

SEARCH PARTY
PROPERTY

Property Performance Review.

Prepared exclusively for

Criselda Nerit

66 Woolandra Drive, Byford

Annual Review | November 2026

Your Year at a Glance

May 2023 to November 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$395,000	$680,000	$285,000
May 2023	November 2026	20.6% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$480/week	$630/week	+$150/week
		+31.2% since purchase

PROPERTY MANAGER COMMENTARY

All going well with tenancy, same tenant. A couple of minor maintenance items, no major concerns. Rent currently at $630pw, lease due for renewal in July 2027.

A Note from Your Advisor

Hi Criselda,

It is hard to believe it has already been 42 months since we secured 66 Woolandra Drive together. It has been an important period for your investment.

The headline result speaks for itself — your property has grown in value by an estimated $285,000 since settlement in May 2023, representing a 72.2% capital gain over 42 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 $480 to $630, a lift of $150 per week and approximately $7,800 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

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	**$630/wk**	**$32,760**
Less Vacancy Allowance (2 weeks)		-$1,260
Rental Income After Vacancy		**$31,500**

Annual Operating Costs

	ANNUAL
Property Management (7.7%)	$2,426
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$7,900
Land Tax (WA)	$0
Total Annual Operating Costs	**$14,726**

RENT AFTER VACANCY	NET OPERATING INCOME	ANNUAL CASH FLOW AFTER LOAN REPAYMENTS	WEEKLY CASH FLOW AFTER LOAN REPAYMENTS
$31,500	**$16,774**	**-$7,447**	**-$143**

Loan Repayments

	ANNUAL
Interest (5.5%)	$19,433
Principal Repayment	$4,789
Total Annual Loan Repayments	**$24,222**

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

Comparable Sales



93 VETERANS DRIVE BYFORD WA 6122 — **$705,000**

3/2/2 240m2 125m2 0.27km 23-Jun-26



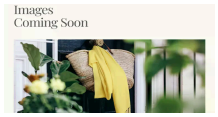
10 PARTRIDGE BEND BYFORD WA 6122 — **$705,000**

3/3/2 435m2 0.48km 05-Jun-26



18 MAIVE STREET BYFORD WA 6122 — **$710,000**

3/2/2 315m2 139m2 1.18km 21-Sep-26



17 CARINATA CRESCENT BYFORD WA 6122 — **$710,000**

3/2/2 239m2 109m2 1.24km 21-Jul-26



7 GODFREY WAY BYFORD WA 6122 — **$688,000**

3/2/2 336m2 162m2 0.71km 06-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.



62 WOOLANDRA DRIVE BYFORD WA 6122 — **$630/WEEKLY**

3/2/2 210m2 104m2 0.02km Leased 14-May-26



60 WOOLANDRA DRIVE BYFORD WA 6122 — **$650/WEEKLY**

3/2/2 210m2 105m2 0.02km Leased 24-May-26



41 VETERANS DRIVE BYFORD WA 6122 — **$630/WEEKLY**

3/2/2 258m2 115m2 0.12km Leased 30-Sep-26



24 OLSEN GARDENS BYFORD WA 6122 — **$670/WEEKLY**

3/2/2 186m2 101m2 0.13km Leased 31-Jul-26



14 OLSEN GARDENS BYFORD WA 6122 — **$670/WEEKLY**

3/2/2 186m2 101m2 0.14km Leased 21-Oct-26

Source: RP Data

Suburb Profile — Byford, WA

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

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$1,010,673	**$643/week**	**3.3%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	559
Annual rental volume	411
Estimated dwellings	8,831
Adult population	18,878
Latest period sales	22
Latest period rentals	29

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

Suburb Health Check — Byford, 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
79	92	56	89
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	+17.2%	+17.2%	+0.9%	+0.9%
3 Years	+20.4%	+74.4%	+10.0%	+33.1%
5 Years	+17.4%	+122.7%	+10.8%	+66.8%
10 Years	+9.8%	+155.4%	+6.1%	+81.4%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Decreasing
Cycle Price Index	4
Projected Capital Growth (annual)	+1.0% to +9.0%
Projected Rent Increase (annual)	+2.9%
Renter Ratio	15%
Years to Own	47.0
IRSAD Decile	5

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 42 months, you have created an estimated $285,000 in new wealth.**

What We Know

METRIC	VALUE
Purchase Price	$395,000
Current Appraisal	$680,000
Capital Growth	$285,000
Annualised Growth	20.6% p.a.
Current Rent	$630/week

Planning Your Next Move

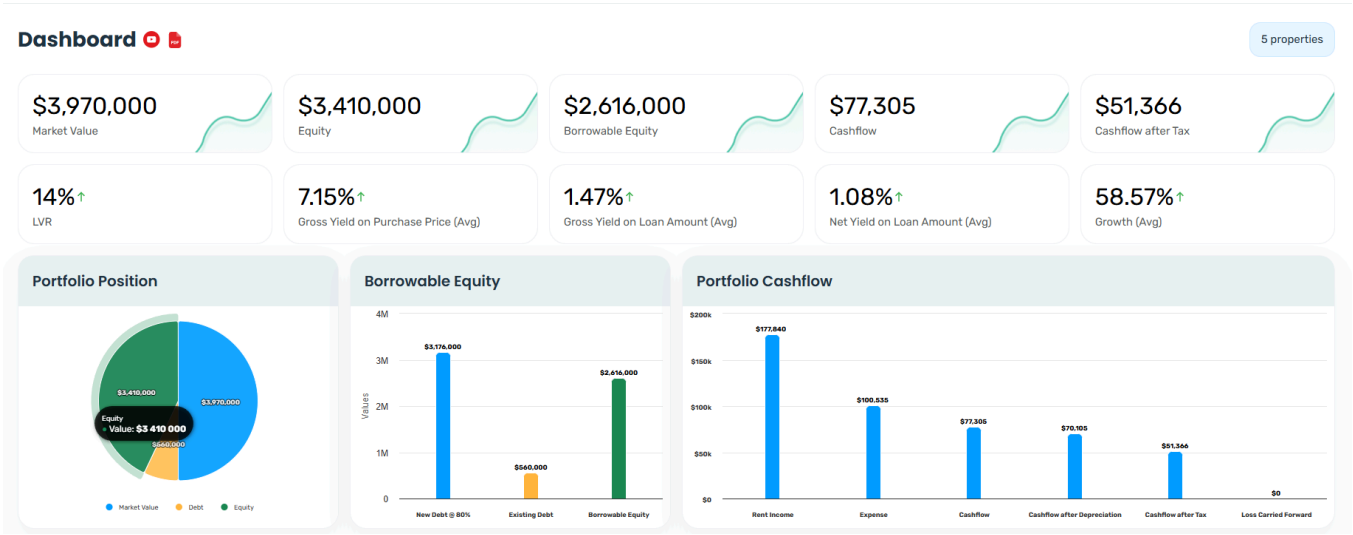
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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

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