



Property Performance Review.

Prepared exclusively for

Nathan Jurd

9 Muir St Kangaroo Flat 3555

Annual Review | September 2026

Your Year at a Glance

September 2025 to September 2026

PURCHASE PRICE

\$560,000

September 2025

CURRENT APPRAISAL

\$610,000

September 2026

CAPITAL GROWTH

\$50,000

8.9% p.a.

INITIAL RENT

\$500/week

CURRENT RENT

\$520/week

RENT INCREASE ACHIEVED

+\$20/week

+4.0% since purchase

PROPERTY MANAGER COMMENTARY

Great tenants, taking awesome care of the place. Lease is going up to 520 per week from 500 on 2nd of October. Heating system died recently so had to install a new split system but otherwise, it has been super easy to manage with no issues.

ADVISOR REVIEW

A tremendous buy in a growth area that is so far showing off its resilience in holding its value after coming down from its peak mid year in response to the legislative changes made by the federal government. With no major issues to report, happy tenants, great rental turns and an absolutely enormous block of land, this is very well positioned to perform very well over the medium to long term

A Note from Your Advisor

Dear Nathan Jurd,

It is hard to believe it has already been 12 months since we secured 9 Muir St Kangaroo Flat 3555 together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated \$50,000 since settlement in September 2025, representing a 8.9% capital gain over 12 months. This provides a strong foundation for the next stage of your property strategy.

Beyond the growth story, rental performance has strengthened. Weekly rent has increased from \$500 to \$520, a lift of \$20 per week and approximately \$1,040 in annual income.

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.

We are proud of the result we have achieved together, and we look forward to helping you build on it. 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	\$520/wk	\$27,040
Less Vacancy Allowance (2 weeks)		-\$1,040
Rental Income After Vacancy		\$26,000

Annual Operating Costs

	ANNUAL
Property Management (7.7%)	\$2,002
Council / Water	\$2,400
Strata / Body Corporate	\$0
Building & Landlord Insurance	\$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	\$11,200
Land Tax (VIC)	\$1,800
Total Annual Operating Costs	\$19,402

RENT AFTER VACANCY	NET OPERATING INCOME	ANNUAL CASH FLOW AFTER LOAN REPAYMENTS	WEEKLY CASH FLOW AFTER LOAN REPAYMENTS
\$26,000	\$6,598	-\$26,503	-\$510

Loan Repayments

	ANNUAL
Interest (6.25%)	\$27,851
Principal Repayment	\$5,250
Total Annual Loan Repayments	\$33,101

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



1 FORD STREET KANGAROO FLAT VIC 3555

\$590,000

3/1/1 613m2 96m2 0.62km 02-Apr-26



2 GUTHRIE STREET KANGAROO FLAT VIC 3555

\$608,800

3/1/4 643m2 109m2 0.8km 13-Apr-26



26 NEIL STREET KANGAROO FLAT VIC 3555

\$570,000

3/1/3 673m2 96m2 0.98km 12-Jun-26



13 LONGMORE STREET KANGAROO FLAT VIC 3555

\$600,000

3/1/2 736m2 137m2 1.8km 31-Mar-26

Comparable Rental Evidence

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

	13 MUIR STREET KANGAROO FLAT VIC 3555 1,290m2 147m23 2 4 Year Built - DOM 29 days Listing Date 18-Feb-26 Distance 0.05km Listing Price \$535/WEEKLY 2 3 SHORT STREET KANGAROO FLAT VIC 3555	\$510/WEEKLY
	3/1/2 730m2 115m2 0.32km Leased 01-May-26	
	21 CHAPEL STREET KANGAROO FLAT VIC 3555	\$510/WEEKLY
	3/1/2 496m2 159m2 0.5km Leased 04-Mar-26	
	257 ALLINGHAM STREET KANGAROO FLAT VIC 3555	\$530/WEEKLY
	3/2/- 649m2 88m2 0.32km Leased 27-Feb-26	

Suburb Health Check — Kangaroo Flat, VIC

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

Market Intelligence Scores

OVERALL	LOWER RISK	CASH FLOW	CAPITAL GROWTH
80 out of 100	72 out of 100	89 out of 100	79 out of 100

9.0/10 **HAPI Score** — Housing Affordability & Performance Index. A composite measure of the suburb's investment attractiveness.

Annualised Growth

HORIZON	PRICE CAGR	CUMULATIVE	RENT CAGR	CUMULATIVE
1 Year	+10.8%	+10.8%	+7.0%	+7.0%
3 Years	+6.2%	+19.9%	+6.3%	+20.1%
5 Years	+5.8%	+32.7%	+7.6%	+44.4%
10 Years	+7.5%	+107.1%	+5.9%	+76.9%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Peak
Cycle Price Index	224
Projected Capital Growth (annual)	-8.0% to +18.0%
Projected Rent Increase (annual)	+3.0%
Renter Ratio	28%
Years to Own	42.1
IRSAD Decile	2

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

Your Equity Story

In 12 months, you have created an estimated \$50,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	\$560,000
Current Appraisal	\$610,000
Capital Growth	\$50,000
Annualised Growth	8.9% p.a.
Current Rent	\$520/week

Planning Your Next Move

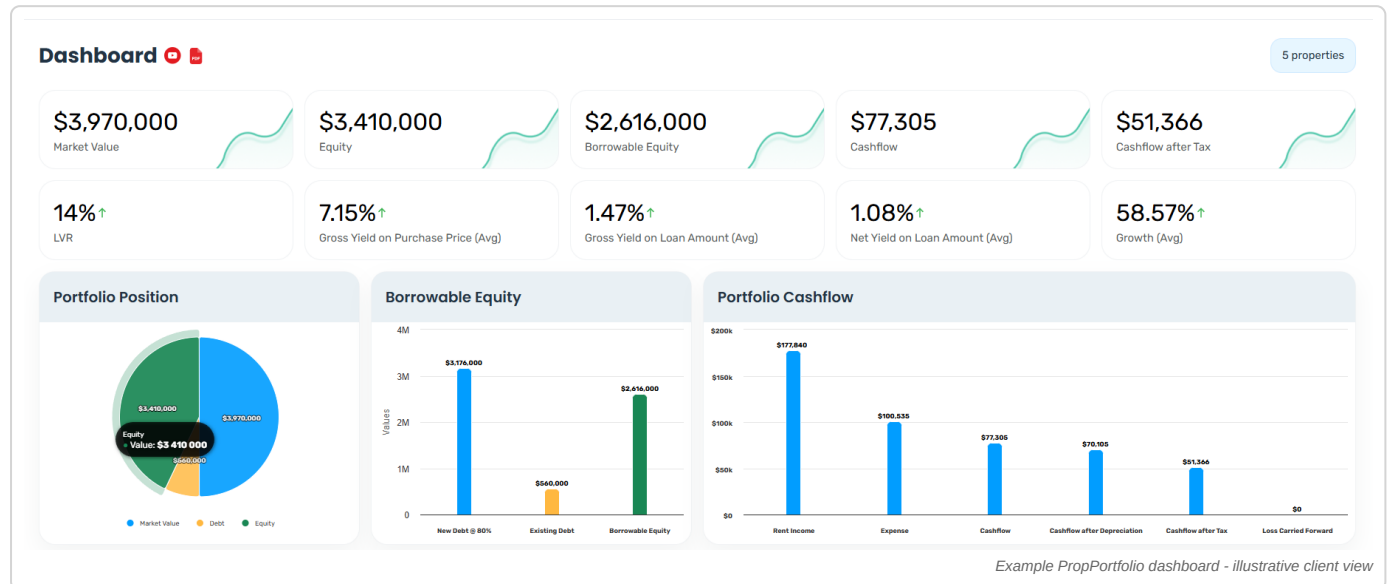
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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