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COMPARATIVE MARKET ANALYSIS

18 VELGARD STREET, WOLLERT, VIC 3750

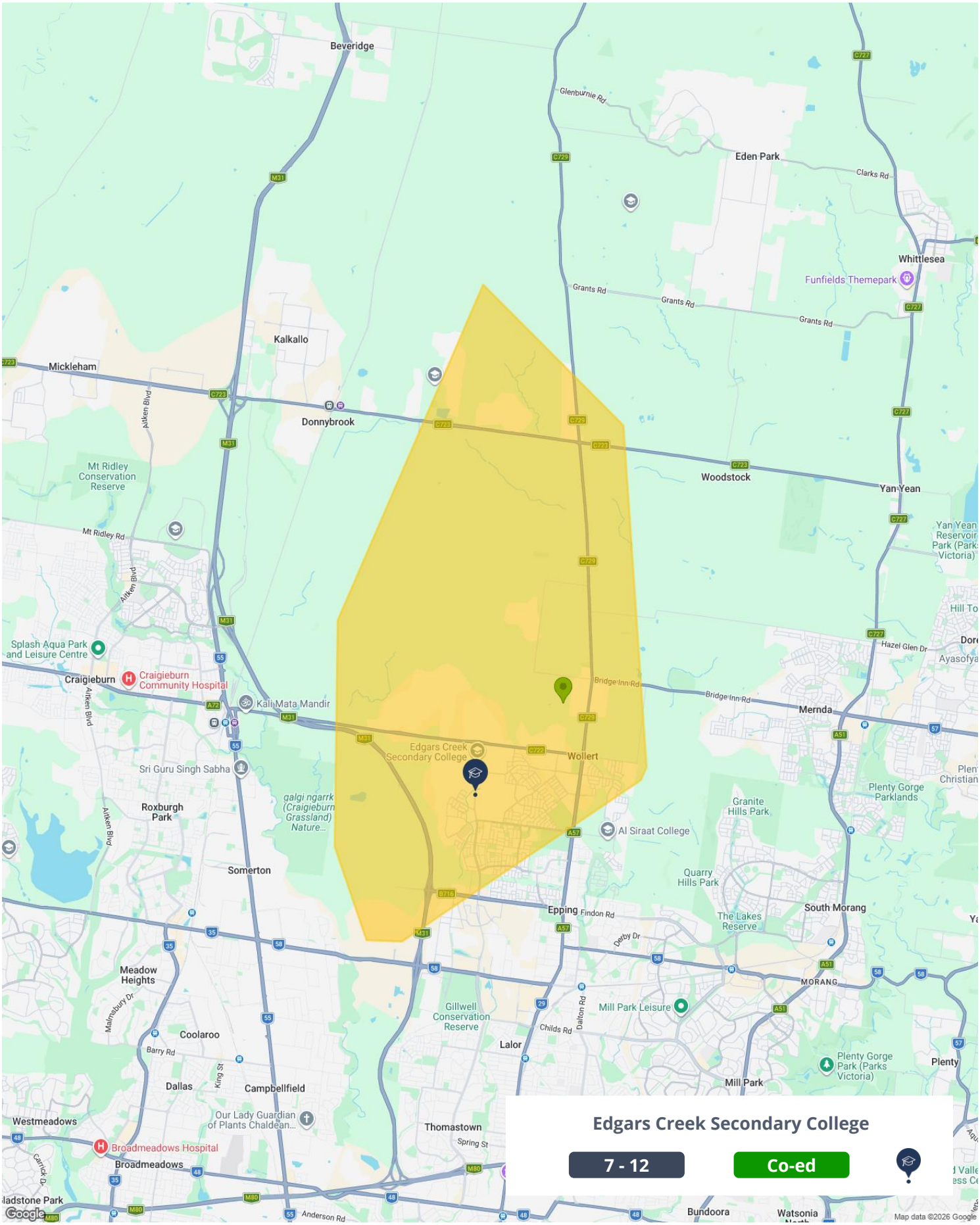
PREPARED BY MANISH GUPTA, MCG REAL ESTATE, PHONE: 450654363

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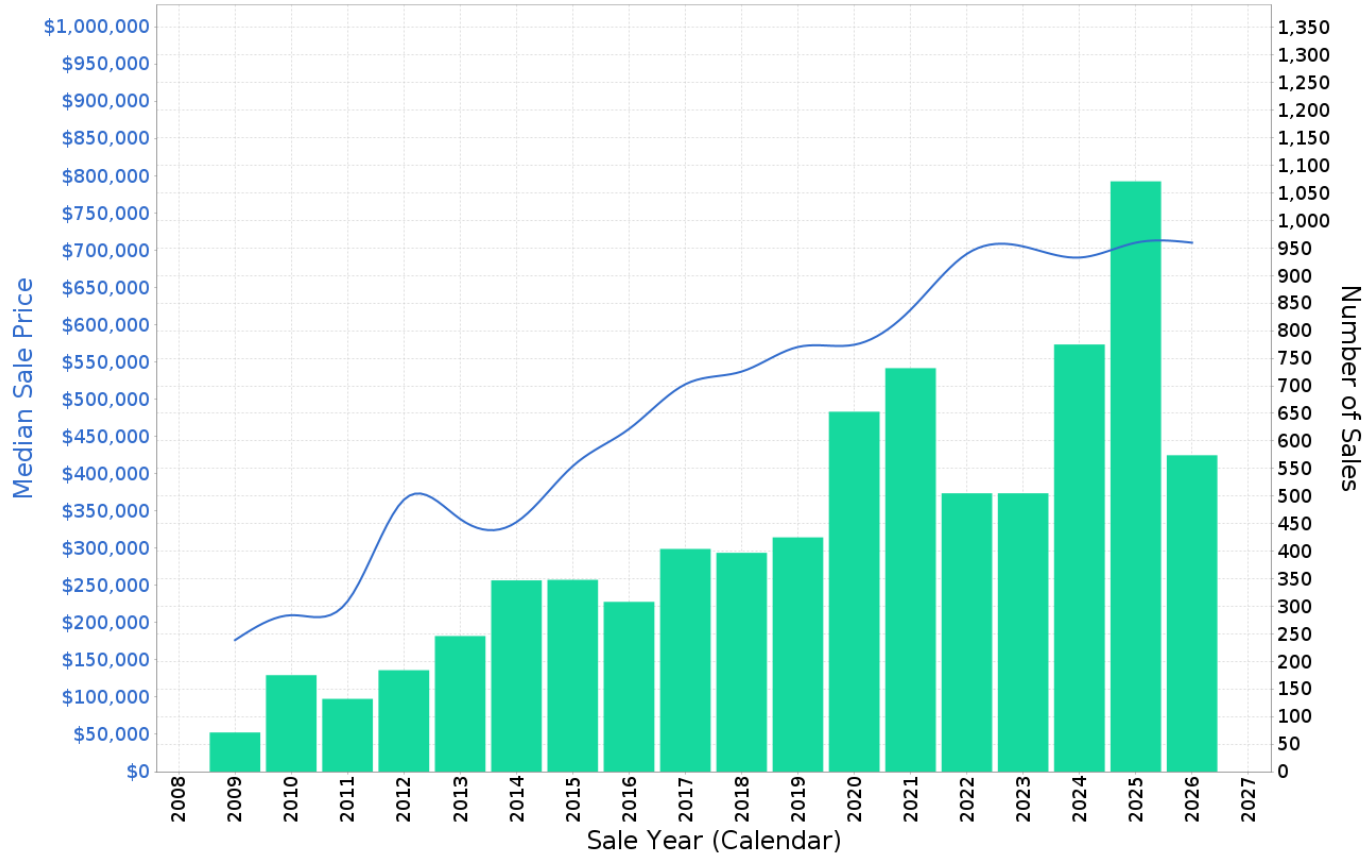
School Catchment Areas



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Sales & Growth Chart (House)

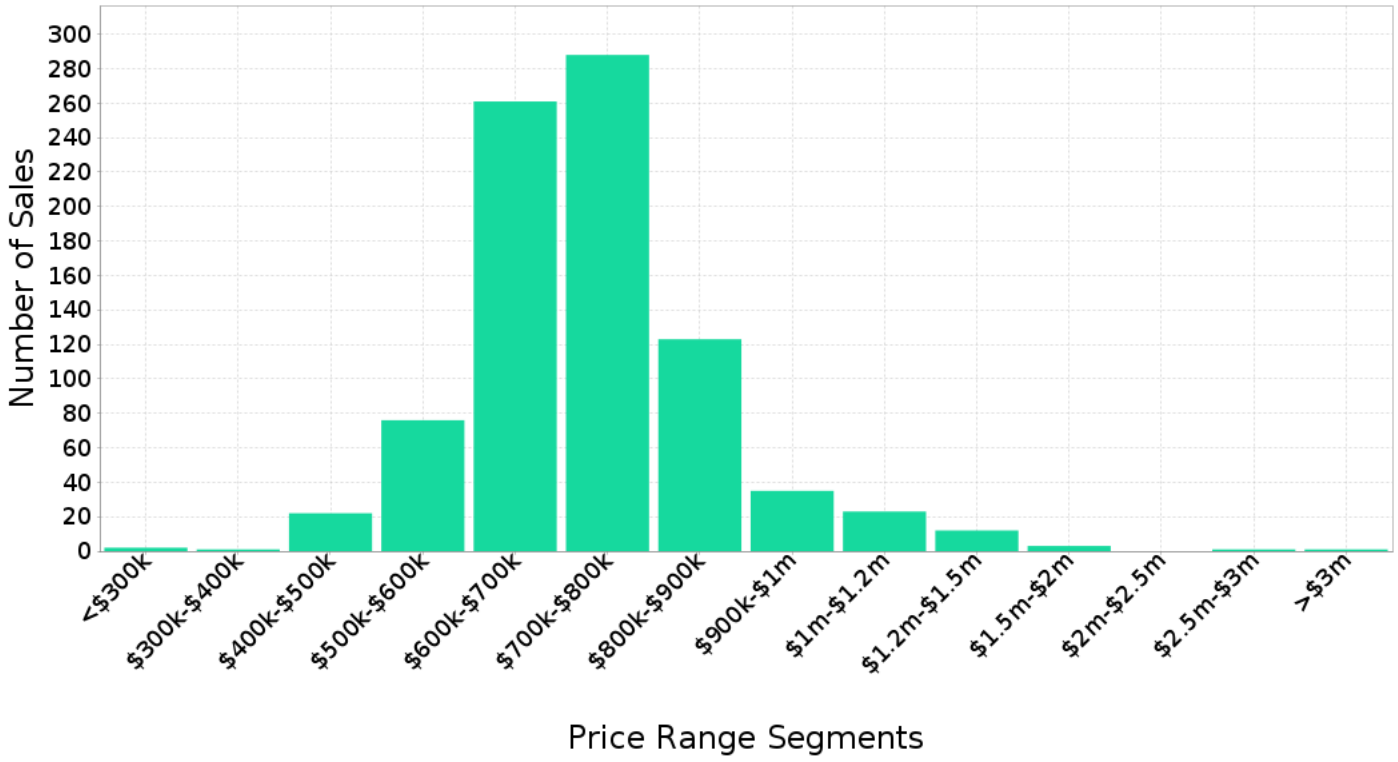
Year	No. of Sales	Average	Median	Growth	Low	High
2009	71	$ 180,363	$ 176,500		$ 135,000	$ 402,900
2010	175	$ 232,857	$ 209,950	19.0 %	$ 125,000	$ 2,330,000
2011	132	$ 289,100	$ 228,500	8.8 %	$ 125,000	$ 700,000
2012	184	$ 342,523	$ 364,950	59.7 %	$ 79,500	$ 1,372,350
2013	246	$ 321,861	$ 339,000	-7.1 %	$ 124,000	$ 1,080,000
2014	347	$ 312,875	$ 334,900	-1.2 %	$ 118,950	$ 1,650,000
2015	348	$ 398,148	$ 410,000	22.4 %	$ 134,000	$ 4,651,386
2016	308	$ 475,591	$ 460,000	12.2 %	$ 267,000	$ 1,850,000
2017	404	$ 549,211	$ 520,000	13.0 %	$ 252,000	$ 4,400,000
2018	397	$ 569,196	$ 537,000	3.3 %	$ 321,500	$ 4,000,000
2019	425	$ 610,217	$ 570,000	6.1 %	$ 257,500	$ 14,000,000
2020	653	$ 581,959	$ 573,000	0.5 %	$ 50,000	$ 4,000,000
2021	732	$ 674,464	$ 620,000	8.2 %	$ 263,500	$ 6,325,000
2022	505	$ 718,090	$ 695,000	12.1 %	$ 104,500	$ 1,650,000
2023	505	$ 724,589	$ 705,000	1.4 %	$ 357,000	$ 5,200,000
2024	775	$ 708,816	$ 690,000	-2.1 %	$ 190,000	$ 5,366,443
2025	1071	$ 750,852	$ 710,000	2.9 %	$ 140,000	$ 17,950,000
2026	574	$ 730,559	$ 710,000		$ 45,000	$ 2,960,000



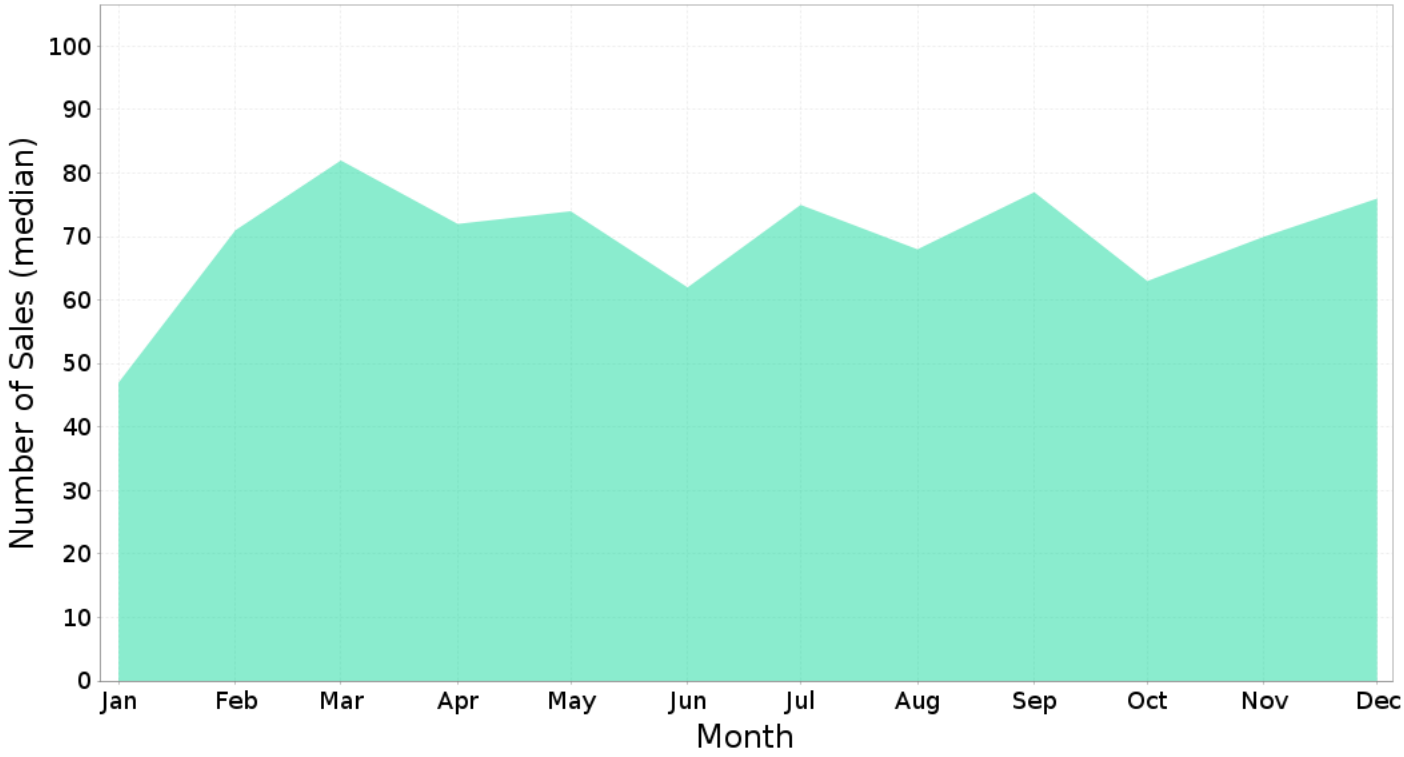
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Price Segmentation

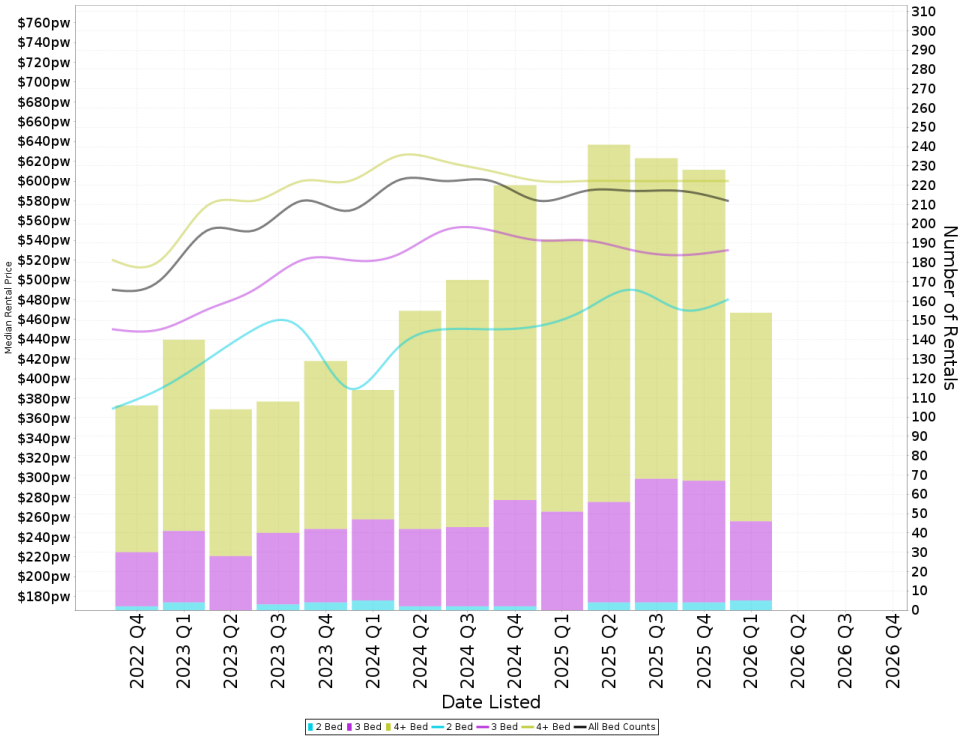


Peak Selling Periods



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.1%

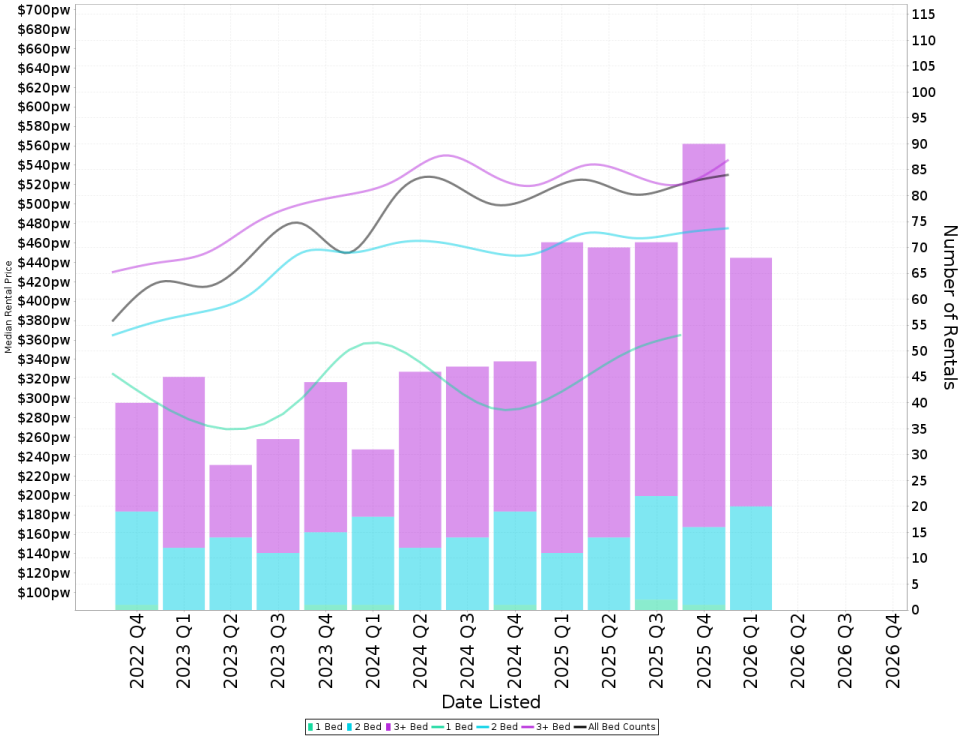
Current Median Price: $715,000
Previous Median Price: $700,000
Based on 1853 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $715,000
Current Median Rent: $580
Based on 382 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.2%

Current Median Price: $520,000
Previous Median Price: $485,000
Based on 147 registered Unit sales compared over the last two rolling 12 month periods.

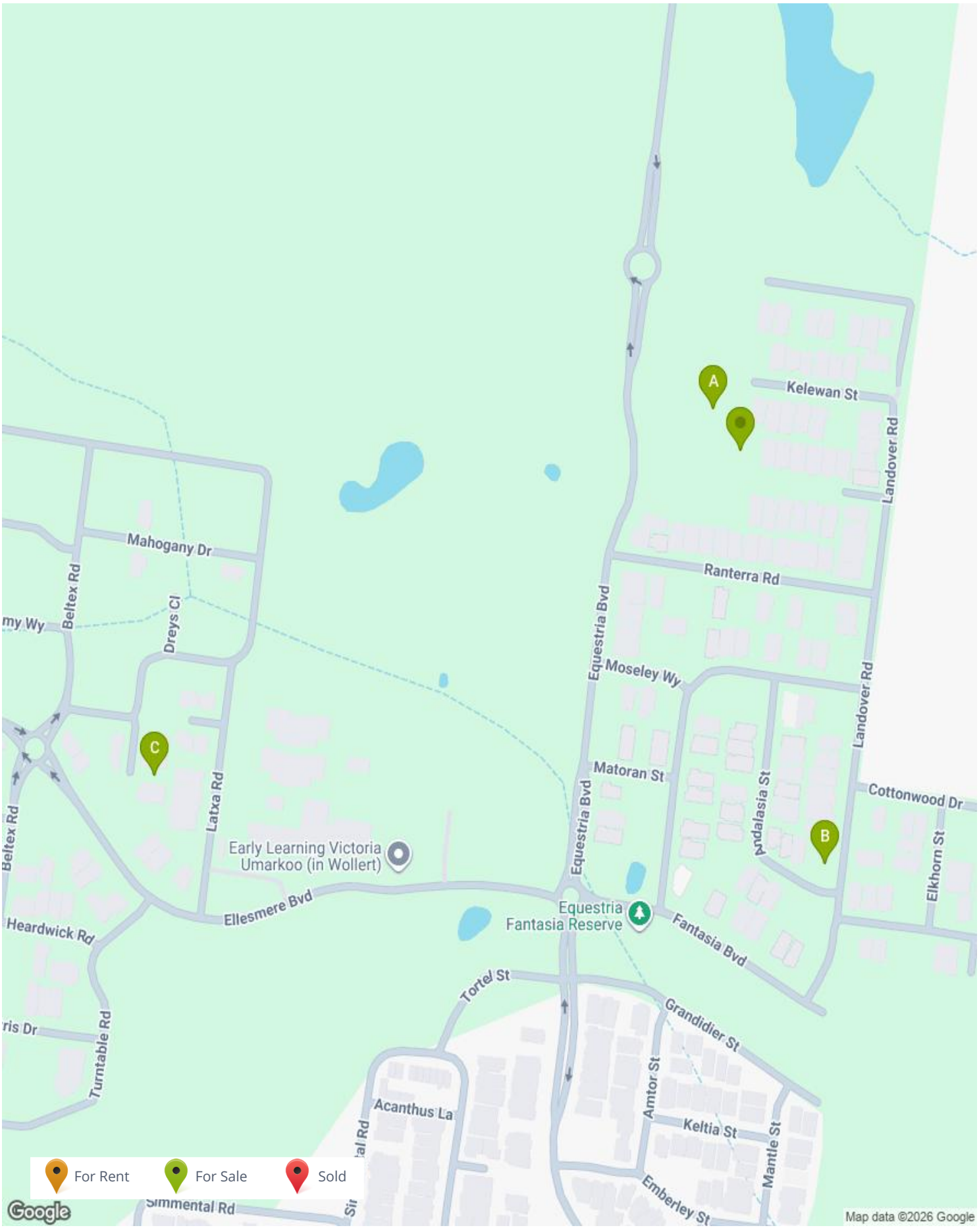
Suburb Rental Yield

+5.2%

Current Median Price: $520,000
Current Median Rent: $520
Based on 158 registered Unit rentals compared over the last 12 months.

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Comparable Properties Map



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Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is $790,000 and the highest for sale price is $940,000 with a median sale price of $840,000. Days listed ranges from 18 to 128 days with the average currently at 58 days for these selected properties.

21 KELEWAN ST, WOLLERT 3750

UBD Ref: Melbourne - 104 L18
Distance from Property: 40m

4 3 2



Property Type: House
Area: 400 m²
RPD: 1118//PS902263

Current List Price: **Contact Agent**
First List Price: Contact Agent
Date Listed: 13/10/2026 Days Listed: **29 Days**
Listed Price Change:

Features: BUILD YR: 2026, BRICK AND TILE, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS,

A

2 ANDALASIA ST, WOLLERT 3750

UBD Ref: Melbourne - 104 M19
Distance from Property: 335m

4 2 2



Property Type: House
Area: 398 m²
RPD: 807//PS817481

Current List Price: **$940,000 - $960,000 (Under**
First List Price: Architectural Luxury Living
Date Listed: 06/07/2026 Days Listed: **127 Days**
Listed Price Change:

Features:

B

5 RYELAND CL, WOLLERT 3750

UBD Ref: Melbourne - 104 J19
Distance from Property: 567m

4 2 2



Property Type: House
Area: 362 m²
RPD: 451//PS908231

Current List Price: **$790,000 - $850,000 Private Sale**
First List Price: $790,000 - $850,000 Private Sale
Date Listed: 23/10/2026 Days Listed: **18 Days**
Listed Price Change:

Features:

C

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18 VELGARD STREET, WOLLERT, VIC 3750



Appraisal Price

This market analysis has been prepared on 10/11/2026 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:

$850,000 to $890,000

Contact your agent for further information:

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