

SEARCH PARTY PROPERTY

# Property Performance Review.

Prepared exclusively for

**Safa Chebbou & Jeseer Ahmed**

68 Irasburg Parade, Wellard

Annual Review | October 2026

# Your Year at a Glance

## May 2025 to October 2026

| PURCHASE PRICE | CURRENT APPRAISAL | CAPITAL GROWTH |
|---|---|---|
| $600,000 | $730,000 | $130,000 |
| May 2025 | October 2026 | 15.3% p.a. |

| INITIAL RENT | CURRENT RENT | RENT INCREASE ACHIEVED |
|---|---|---|
| $650/week | $670/week | +$20/week |
| | | +3.1% since purchase |

### A Note from Your Advisor

**Hi Safa & Jeseer,**

It is hard to believe it has already been 17 months since we secured 68 Irasburg Parade together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $130,000 since settlement in May 2025, representing a 21.7% capital gain over 17 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 $650 to $670, 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
0418 679 283
searchpartyproperty.com.au

# Comparable Sales

## Comparable Sales



**2 FAIRHAVEN BOULEVARD WELLARD WA 6170** — **$725,000**

3/2/2 303m2 148m2 0.04km 11-Sep-26



**20 IPSWICH STREET WELLARD WA 6170** — **$740,000**

4/2/2 299m2 139m2 0.18km 12-Aug-26



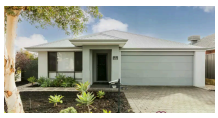
**22 IPSWICH STREET WELLARD WA 6170** — **$750,000**

4/2/2 300m2 128m2 0.18km 08-Jul-26



**24 IPSWICH STREET WELLARD WA 6170** — **$735,000**

3/2/2 300m2 143m2 0.19km 13-Aug-26



**15 SEBAGO STREET WELLARD WA 6170** — **$705,000**

3/2/2 330m2 127m2 0.29km 09-Jul-26

Source: RP Data

# Comparable Rents

SEARCH PARTY PROPERTY

## Comparable Rental Evidence

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



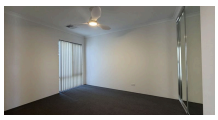
**12 SAVOY LANE WELLARD WA 6170** — **$680/WEEKLY**

3/2/2 225m2 115m2 0.06km Leased 24-Apr-26



**18 VERMONT GROVE WELLARD WA 6170** — **$680/WEEKLY**

3/2/2 306m2 125m2 0.11km Leased 24-Jun-26



**12A VERMONT GROVE WELLARD WA 6170** — **$675/WEEKLY**

3/2/2 263m2 116m2 0.13km Leased 15-Oct-26



**5 PERU LANE WELLARD WA 6170** — **$650/WEEKLY**

3/2/1 232m2 104m2 0.13km Leased 29-May-26



**18 ATHENS ROAD WELLARD WA 6170** — **$650/WEEKLY**

3/2/1 240m2 0.2km Leased 29-Jun-26

Source: RP Data

# Suburb Profile — Wellard, WA

HTAG market profile for the house segment, All bedrooms. Data period ending 30 September 2026.

## Market Snapshot

| TYPICAL PRICE | MEDIAN RENT | GROSS YIELD | CONFIDENCE |
|---|---|---|---|
| **$877,177** | **$646/week** | **3.8%** | **High** |
| House | All bedrooms | | |

## Market Scale & Activity

| METRIC | VALUE |
|---|---|
| **Annual sales volume** | 322 |
| **Annual rental volume** | 458 |
| **Estimated dwellings** | 6,789 |
| **Adult population** | 14,127 |
| **Latest period sales** | 10 |
| **Latest period rentals** | 37 |

*Source: HTAG Market Intelligence / SuburbTrends. These are suburb-level indicators for market context and are not a property valuation or forecast.*

# Suburb Health Check — Wellard, WA

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 |
|---|---|---|---|
| 78 | 87 | 85 | 63 |
| out of 100 | out of 100 | out of 100 | out of 100 |

**7.0/10** **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** | +17.8% | +17.8% | +2.7% | +2.7% |
| **3 Years** | +21.3% | +78.7% | +8.3% | +27.1% |
| **5 Years** | +17.6% | +124.7% | +11.8% | +74.9% |
| **10 Years** | +10.4% | +170.0% | +6.6% | +89.7% |

## Market Cycle & Fundamentals

| METRIC | VALUE |
|---|---|
| **Market Cycle Position** | (+)Decreasing |
| **Cycle Price Index** | 19 |
| **Projected Capital Growth (annual)** | +1.0% to +10.0% |
| **Projected Rent Increase (annual)** | +2.0% |
| **Renter Ratio** | 25% |
| **Years to Own** | 38.9 |
| **IRSAD Decile** | 7 |

***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 17 months, you have created an estimated $130,000 in new wealth.**

## What We Know

| METRIC | VALUE |
|---|---|
| **Purchase Price** | $600,000 |
| **Current Appraisal** | $730,000 |
| **Capital Growth** | $130,000 |
| **Annualised Growth** | 15.3% p.a. |
| **Current Rent** | $670/week |

## Planning Your Next Move

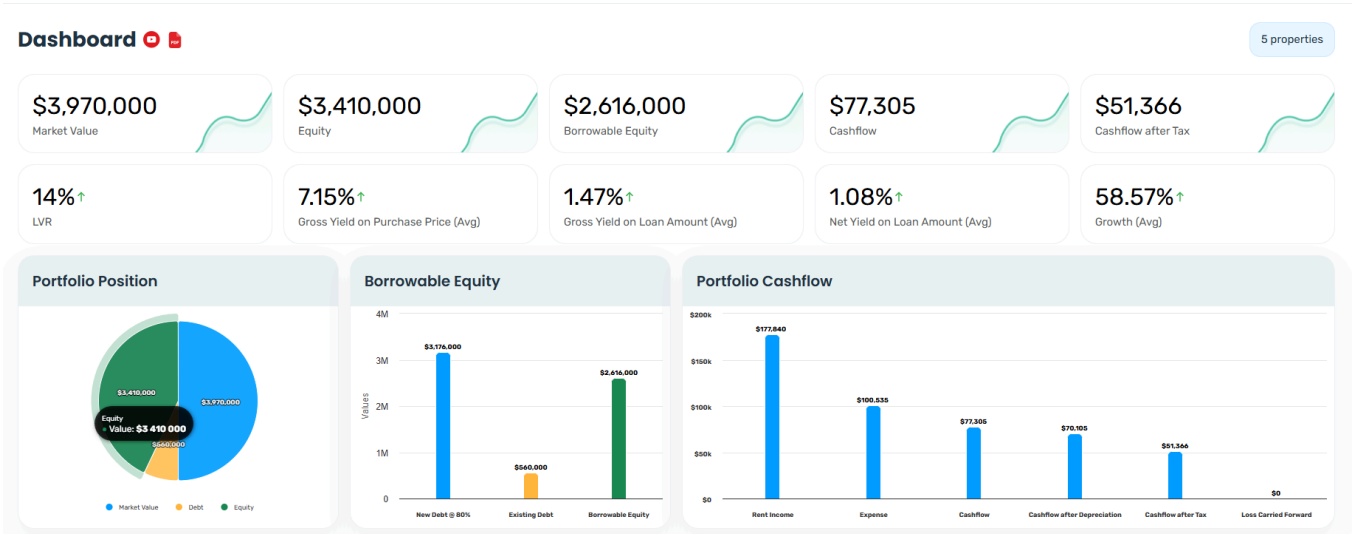
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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




*Example PropPortfolio dashboard - illustrative client view*

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, Safa Chebbou & Jeseer Ahmed. 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**

Search Party Property

0418 679 283

searchpartyproperty.com.au

# Disclaimer

The information presented in this document is provided to assist you in making an investment decision. This report is not a sworn valuation, building inspection, or legal opinion. While we have taken reasonable steps to verify the accuracy of the information, data may be subject to errors or omissions for a variety of reasons. No single piece of information should be relied upon in isolation. Market conditions may change over time, and Search Party Property accepts no responsibility for the future price or performance of any property purchased. The purchaser is solely responsible for making the final investment decision and assumes all associated risks.