



Property Performance Review.

Prepared exclusively for

Ingbert & Sokchea Eckart

24 MEDEW ST, CHURCHILL

Annual Review | September 2026

Your Year at a Glance

September 2026 to September 2026

PURCHASE PRICE

\$600,000

September 2026

CURRENT APPRAISAL

\$620,000

September 2026

CAPITAL GROWTH

\$20,000

INITIAL RENT

\$515/week

CURRENT RENT

\$515/week

RENT INCREASE ACHIEVED

+\$0/week

+0.0% since purchase

A Note from Your Advisor

Dear Ingbert & Sokchea Eckart,

Address: 24 Medew st, Churchill

<https://www.realestate.com.au/property-house-vic-churchill-152202776>

Video walkthrough: Within the next few days

Distance from Melbourne CBD: 160km

Land size: 722m2

Year of Built: 2023

Format: 4bed 2 bath 2 car

Price Guide: \$600k

Currently rented \$515, can't put the rent up until May 2027

Expected rental – \$540

Rental Yield: 4.4- 4.6% percent

- Yes Bushfire Zone

- No Heritage Zone

- Not in a flood zone

Why we like this Property:

- Large land size

- Currently 4 bedroom, you could enclose the front lounge and make it 5 bedroom

- Large functional 4 bedroom family layout

- 3 year old home – still under warranty

- Pretty façade

- Currently tenanted

- Close to multiple schools i.e Churchill primary school 1km, Karnai College 2km

- Federation University Gippsland campus – 2km

- Hazelwood shopping centre 1km away

- West Place Shopping centre 1km away

Warm regards,

Danae Kasimis

Search Party Property

0439015934

searchpartyproperty.com.au

Comparable Sales



8 MEDEW STREET CHURCHILL VIC 3842

\$595,000

4/2/2 486m2 150m2 0.11km 30-Mar-26



4 MEDEW STREET CHURCHILL VIC 3842

\$615,000

4/2/2 576m2 184m2 0.13km 01-Jun-26



20 IKARA WAY CHURCHILL VIC 3842

\$615,000

3/2/2 652m2 173m2 0.62km 17-Apr-26



12 WINSTON DRIVE CHURCHILL VIC 3842

\$600,000

3/2/2 800m2 135m2 1.13km 09-Jun-26

Comparable Rental Evidence

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



43 PHILIP PARADE CHURCHILL VIC 3842

4/2/2 576m2 156m2 0.16km Leased 24-Mar-26

\$560/WEEKLY



3 OAKHILL TERRACE CHURCHILL VIC 3842

4/2/2 566m2 160m2 0.2km Leased 23-Feb-26

\$560/WEEKLY



25 AUCHTERLONIE CRESCENT CHURCHILL VIC 3842

5/2/2 690m2 0.79km Leased 19-Mar-26

\$530/WEEKLY



30 MCCARTHY STREET CHURCHILL VIC 3842

4/2/2 536m2 155m2 0.86km Leased 31-Mar-26

\$545/WEEKLY

Your Equity Story

Since purchase, you have created an estimated \$20,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	\$600,000
Current Appraisal	\$620,000
Capital Growth	\$20,000
Current Rent	\$515/week

Planning Your Next Move

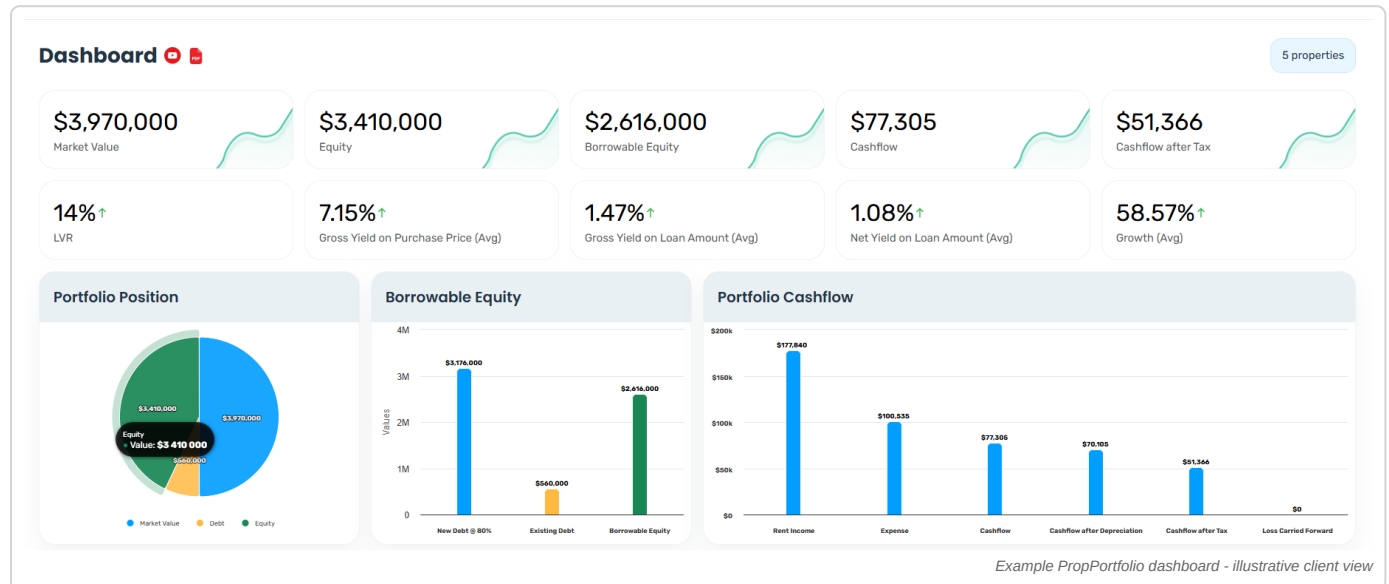
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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

Danae Kasimis

Search Party Property

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Disclaimer

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