



Property Performance Review.

Prepared exclusively for

Stuart & Ellen

28 Burchill Avenue, Cranbourne East, Vic 3977

Annual Review | September 2026

Your Year at a Glance

August 2025 to September 2026

PURCHASE PRICE

\$721,000

August 2025

CURRENT APPRAISAL

\$735,000

September 2026

CAPITAL GROWTH

\$14,000

1.8% p.a.

INITIAL RENT

\$620/week

CURRENT RENT

\$620/week

RENT INCREASE ACHIEVED

+\$0/week

+0.0% since purchase

PROPERTY MANAGER COMMENTARY

Stella reported that this had some minor plumbing issues to deal with but otherwise has been fairly low maintenance.

ADVISOR REVIEW

Minimal growth in the first year but that is expected in such a difficult year for investors. Fledgling markets are highly sensitive to sentiment and while most of the year has seen Melbourne start to heat up the recent legislative action has destroyed market sentiment and unfortunately that has capped the upside in the short term.

A Note from Your Advisor

Dear Stuart & Ellen,

It is hard to believe it has already been 13 months since we secured 28 Burchill Avenue together.

While growth has been subdued and your property has grown in value by an estimated \$14,000 since settlement in August 2025, we remain confident. The Melbourne market remains an exceptional value buy and we believe time will prove that right.

The property is currently earning \$620 per week, in line with the rent achieved at purchase.

This report gives you a clear, honest picture of where your investment stands today — what it is worth, what it is earning, and what the market around it is doing. It also outlines how your equity position could support a conversation with your mortgage broker and the next purchase in your property journey.

As always, we are just a call away.

Warm regards,

Julian Khursigara

Search Party Property

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Cash Flow Picture

This 12-month cash-flow snapshot uses current rent, review inputs and the established finance-model cost defaults. Loan repayments are modelled from the initial purchase price and original LVR.

Annual Rental Income

	WEEKLY	ANNUAL
Potential Annual Rental Income	\$620/wk	\$32,240
Less Vacancy Allowance (2 weeks)		-\$1,240
Rental Income After Vacancy		\$31,000

Annual Operating Costs

	ANNUAL
Property Management (7.7%)	\$2,387
Council / Water	\$2,400
Strata / Body Corporate	\$0
Building & Landlord Insurance	\$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	\$14,420
Land Tax (VIC)	\$1,950
Total Annual Operating Costs	\$23,157

RENT AFTER VACANCY	NET OPERATING INCOME	ANNUAL CASH FLOW AFTER LOAN REPAYMENTS	WEEKLY CASH FLOW AFTER LOAN REPAYMENTS
\$31,000	\$7,843	-\$34,774	-\$669

Loan Repayments

	ANNUAL
Interest (6.25%)	\$35,859
Principal Repayment	\$6,759
Total Annual Loan Repayments	\$42,617

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance is modelled at 2% of the initial purchase price per annum. Tax benefits and depreciation are excluded.

Comparable Sales



122 NELSON STREET CRANBOURNE EAST VIC 3977

\$770,000

4/2/2 385m2 179m2 0.16km 19-Aug-26



114 NELSON STREET CRANBOURNE EAST VIC 3977

\$710,000

4/2/2 345m2 129m2 0.21km 27-Aug-26



47 ARTFIELD STREET CRANBOURNE EAST VIC 3977

\$730,000

4/2/2 392m2 192m2 0.22km 01-Apr-26



72 ELMSLIE DRIVE CRANBOURNE EAST VIC 3977

\$750,000

4/2/2 402m2 153m2 0.29km 18-May-26

Comparable Rental Evidence

Recently leased properties in the immediate area, used to sanity-check the current rental position.



22 BURCHILL AVENUE CRANBOURNE EAST VIC 3977

4/2/2 420m2 173m2 0.04km Leased 31-Jul-26

\$630/WEEKLY



14 BENEDETTO CRESCENT CRANBOURNE EAST VIC 3977

4/2/2 375m2 150m2 0.13km Leased 14-Aug-26

\$650/WEEKLY



146 NELSON STREET CRANBOURNE EAST VIC 3977

4/2/2 448m2 154m2 0.08km Leased 28-Apr-26

\$660/WEEKLY



3 OTTO STREET CRANBOURNE EAST VIC 3977

4/2/2 351m2 127m2 0.17km Leased 14-Feb-26

\$610/WEEKLY



15 HAMMERSMITH WAY CRANBOURNE EAST VIC 3977

4/2/2 512m2 194m2 0.18km Leased 16-Jan-23

\$635/WEEKLY

Suburb Health Check — Cranbourne East, VIC

Powered by HTAG Market Intelligence. These scores and metrics provide an independent assessment of the suburb's investment fundamentals.

Annualised Growth

HORIZON	PRICE CAGR	CUMULATIVE	RENT CAGR	CUMULATIVE
1 Year	—	+13.5%	—	+0.4%
3 Years	—	+18.4%	—	+24.2%
5 Years	—	+46.0%	—	+43.2%
10 Years	—	+118.8%	—	+55.6%

Key: RCS = Residential Community Score | HAPI = Housing Affordability & Performance Index | CAGR = Compound Annual Growth Rate | DOM = Days on Market | IRSAD = Index of Relative Socio-Economic Advantage & Disadvantage. Source: HTAG / SuburbTrends.

Your Equity Story

In 13 months, you have created an estimated \$14,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	\$721,000
Current Appraisal	\$735,000
Capital Growth	\$14,000
Annualised Growth	1.8% p.a.
Current Rent	\$620/week

Planning Your Next Move

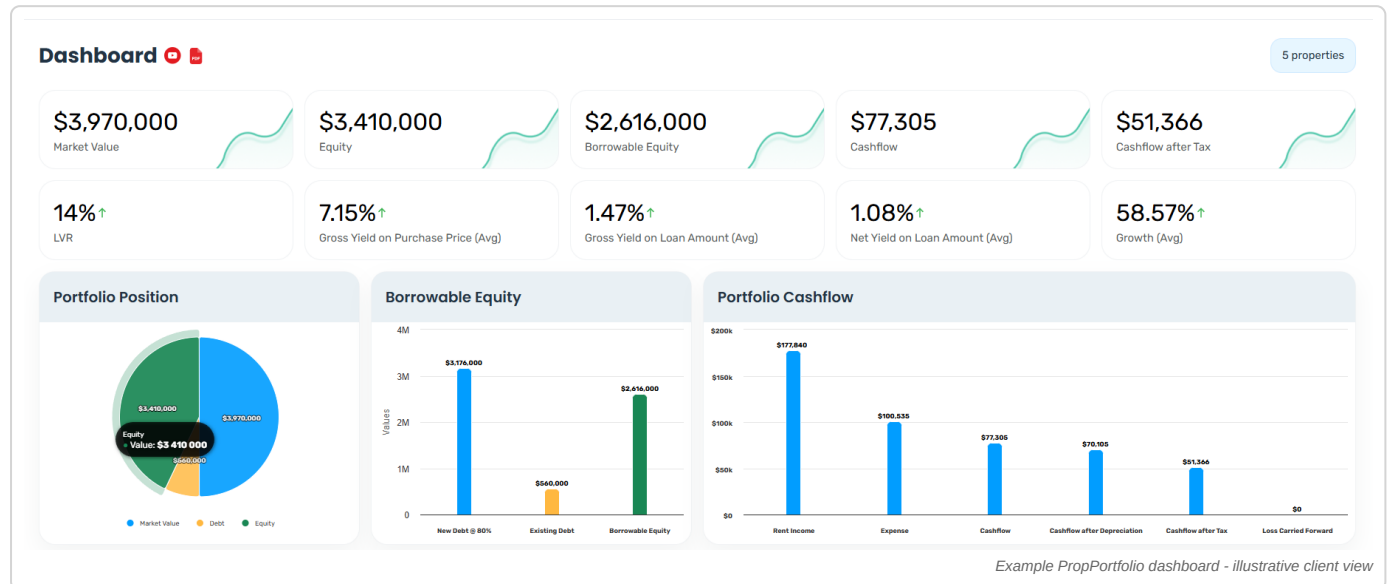
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm borrowing capacity and loan options?

Book a Portfolio Strategy Session

Let's explore how to make your equity work harder for your future.

Building a Retirement Strategy with PropPortfolio

PropPortfolio is our proprietary portfolio tracking and scenario modelling platform. It provides real-time visibility over your property portfolio's performance, equity position, and projected retirement income — all in one place.



With PropPortfolio, you can:

- Track your portfolio's real-time value and equity position
- Model different retirement income scenarios based on your actual holdings
- See how adding one more property could change your retirement outcome
- Monitor rental performance, vacancy, and cash flow across all properties

Request Access to Your Live Dashboard

Ask your advisor how PropPortfolio can support your portfolio tracking and planning.

Your Next Steps

Thank you for trusting Search Party Property with your investment journey, Stuart & Ellen. Here's what we recommend as your immediate next steps:

1 Set Up Your PropPortfolio Account

Create your account so your property and broader portfolio position can be tracked in one place.

2 Plan a PropPortfolio Session

Book a session with your advisor to review your position, equity options and next-property plan.

Julian Khursigara

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