

COMPARATIVE MARKET ANALYSIS

4 PLENTY VIEW, BEVERIDGE, VIC 3753

PREPARED BY EKTA SHARMA, MELVIC REAL ESTATE, PHONE: 0469344241



Laetitia Ndaya Ngomba 4 Plenty View Beveridge, VIC, 3753

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Ekta Sharma Melvic Real Estate Phone: 0469344241

Office Phone: 03 8774 3209 Email: ekta@melvicre.com.au



4 PLENTY VIEW, BEVERIDGE, VIC 3753



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s): Owner Type: Rental

Property Details

Property Type: House - N/A

RPD: 2337//PS617320 (12095281)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: MITCHELL SHIRE

Features: Brick and Tile, Built in Robes, Improvements: Alarm System

Area: 420 m²

Area \$/m2: \$618

Water/Sewerage:

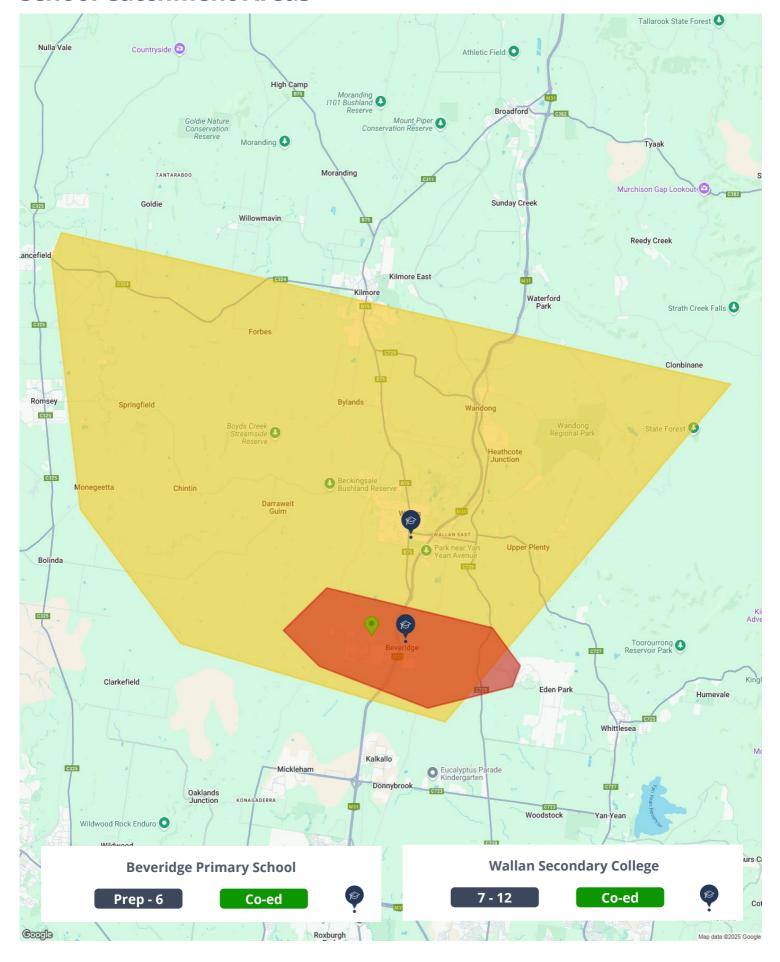
Property ID: 1503025673 / UBD Ref: UBD Ref:

Sales History

Sale Amount:Sale Date:Vendor:Area:Sale Type:Related:\$ 259,00028/07/2020THE PROPRIETORS420 m²Normal SaleNo

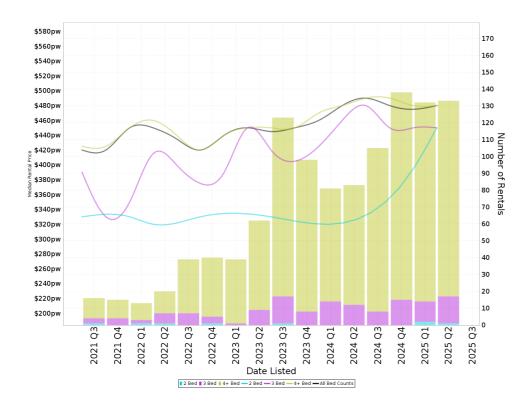


School Catchment Areas





Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.7%

Current Median Price: \$636,500 Previous Median Price: \$674,965

Based on 396 registered House sales compared over the last two rolling 12 month periods.

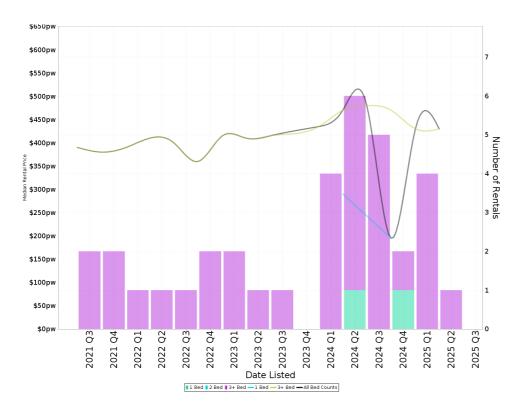
Suburb Rental Yield

+3.9%

Current Median Price: \$636,500 Current Median Rent: \$480

Based on 508 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-27.2%

Current Median Price: \$480,000 Previous Median Price: \$659,000 Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

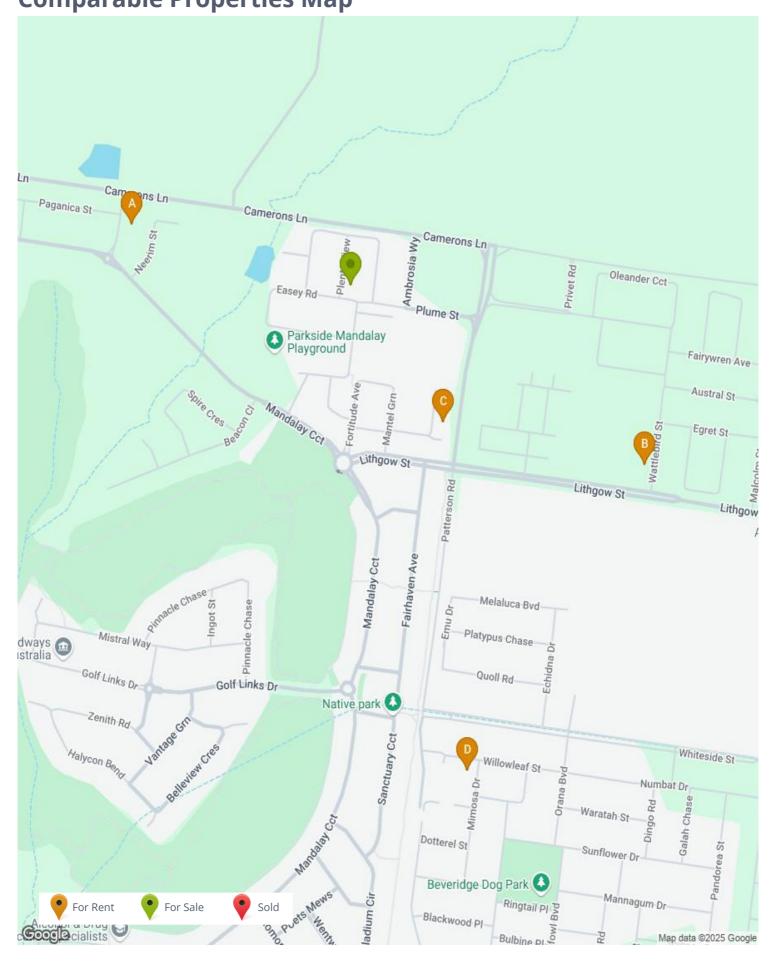
+4.9%

Current Median Price: \$480,000 Current Median Rent: \$450

Based on 12 registered Unit rentals compared over the last 12 months.



Comparable Properties Map





Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$520 with a median rental price of \$510. Days listed ranges from 8 to 41 days with the average currently at 23 days for these selected properties.

12 HORIZON WAY, BEVERIDGE 3753

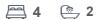


Property Type: House

Area: 420 m²

RPD: 5618//PS617320

Features:







Current Rent Price: \$520 per week First Rent Price: \$520 per week

Month Listed: July 2025 Days on Market: 8 Days



9 WATTLEBIRD ST, BEVERIDGE 3753



Property Type: House Area: 350 m²

RPD: 233//PS842988

Features:







Current Rent Price: \$500 per week First Rent Price: \$500 per week Month Listed: June 2025* (Rented)

Days on Market: 26 Days



6 VERDANT CRT, BEVERIDGE 3753



Property Type: House Area: 476 m²

RPD: 3854//PS617320

Features:







Current Rent Price: \$500 per week First Rent Price: \$500 per week Month Listed: June 2025* (Rented)

Days on Market: 20 Days



4 MIMOSA DR, BEVERIDGE 3753



Property Type: House Area: 355 m²

RPD: 1239//PS831556

Features:

4





Current Rent Price: \$520 P/W First Rent Price: \$530 P/W Month Listed: June 2025

Days on Market: 41 Days





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Appraisal Price

This market analysis has been prepared on 15/07/2025 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:

\$480pw to \$530pw

Contact your agent for further information:



Agent Name: Ekta Sharma

Mobile: 0469344241

Office: Melvic Real Estate

Office Phone: 03 8774 3209

Email: ekta@melvicre.com.au