

SEARCH PARTY PROPERTY

Property Performance Review.

Prepared exclusively for

Rob & Joy Armstrong

81 Oakden Crescent, St Albans

Annual Review | November 2026

Your Year at a Glance

September 2025 to November 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$595,000	$620,000	$25,000
September 2025	November 2026	3.6% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$520/week	$570/week	+$50/week
		+9.6% since purchase

PROPERTY MANAGER COMMENTARY

Increase has been issued to commence on the 3rd April 2027, increase to $2,694pm = $620pw. Lease has been periodic since 2nd April 2026 - we will continue to leave the renters on a periodic agreement as ideally we would like them to move on at some stage due to the expected wear and tear of the property as there are a lot of occupant. Not the cleanest renters, however always paid rent on time. Kitchen flooring replacement and some other minor items. Total $3,388.55.

A Note from Your Advisor

Hi Rob & Joy,

It is hard to believe it has already been 14 months since we secured 81 Oakden Crescent together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $25,000 since settlement in September 2025, representing a 4.2% capital gain over 14 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 $520 to $570, a lift of $50 per week and approximately $2,600 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
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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	**$570/wk**	**$29,640**
Less Vacancy Allowance (2 weeks)		-$1,140
Rental Income After Vacancy		**$28,500**

Annual Operating Costs

	ANNUAL
Property Management (6.6%)	$1,881
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Repairs / Maintenance (Annual Override)	$3,389
Land Tax (VIC)	$975
Total Annual Operating Costs	**$10,645**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$28,500	**$17,855**	**-$13,629**	**-$262**

Loan Repayments

	ANNUAL
Interest (5.94%)	$28,115
Principal Repayment	$5,911
Total Annual Loan Repayments	**$34,026**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$35,371
Estimated Taxable Rental Position	-$6,871
Estimated Tax Benefit (37% marginal rate)	**$2,542**

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance and repairs use the entered annual amount. Negative gearing is estimated at a 37% marginal tax rate on the modelled taxable rental loss; it excludes principal repayments and maintenance and repair costs. Obtain personal tax advice before relying on it.

Comparable Sales

Comparable Sales



57 OAKDEN CRESCENT ST ALBANS VIC 3021 — **$640,000**

3/2/1 168m2 131m2 0.1km 29-May-26



4/36 ANDREA STREET ST ALBANS VIC 3021 — **$610,000**

3/1/1 137m2 113m2 0.51km 10-Jul-26



3/26 GLENDENNING STREET ST ALBANS VIC 3021 — **$600,000**

3/2/1 194m2 126m2 0.63km 14-Jun-26



2/17 VULE STREET ST ALBANS VIC 3021 — **$640,000**

3/2/2 1.11km 13-Oct-26

Source: RP Data

Comparable Rents

Comparable Rental Evidence

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



59 OAKDEN CRESCENT ST ALBANS VIC 3021 — **$580/WEEKLY**

3/2/1 169m2 123m2 0.09km Leased 09-Jun-26



5 HIGGINS WALK ST ALBANS VIC 3021 — **$600/WEEKLY**

3/3/2 89m2 0.16km Leased 19-May-26



8 GRATZ STREET ST ALBANS VIC 3021 — **$580/WEEKLY**

3/2/2 85m2 129m2 0.27km Leased 17-Jun-26



4/48 PENNELL AVENUE ST ALBANS VIC 3021 — **$620/WEEKLY**

3/2/2 111m2 140m2 0.88km Leased 29-Jul-26



2/16 LESTER AVENUE ST ALBANS VIC 3021 — **$600/WEEKLY**

3/2/1 1.03km Leased 21-Sep-26

Source: RP Data

Suburb Profile — St Albans, VIC

HTAG market profile for the house segment, All bedrooms. Data period ending 31 October 2026.

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$754,501	**$506/week**	**3.5%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	517
Annual rental volume	444
Estimated dwellings	16,205
Adult population	38,042
Latest period sales	22
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 — St Albans, 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
60	86	81	14
out of 100	out of 100	out of 100	out of 100

2.0/10 **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	+4.3%	+4.3%	+5.0%	+5.0%
3 Years	+4.4%	+13.9%	+8.0%	+25.8%
5 Years	+1.0%	+4.9%	+6.8%	+38.9%
10 Years	+3.0%	+34.8%	+4.7%	+57.9%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Peak
Cycle Price Index	140
Projected Capital Growth (annual)	-3.0% to +8.0%
Projected Rent Increase (annual)	+2.8%
Renter Ratio	36%
Years to Own	58.2
IRSAD Decile	1

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.*

SEARCH PARTY PROPERTY

Your Equity Story

> **In 14 months, you have created an estimated $25,000 in new wealth.**

What We Know

METRIC	VALUE
Purchase Price	$595,000
Current Appraisal	$620,000
Capital Growth	$25,000
Annualised Growth	3.6% p.a.
Current Rent	$570/week

Planning Your Next Move

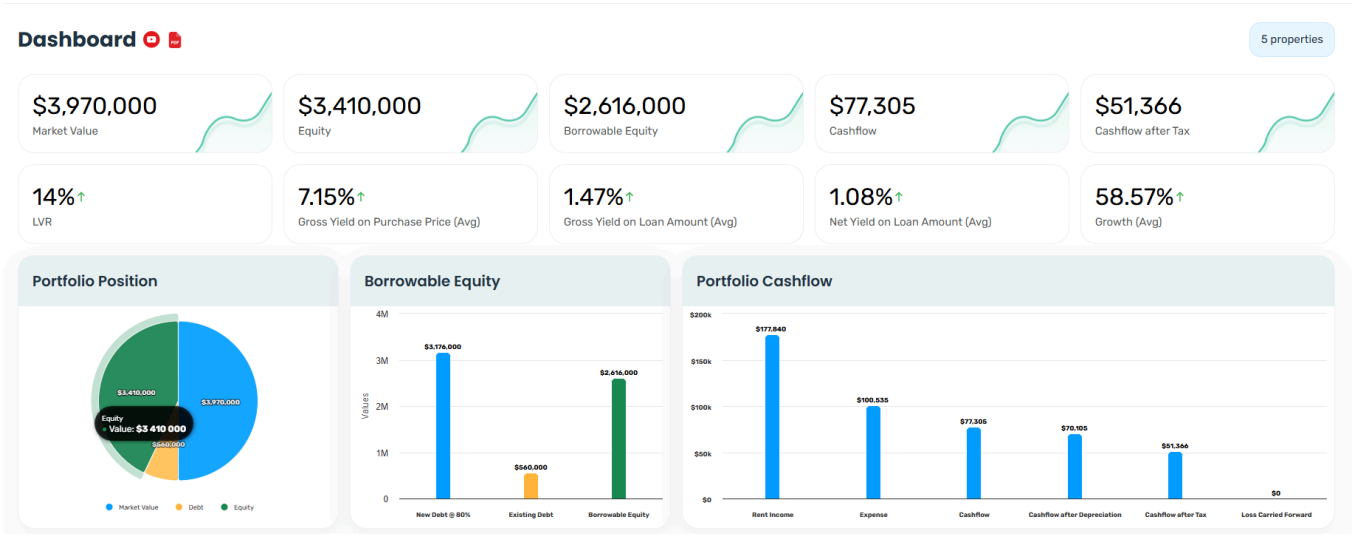
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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