



# COMPARATIVE MARKET ANALYSIS

11 MAPLE COURT, MYRTLEFORD, VIC 3737

PREPARED BY LACHLAN DAVID THOMSON, PHONE: 0490153684



Jeremy Michael Schifferle  
11 Maple Court  
Myrtleford, VIC, 3737

16th March 2026

Zelko & Maria Cosic  
10 Lucknow Court,  
MYRTLEFORD VIC 3737

Dear Zelko and Maria Cosic

RE: Appraisal of 10 Lucknow Court, MYRTLEFORD VIC 3737

We wish to thank you for the opportunity to discuss with you and give you an opinion of the property's current market worth based on the information you have provided.

Based on comparable sales and the current market trends I am confident 10 Lucknow Court would achieve a market value of \$435,000 to \$471,000.

Should you wish to discuss any aspect of this appraisal please don't hesitate to call our office on 03 5752 1304 or my mobile on 0490 153 684, or if you would like to proceed with listing your property for sale, we can forward you the documentation either via post or email for signing, which ever you prefer.

Your Sincerely,  
MYRTLEFORD REAL ESTATE & LIVESTOCK

Lachlan David Thomson  
Myrtleford Real Estate & Livestock  
Phone: 0490153684  
Office Phone: 03 57521304  
Email: lachlan@mrel.com.au

# 11 MAPLE COURT, MYRTLEFORD, VIC 3737



## Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):  
 Owner Type: Owner Occupied

## Property Details

Property Type: Vacant Land - N/A  
 RPD: 10//PS412112 (10506421)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT  
 Zoning:  
 Council: ALPINE SHIRE  
 Features:

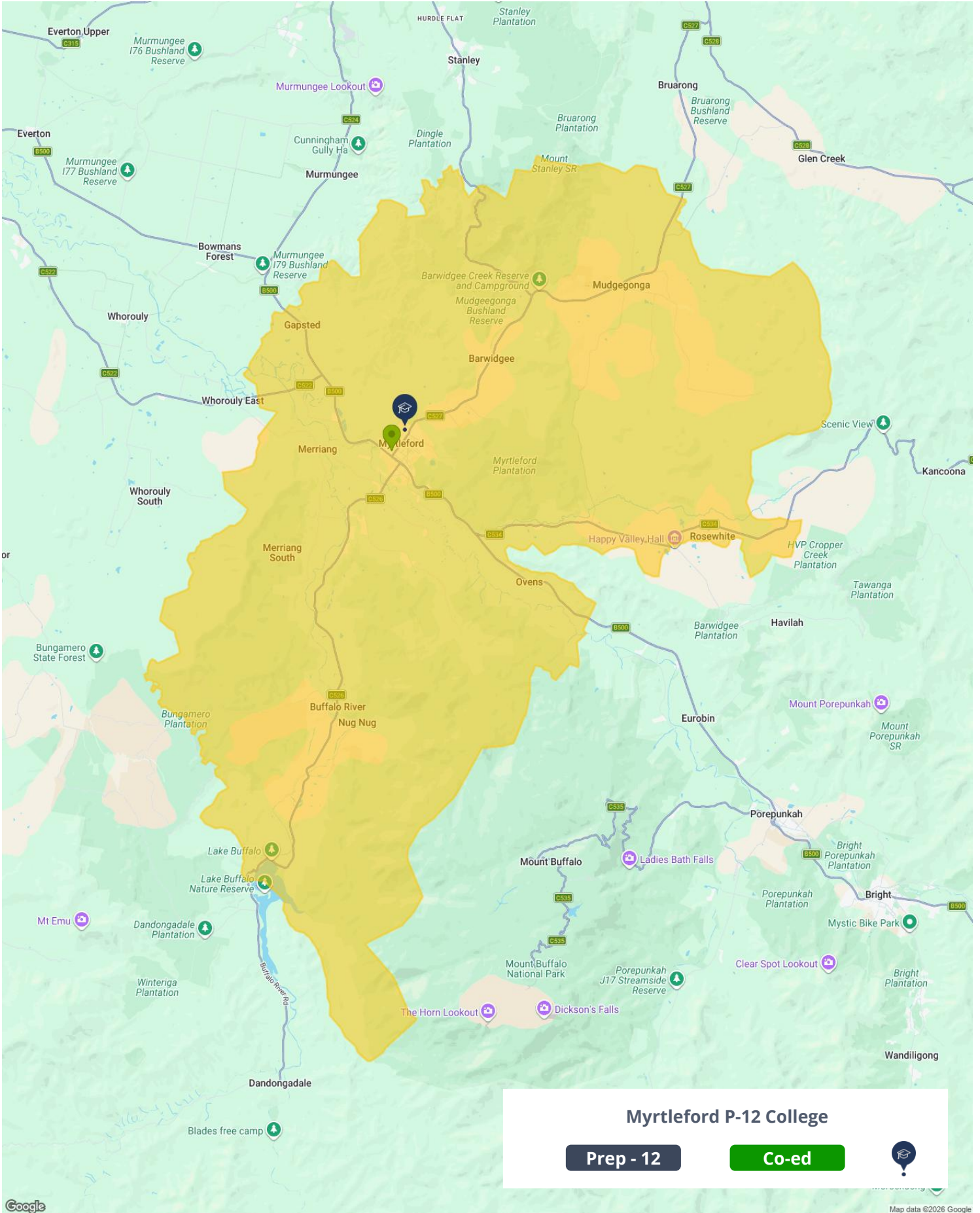


Area: 498 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$116  
 Water/Sewerage:  
 Property ID: 5834400 /  
 UBD Ref: UBD Ref:

## Sales History

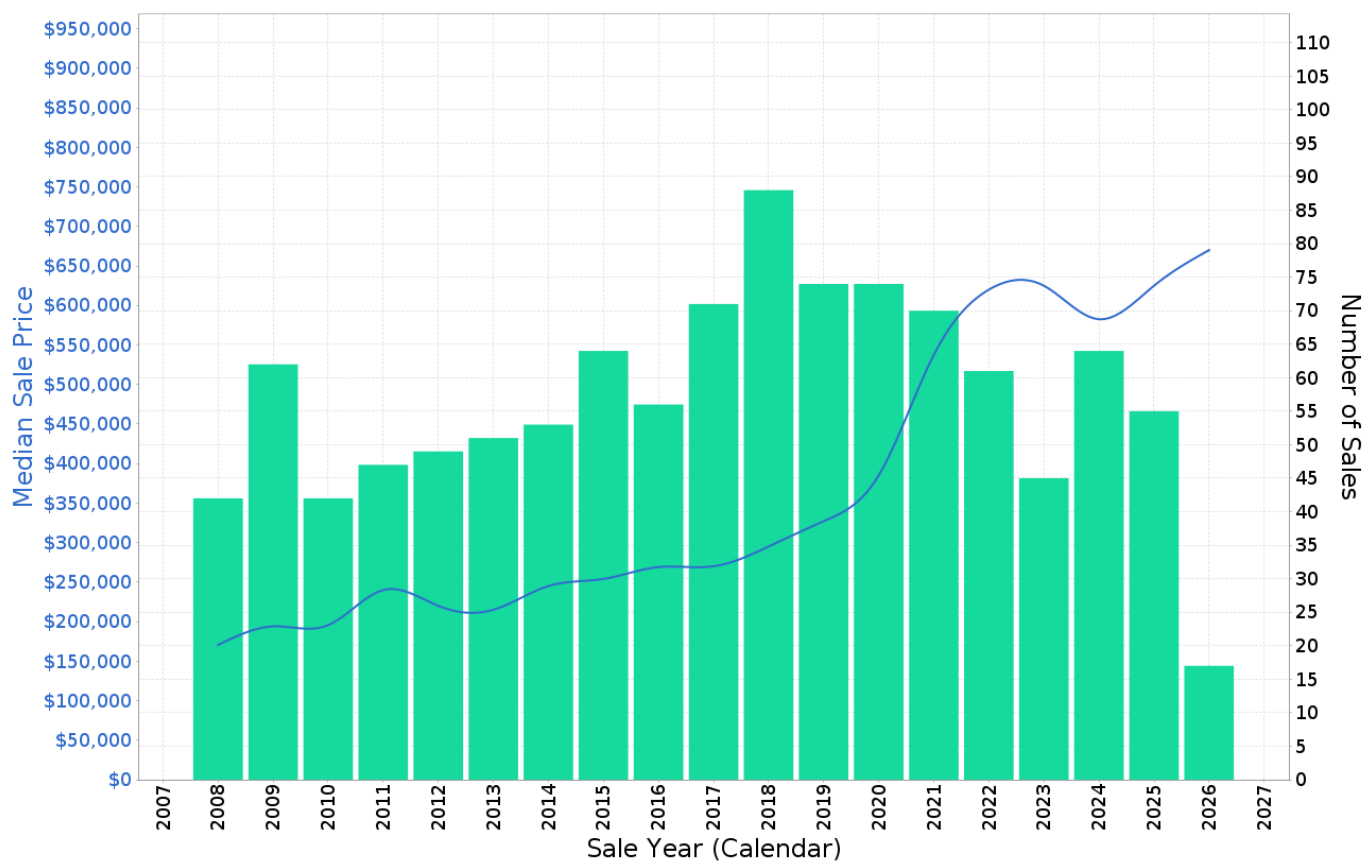
| Sale Amount: | Sale Date: | Vendor:         | Area:            | Sale Type:  | Related: |
|--------------|------------|-----------------|------------------|-------------|----------|
| \$ 59,000    | 20/12/2012 | THE PROPRIETORS | 0 m <sup>2</sup> | Normal Sale | No       |
| \$ 55,000    | 20/12/2004 | THE PROPRIETORS | 0 m <sup>2</sup> | Normal Sale | No       |
| \$ 13,800    | 14/11/2002 | THE PROPRIETORS | 0 m <sup>2</sup> | Normal Sale | No       |

# School Catchment Areas

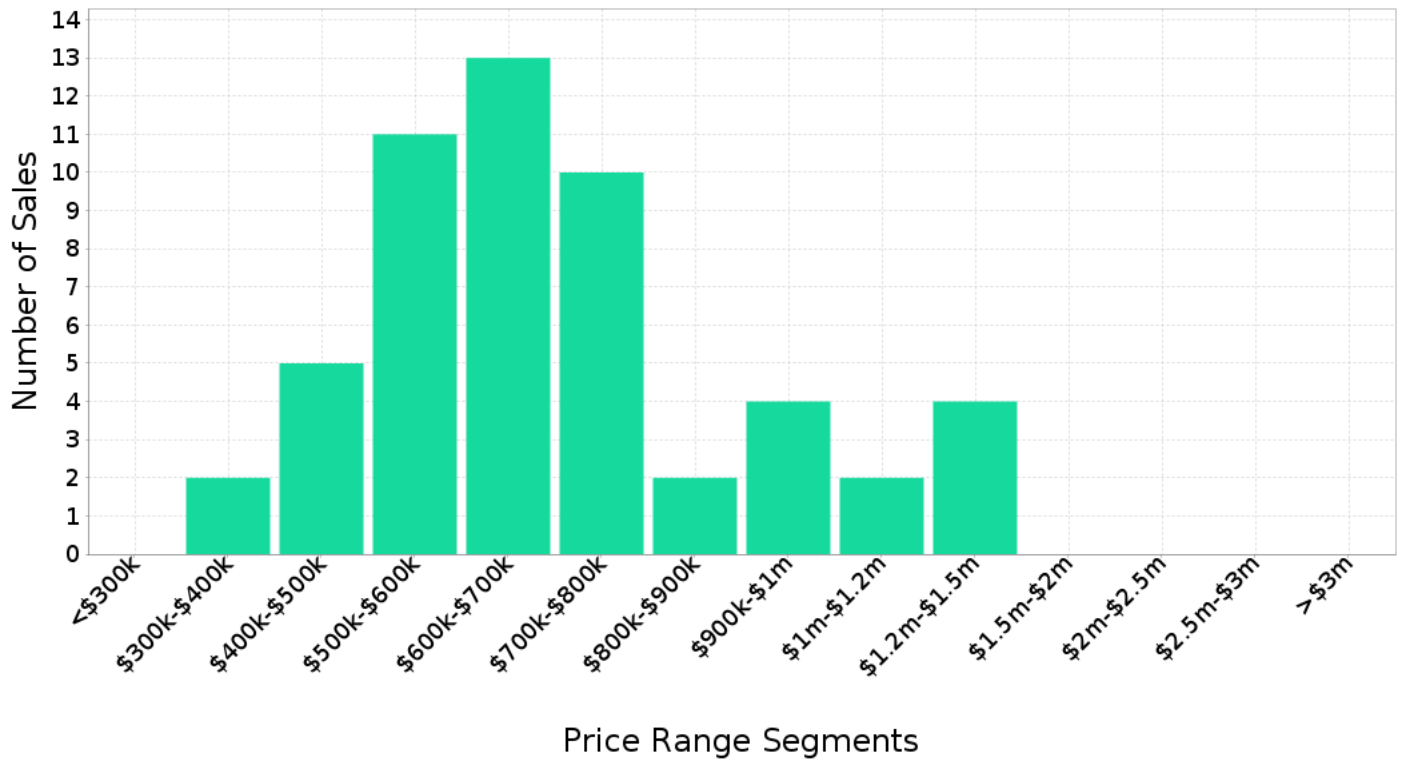


## Sales & Growth Chart (House)

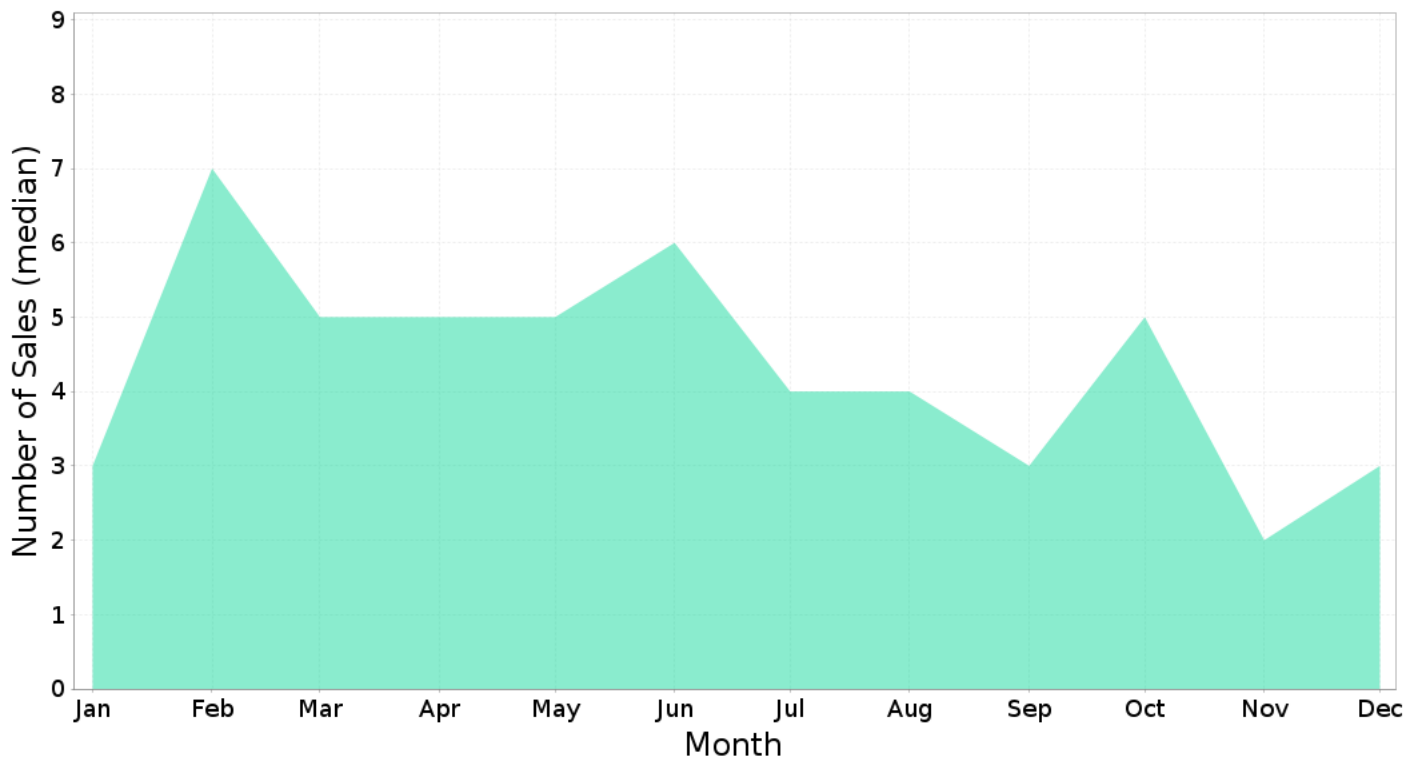
| Year | No. of Sales | Average    | Median     | Growth | Low        | High         |
|------|--------------|------------|------------|--------|------------|--------------|
| 2008 | 42           | \$ 200,774 | \$ 170,500 |        | \$ 73,000  | \$ 482,000   |
| 2009 | 62           | \$ 204,032 | \$ 194,000 | 13.8 % | \$ 40,000  | \$ 650,000   |
| 2010 | 42           | \$ 198,964 | \$ 195,500 | 0.8 %  | \$ 72,500  | \$ 445,000   |
| 2011 | 47           | \$ 253,362 | \$ 240,000 | 22.8 % | \$ 70,000  | \$ 700,000   |
| 2012 | 49           | \$ 241,173 | \$ 220,000 | -8.3 % | \$ 65,000  | \$ 645,000   |
| 2013 | 51           | \$ 239,792 | \$ 215,000 | -2.3 % | \$ 76,000  | \$ 550,000   |
| 2014 | 53           | \$ 269,632 | \$ 245,000 | 14.0 % | \$ 80,000  | \$ 1,069,000 |
| 2015 | 64           | \$ 282,539 | \$ 254,000 | 3.7 %  | \$ 117,500 | \$ 618,000   |
| 2016 | 56           | \$ 287,754 | \$ 269,000 | 5.9 %  | \$ 110,000 | \$ 840,000   |
| 2017 | 71           | \$ 313,205 | \$ 270,000 | 0.4 %  | \$ 93,071  | \$ 790,000   |
| 2018 | 88           | \$ 322,851 | \$ 295,000 | 9.3 %  | \$ 137,500 | \$ 705,000   |
| 2019 | 74           | \$ 369,942 | \$ 327,000 | 10.8 % | \$ 160,000 | \$ 830,000   |
| 2020 | 74           | \$ 395,444 | \$ 385,000 | 17.7 % | \$ 145,000 | \$ 755,000   |
| 2021 | 70           | \$ 593,814 | \$ 537,500 | 39.6 % | \$ 200,000 | \$ 1,853,750 |
| 2022 | 61           | \$ 640,041 | \$ 620,000 | 15.3 % | \$ 325,000 | \$ 1,080,000 |
| 2023 | 45           | \$ 689,578 | \$ 625,000 | 0.8 %  | \$ 407,000 | \$ 1,450,000 |
| 2024 | 64           | \$ 589,119 | \$ 582,500 | -6.8 % | \$ 79,005  | \$ 1,270,000 |
| 2025 | 55           | \$ 671,829 | \$ 625,000 | 7.3 %  | \$ 300,000 | \$ 1,340,000 |
| 2026 | 17           | \$ 792,647 | \$ 670,000 | 7.2 %  | \$ 395,000 | \$ 1,465,000 |



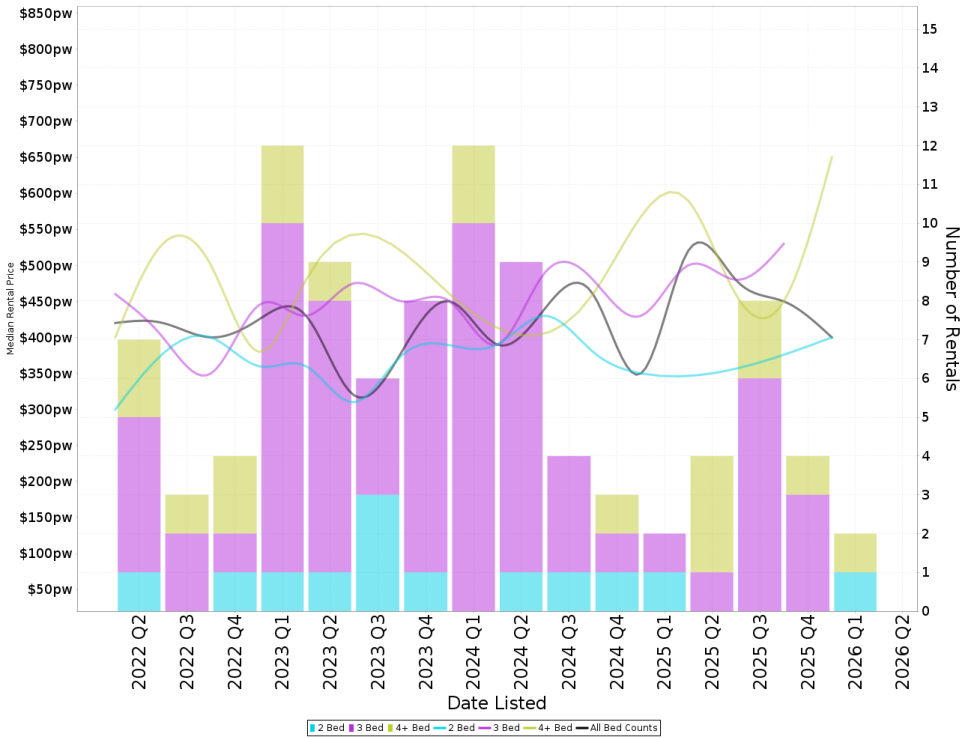
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+13.1%**

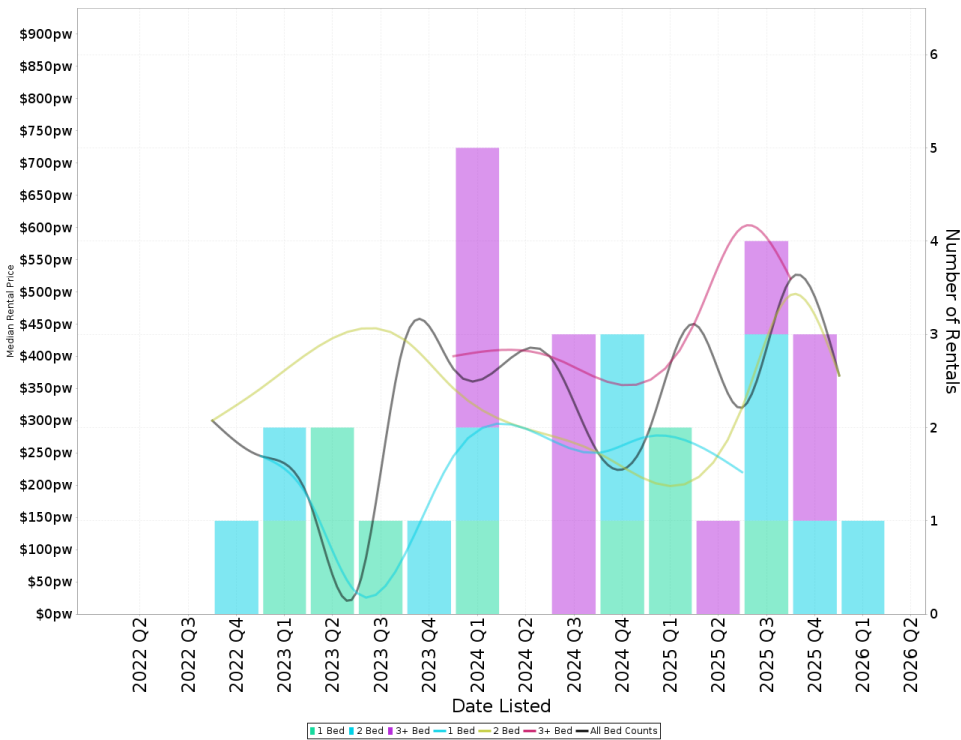
Current Median Price: \$640,000  
Previous Median Price: \$566,000  
Based on 115 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$640,000  
Current Median Rent: \$500  
Based on 18 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-13.8%**

Current Median Price: \$445,000  
Previous Median Price: \$516,250  
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.3%**

Current Median Price: \$445,000  
Current Median Rent: \$450  
Based on 9 registered Unit rentals compared over the last 12 months.



## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$700,000 and the highest sale price is \$775,000 with a median sale price of \$765,000. Days listed ranges from 55 to 179 days with the average currently at 111 days for these selected properties.

### 16 PRINCE ST, MYRTLEFORD, VIC 3737

Distance from Property: 696m  5  3  3



Property Type: House  
 Area: 565 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,239  
 RPD: 1//PS538262

Sale Price: **\$700,000 (Normal Sale)**  
 Sale Date: 31/01/2025 Days to Sell: **55 Days**  
 Last Price: \$775,000 Chg %: **-9.7%**  
 First Price: \$775,000 (Under Offer) Chg %: **-9.7%**

Features: IMPROVEMENTS: SECURE PARKING, INTERNAL LAUNDRY



### 67 MUMMERY RD, MYRTLEFORD, VIC 3737

Distance from Property: 1.2km  4  2  2



Property Type: House  
 Area: 808 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$947  
 RPD: 3//PS537897

Sale Price: **\$765,000 (Normal Sale)**  
 Sale Date: 12/03/2025 Days to Sell: **179 Days**  
 Last Price: \$780,000 (Under Offer) Chg %: **-1.9%**  
 First Price: \$810,000 Chg %: **-5.6%**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: SECURE PARKING



### 50 RANGEVIEW DR, MYRTLEFORD, VIC 3737

Distance from Property: 1.5km  4  2  2



Property Type: House  
 Area: 616 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,258  
 RPD: 13//PS744656

Sale Price: **\$775,000 (Normal Sale)**  
 Sale Date: 16/10/2025 Days to Sell: **99 Days**  
 Last Price: \$799,000 (Under Offer) Chg %: **-3.0%**  
 First Price: \$822,000 (Under Offer) Chg %: **-5.7%**

Features: IMPROVEMENTS: DISHWASHER



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### Appraisal Price

This market analysis has been prepared on 22/06/2026 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:

**\$765,000**

### Contact your agent for further information:

Agent Name: Lachlan David Thomson  
Mobile: 0490153684  
Office: Myrtleford Real Estate & Livestock  
Office Phone: 03 57521304  
Email: [lachlan@mrel.com.au](mailto:lachlan@mrel.com.au)