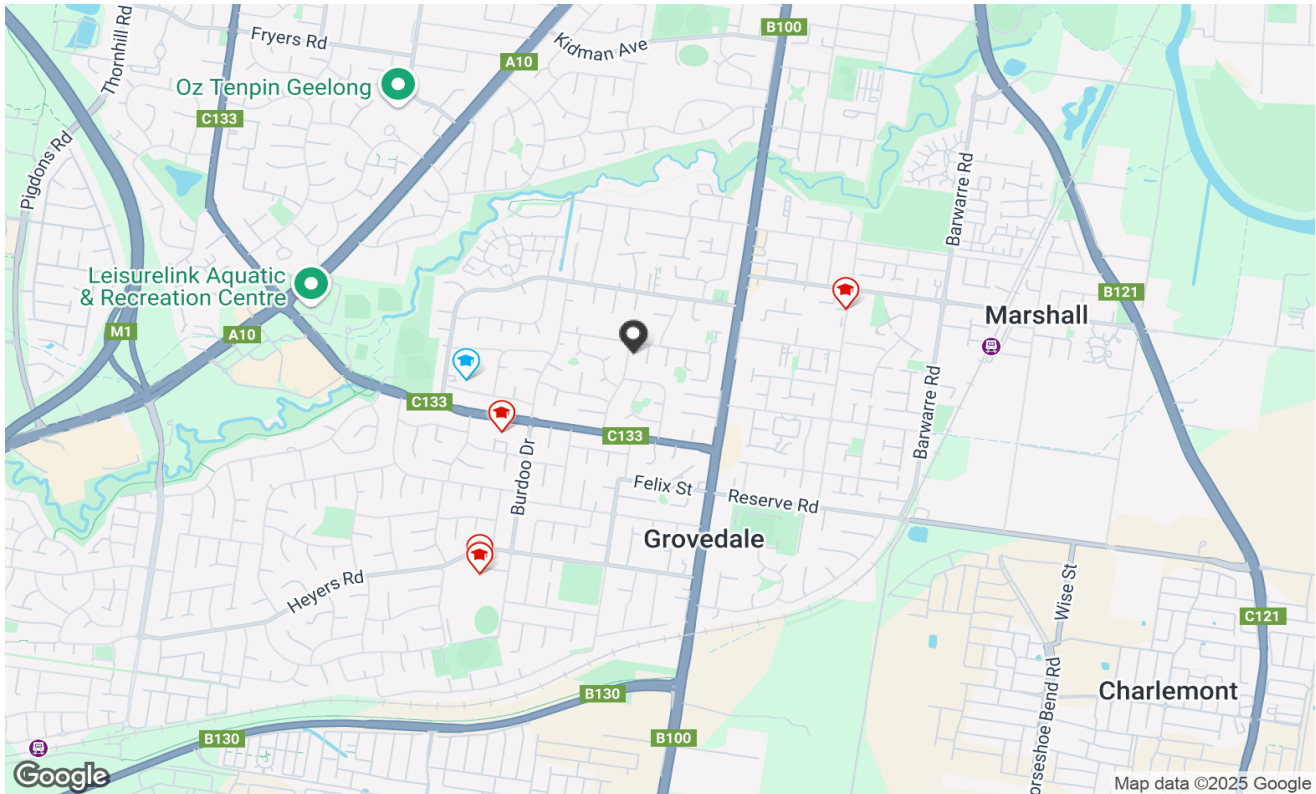
Demographic



null

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Nazareth School 10-12 Griffith Street Grovedale VIC 3216	0.69km	Primary	Mixed	Non-Government	0-6
	Mandama Primary School 10 Corang Avenue Grovedale VIC 3216	0.74km	Primary	Mixed	Government	0-6
	Grovedale Primary School 121-143 Bailey Street Grovedale VIC 3216	1.01km	Primary	Mixed	Government	0-6
	Grovedale West Primary School 85 Heyers Road Grovedale VIC 3216	1.22km	Primary	Mixed	Government	0-6
	Grovedale West Primary School-Grovedale West Deaf Facility 85 Heyers Road Grovedale VIC 3216	1.25km	Primary	Mixed	Non-Government	-



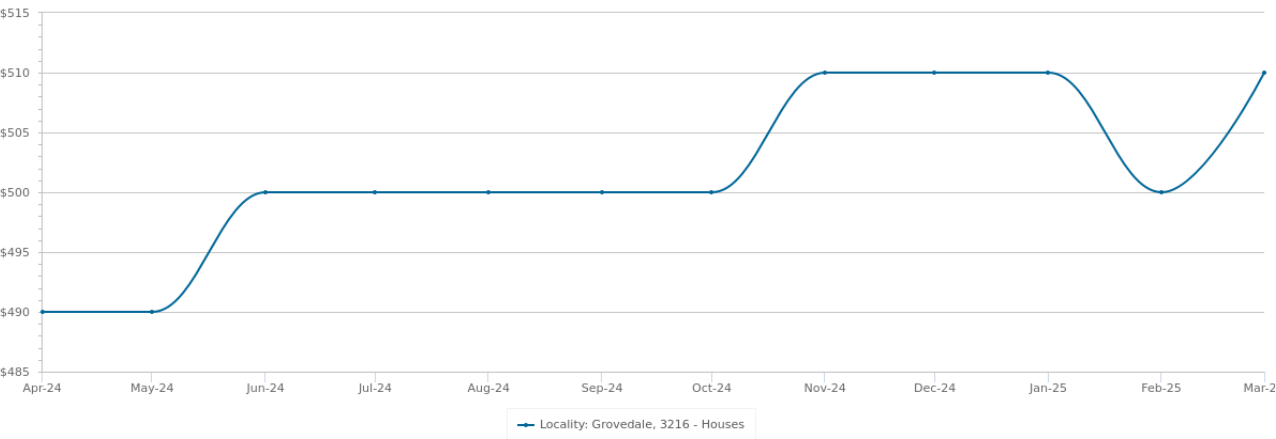
Property is within school catchment area



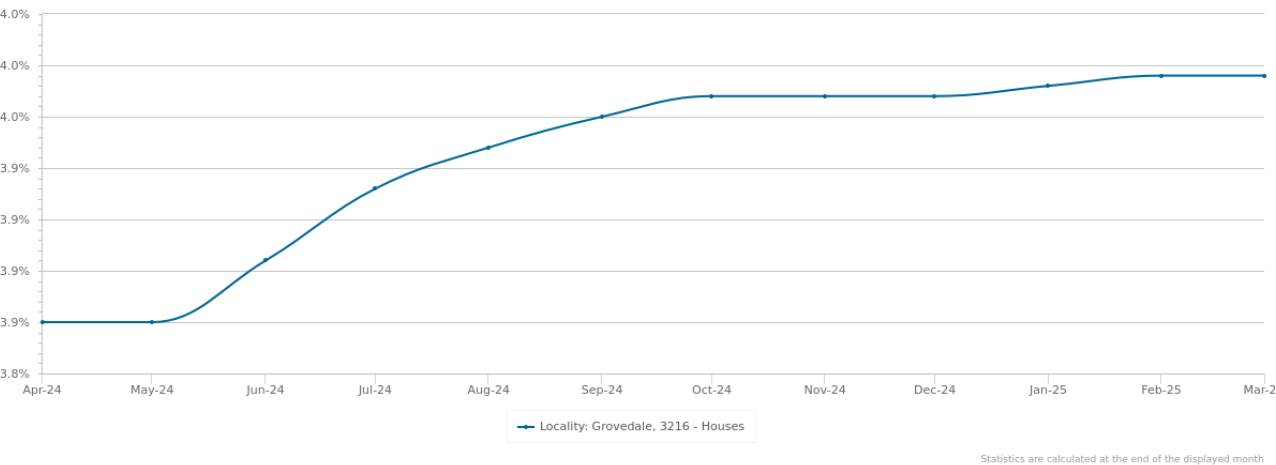
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



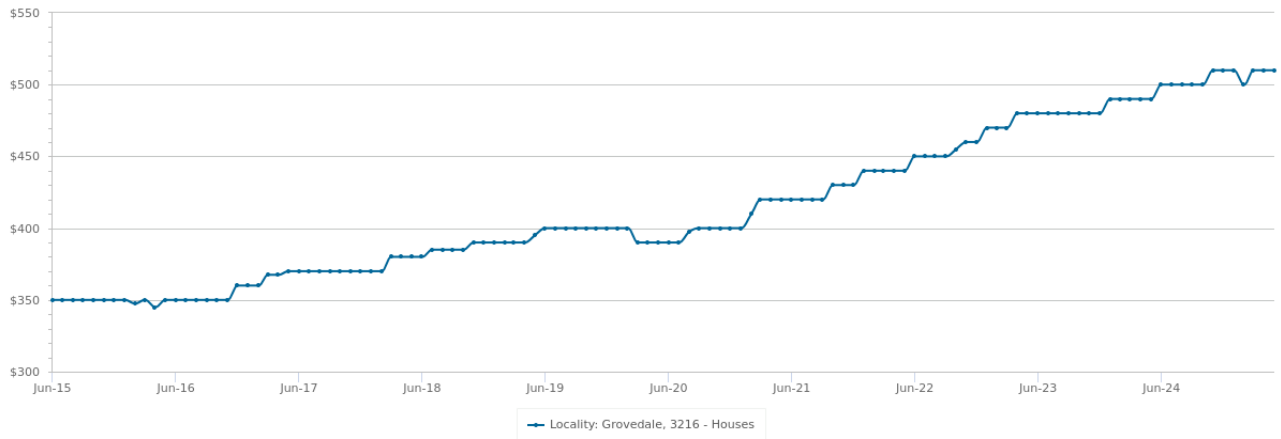
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Mar 2025	\$510	2.0% ▲	4%	273
Feb 2025	\$500	-2.0% ▼	4%	262
Jan 2025	\$510	0.0%	4%	259
Dec 2024	\$510	0.0%	4%	263
Nov 2024	\$510	2.0% ▲	4%	266
Oct 2024	\$500	0.0%	4%	259
Sep 2024	\$500	0.0%	4%	258
Aug 2024	\$500	0.0%	3.9%	244
Jul 2024	\$500	0.0%	3.9%	241
Jun 2024	\$500	2.0% ▲	3.9%	230
May 2024	\$490	0.0%	3.9%	233
Apr 2024	\$490	0.0%	3.9%	236

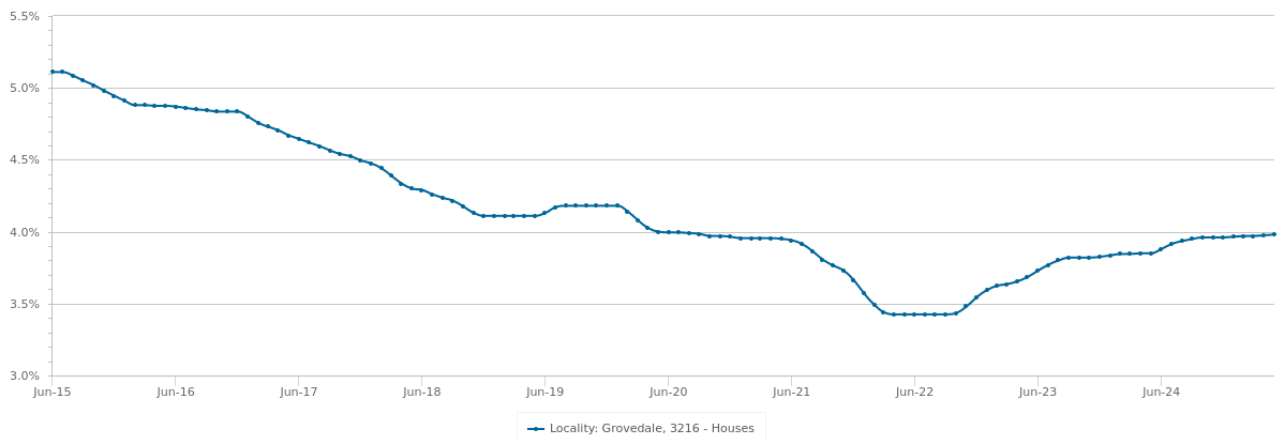
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

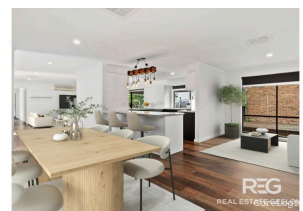
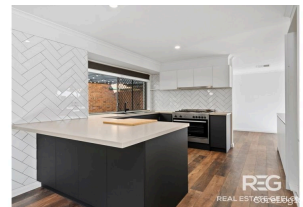
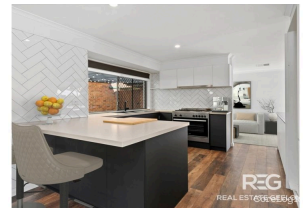


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$510	4.1% ▲	4%	290
2024	\$490	2.1% ▲	3.9%	233
2023	\$480	9.1% ▲	3.7%	231
2022	\$440	4.8% ▲	3.4%	205
2021	\$420	7.7% ▲	4%	227
2020	\$390	-1.3% ▼	4%	246
2019	\$395	3.9% ▲	4.1%	236
2018	\$380	2.7% ▲	4.3%	265
2017	\$370	5.7% ▲	4.7%	278
2016	\$350	0.0%	4.9%	300

Summary

33 AINSLIE AVENUE GROVEDALE VIC 3216



Appraisal price range
\$570 - 590pw

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