



10 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977

Prepared on 2nd March 2026



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MCGRATH LANGWARRIN

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Your Property

10 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977

4  2  2  610m²  203m² 



Your Property History

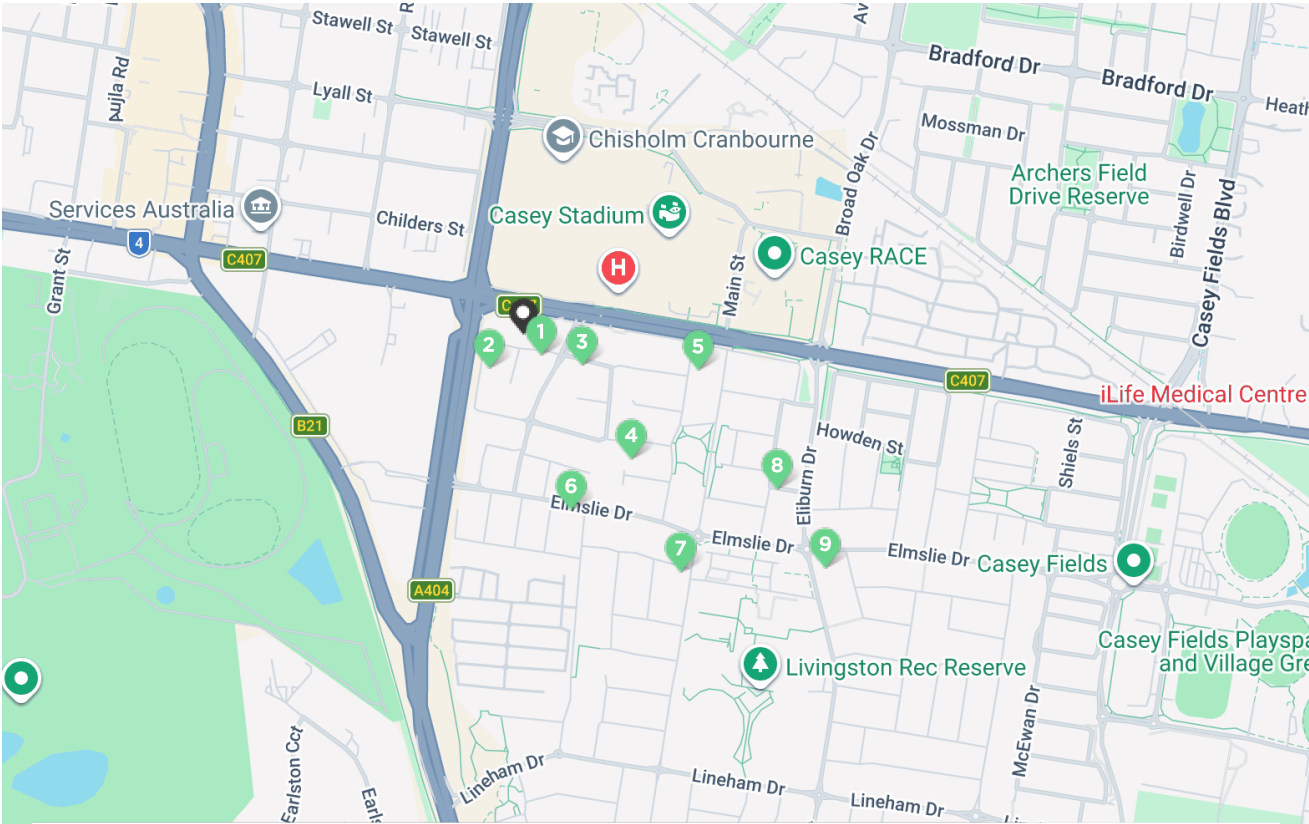
- 3 Apr, 2010 - Sold for \$387,147
- 5 Mar, 2010 - Listed for sale at \$389,950
- 30 May, 2007 - Sold for \$312,500
- 16 Apr, 2000 - Sold for \$49,950



Introducing Angela Staker

Angela brings a rare level of industry knowledge and strong asset management skills to both landlords and the multi award-winning team at Stockdale & Leggo Frankston. Formerly with another reputed agency in the south-eastern suburbs for 16 years, including 10 years as Senior Property Manager overse

Comps Map: Rentals








1 3 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977	4	2	2	\$595
2 19 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977	4	2	2	\$630
3 5 SINATRA WAY CRANBOURNE EAST VIC 3977	4	2	2	\$600
4 12 OGILVIE COURT CRANBOURNE EAST VIC 3977	4	2	2	\$650
5 7 MCALLISTER DRIVE CRANBOURNE EAST VIC 3977	4	2	2	\$650
6 145 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977	4	2	2	\$675
7 1 ALMONDBANK ROAD CRANBOURNE EAST VIC 3977	4	2	2	\$650
8 32 CANMORE STREET CRANBOURNE EAST VIC 3977	4	2	2	\$680
9 35 ELIBURN DRIVE CRANBOURNE EAST VIC 3977	4	2	2	\$680

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

Comparable Rentals

1 3 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977



 4  2  2  600m²  158m²
Year Built 2000 DOM 27 days
Listing Date 30-Aug-25 Distance 0.07km
Listing Price \$595/WEEKLY






2 19 JAGGER CIRCUIT CRANBOURNE EAST VIC 3977



 4  2  2  603m²  144m²
Year Built 2001 DOM 21 days
Listing Date 06-Feb-26 Distance 0.11km
Listing Price \$630/WEEKLY


3 5 SINATRA WAY CRANBOURNE EAST VIC 3977



 4  2  2  610m²  165m²
Year Built 2000 DOM 23 days
Listing Date 21-Oct-25 Distance 0.15km
Listing Price \$600/WEEKLY





4 12 OGILVIE COURT CRANBOURNE EAST VIC 3977



 4  2  2  456m²  159m²
Year Built 2017 DOM 19 days
Listing Date 03-Dec-25 Distance 0.37km
Listing Price \$650/WEEKLY

5 7 MCALLISTER DRIVE CRANBOURNE EAST VIC 3977



 4  2  2  448m²  183m²
Year Built 2015 DOM 42 days
Listing Date 01-Oct-25 Distance 0.4km
Listing Price \$650/WEEKLY

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

6 145 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977



4 2 2 387m² -
 Year Built - DOM 20 days
 Listing Date 28-Aug-25 Distance 0.41km
 Listing Price \$675/WEEKLY

7 1 ALMONDBANK ROAD CRANBOURNE EAST VIC 3977



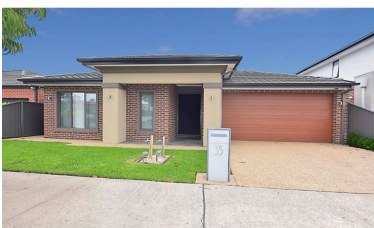
4 2 2 504m² 232m²
 Year Built 2016 DOM 7 days
 Listing Date 19-Sep-25 Distance 0.65km
 Listing Price \$650/WEEKLY

8 32 CANMORE STREET CRANBOURNE EAST VIC 3977



4 2 2 508m² 175m²
 Year Built 2015 DOM 9 days
 Listing Date 18-Nov-25 Distance 0.67km
 Listing Price \$680/WEEKLY

9 35 ELIBURN DRIVE CRANBOURNE EAST VIC 3977

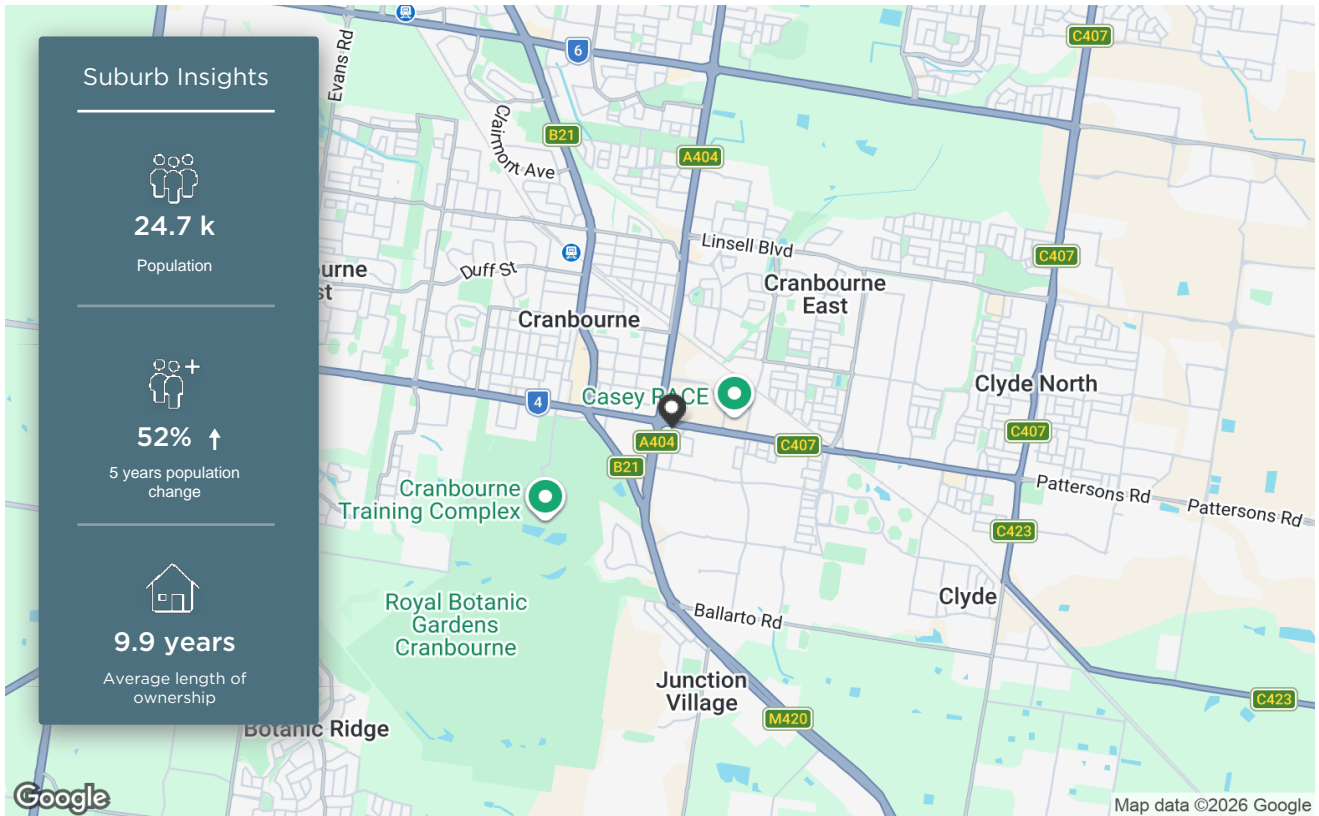


4 2 2 449m² -
 Year Built - DOM 23 days
 Listing Date 23-Oct-25 Distance 0.86km
 Listing Price \$680/WEEKLY

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Cranbourne East

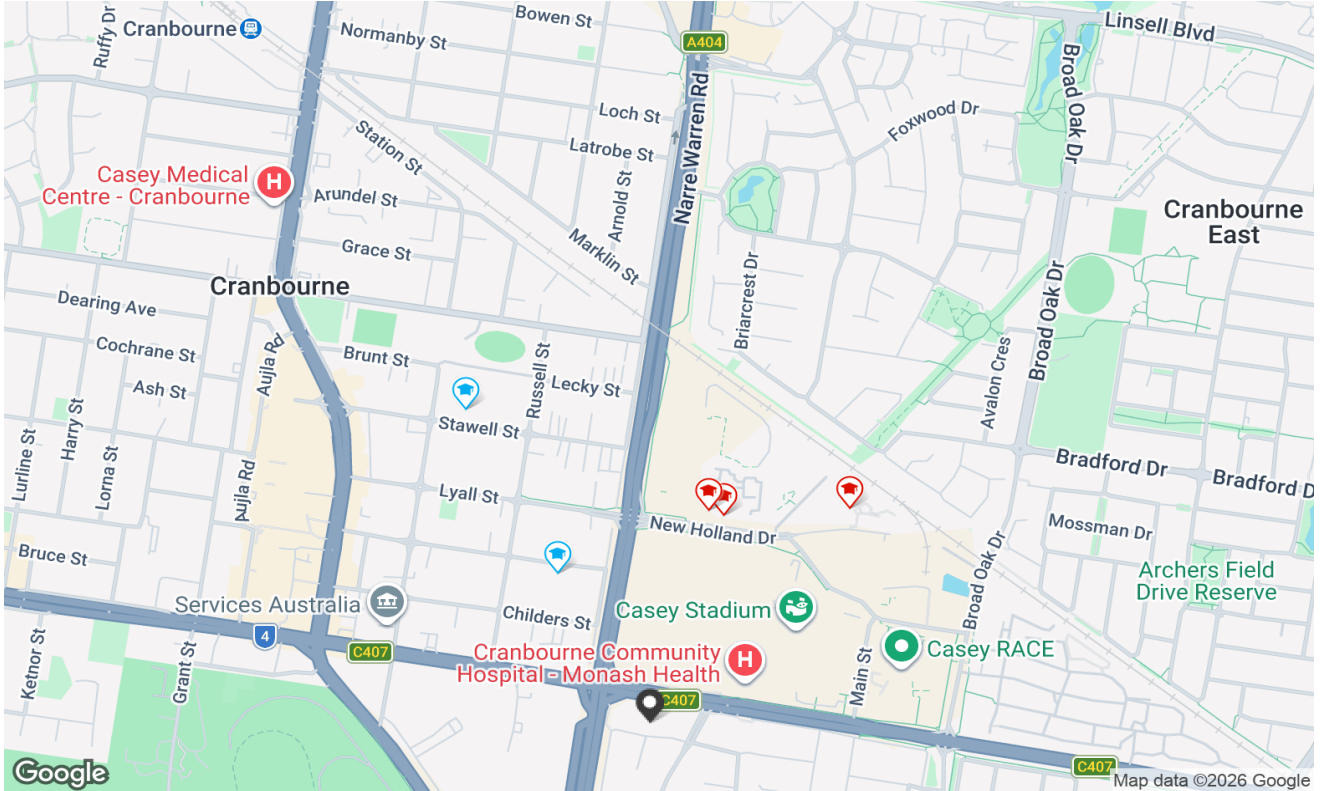
Demographic








The size of Cranbourne East is approximately 13.4 square kilometres. It has 35 parks covering nearly 9.1% of total area. The population of Cranbourne East in 2016 was 16195 people. By 2021 the population was 24679 showing a population growth of 52.4% in the area during that time. The predominant age group in Cranbourne East is 30-39 years. Households in Cranbourne East are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Cranbourne East work in a trades occupation. In 2021, 71.30% of the homes in Cranbourne East were owner-occupied compared with 76.70% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	23.5	Purchaser	56.2	130-182K	17.5	80-89	2.5
Couples with Children	61.5	Owns Outright	15.1	0-15.6K	2.3	70-79	4.4
Single Parents	13.8	Renting	23.2	182K+	9.5	90-99	0.6
Other	1.1	Other	3.9	33.8-52K	9.8	30-39	19.9
		Not Stated	1.6	78-130K	31.7	20-29	13.0
				52-78K	14.6	100+	0.0
				15.6-33.8K	7.6	60-69	4.4
						0-9	18.9
						10-19	14.9
						40-49	13.7

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Cranbourne Primary School 42-58 Bakewell Street Cranbourne VIC 3977	0.41km	Primary	Mixed	Government	0-6
 Clyde Grammar 3 New Holland Drive Cranbourne East VIC 3977	0.52km	Primary	Mixed	Non-Government	-
 Casey Grammar School 3 New Holland Drive Cranbourne East VIC 3977	0.53km	Combined	Mixed	Non-Government	0-12
 Marnebek School Cranbourne 9 New Holland Drive Cranbourne East VIC 3977	0.69km	Special	Mixed	Government	-
 Cranbourne Secondary College 96-140 Clarendon Street Cranbourne VIC 3977	0.86km	Secondary	Mixed	Government	7-12



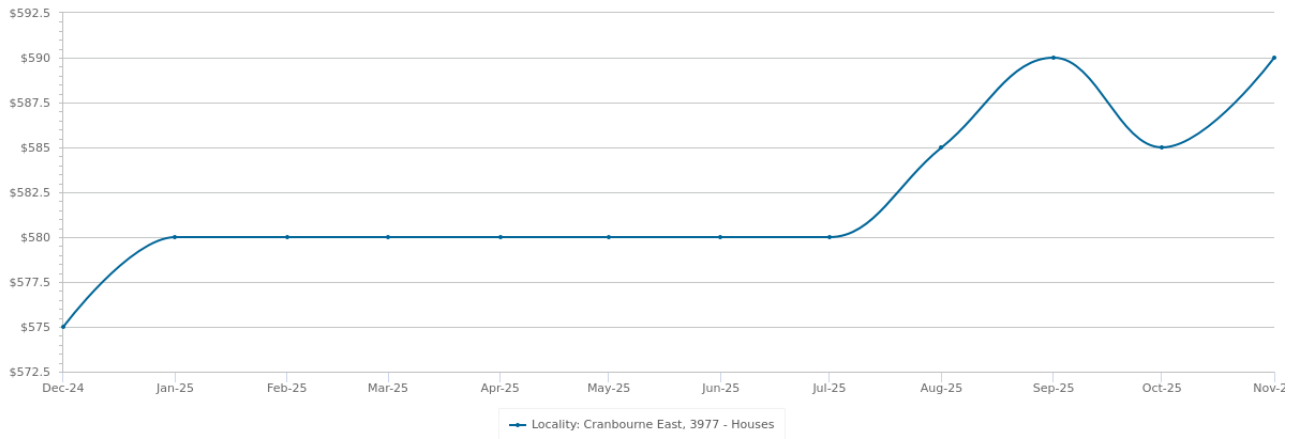
Property is within school catchment area



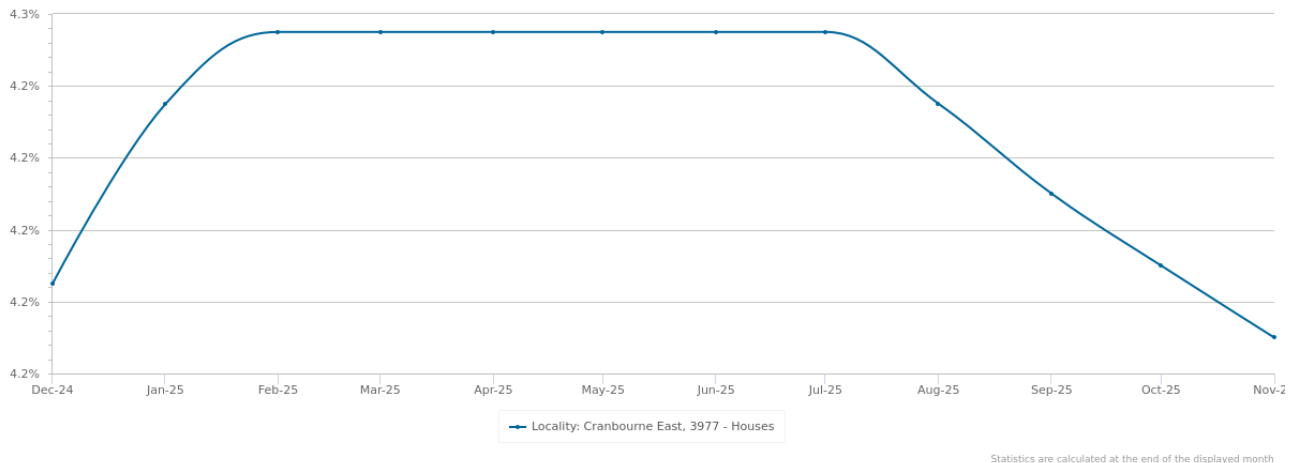
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



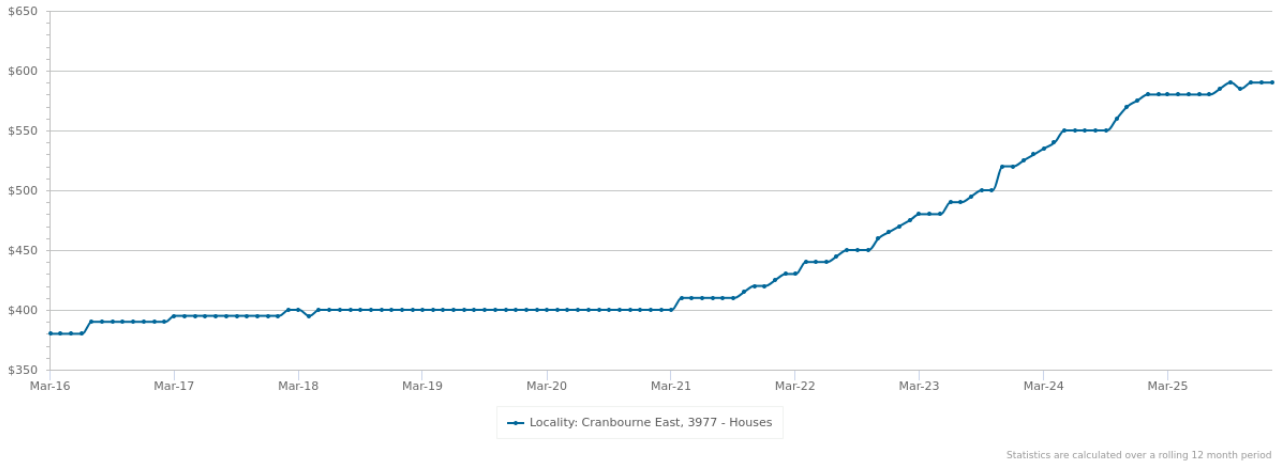
Gross Rental Yield - 12 months



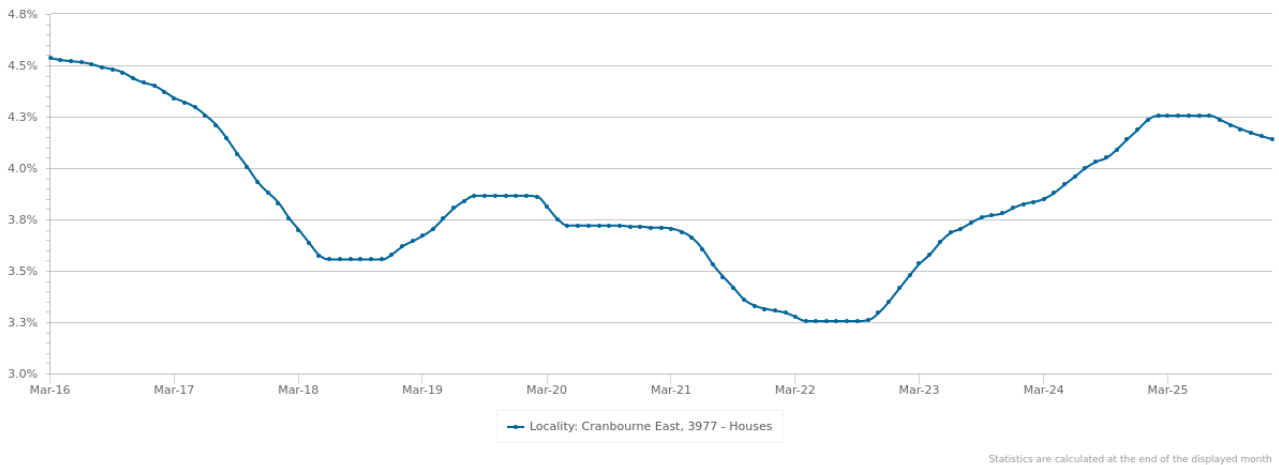
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$590	0.9% ▲	4.2%	619
Oct 2025	\$585	-0.8% ▼	4.2%	613
Sep 2025	\$590	0.9% ▲	4.2%	605
Aug 2025	\$585	0.9% ▲	4.2%	579
Jul 2025	\$580	0.0%	4.3%	572
Jun 2025	\$580	0.0%	4.3%	548
May 2025	\$580	0.0%	4.3%	541
Apr 2025	\$580	0.0%	4.3%	540
Mar 2025	\$580	0.0%	4.3%	523
Feb 2025	\$580	0.0%	4.3%	514
Jan 2025	\$580	0.9% ▲	4.2%	509
Dec 2024	\$575	0.9% ▲	4.2%	496

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years

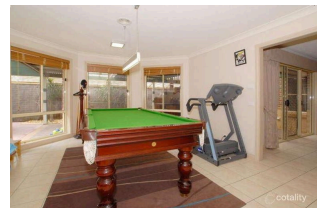


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$590	1.7% ▲	4.1%	618
2025	\$580	10.5% ▲	4.2%	509
2024	\$525	11.7% ▲	3.8%	428
2023	\$470	10.6% ▲	3.4%	400
2022	\$425	6.2% ▲	3.3%	374
2021	\$400	0.0%	3.7%	420
2020	\$400	0.0%	3.9%	547
2019	\$400	1.3% ▲	3.6%	590
2018	\$395	1.3% ▲	3.8%	577
2017	\$390	-	4.4%	524

McGrath

Summary

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Appraisal price range

\$640- \$680

Notes from your agent

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