SEARCH PARTY
PROPERTY

Property Performance Review.

Prepared exclusively for

David Arnold

33 Batman Street, Altona Meadows VIC 3028

Annual Review | October 2026

Your Year at a Glance

August 2025 to October 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$800,000	**$830,000**	**$30,000**
August 2025	October 2026	3.2% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$610/week	**$610/week**	**+$0/week**
		+0.0% since purchase

A Note from Your Advisor

Dear David Arnold,

It is hard to believe it has already been 14 months since we secured 33 Batman Street together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $30,000 since settlement in August 2025, representing a 3.8% capital gain over 14 months. This provides a strong foundation for the next stage of your property strategy.

The property is currently earning $610 per week, in line with the rent achieved at purchase.

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	**$610/wk**	**$31,720**
Less Vacancy Allowance (2 weeks)		-$1,220
Rental Income After Vacancy		**$30,500**

Annual Operating Costs

	ANNUAL
Property Management (7.7%)	$2,348
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$16,000
Land Tax (VIC)	$2,025
Total Annual Operating Costs	**$24,774**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$30,500	**$5,726**	**-$38,221**	**-$735**

Loan Repayments

	ANNUAL
Interest (6.71%)	$45,406
Principal Repayment	$7,303
Total Annual Loan Repayments	**$52,709**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$54,180
Estimated Taxable Rental Position	-$23,680
Estimated Tax Benefit (37% marginal rate)	**$8,761**

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance is modelled at 2% of the initial purchase price per annum. Negative gearing is estimated at a 37% marginal tax rate on the modelled taxable rental loss; it excludes principal repayments and the generic maintenance/capex reserve. Obtain personal tax advice before relying on it.

Comparable Sales

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Comparable Sales

12 DUGGAN COURT ALTONA MEADOWS VIC 3028

3/2/2 535m2 0.23km 05-Oct-26

$852,000

1 TRICKEY COURT ALTONA MEADOWS VIC 3028

3/2/2 530m2 156m2 0.46km 22-Jun-26

$820,000

6 FIDDIAN COURT ALTONA MEADOWS VIC 3028

3/2/1 569m2 146m2 0.52km 30-Jun-26

$830,000

9 PRINGLE PLACE ALTONA MEADOWS VIC 3028 RS $850,000 Sold 662m2 -3 2 - Year Built - DOM 1 Sold Date 02-Oct-26 Distance 1.07km First Listing $800,000 - $850,000 Last Listing $800,000 - $850,000 5 4 KENSINGTON CRESCENT ALTONA MEADOWS VIC 3028

3/2/2 530m2 1.1km 07-Sep-26

$840,000

Source: RP Data

Comparable Rents

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Comparable Rental Evidence

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

22 TAEGTOW WAY ALTONA MEADOWS VIC 3028 — **$600/WEEKLY**

3/2/2 530m2 138m2 0.2km Leased 08-Sep-26

1 TRICKEY COURT ALTONA MEADOWS VIC 3028 — **$600/WEEKLY**

3/2/2 530m2 156m2 0.46km Leased 22-Jul-26

18 CARLING COURT ALTONA MEADOWS VIC 3028 — **$550/WEEKLY**

3/2/2 530m2 128m2 0.46km Leased 28-May-25

5 GATES COURT ALTONA MEADOWS VIC 3028 — **$570/WEEKLY**

3/2/1 487m2 122m2 0.72km Leased 21-Jul-26

179 VICTORIA STREET ALTONA MEADOWS VIC 3028 — **$580/WEEKLY**

3/1/1 537m2 156m2 0.85km Leased 27-Jul-26

Source: RP Data

Suburb Profile — Altona Meadows, VIC

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

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$805,411	**$528/week**	**3.4%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	285
Annual rental volume	283
Estimated dwellings	8,286
Adult population	18,479
Latest period sales	1
Latest period rentals	23

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

Suburb Health Check — Altona Meadows, 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	91	73	76
out of 100	out of 100	out of 100	out of 100

6.0/10 **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	+7.0%	+7.0%	+2.5%	+2.5%
3 Years	+4.7%	+14.8%	+8.7%	+28.5%
5 Years	+2.7%	+14.3%	+7.0%	+40.1%
10 Years	+4.7%	+58.5%	+4.4%	+53.5%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Peak
Cycle Price Index	149
Projected Capital Growth (annual)	-1.0% to +9.0%
Projected Rent Increase (annual)	+2.1%
Renter Ratio	27%
Years to Own	41.3
IRSAD Decile	4

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.*

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Your Equity Story

In 14 months, you have created an estimated $30,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	$800,000
Current Appraisal	$830,000
Capital Growth	$30,000
Annualised Growth	3.2% p.a.
Current Rent	$610/week

Planning Your Next Move

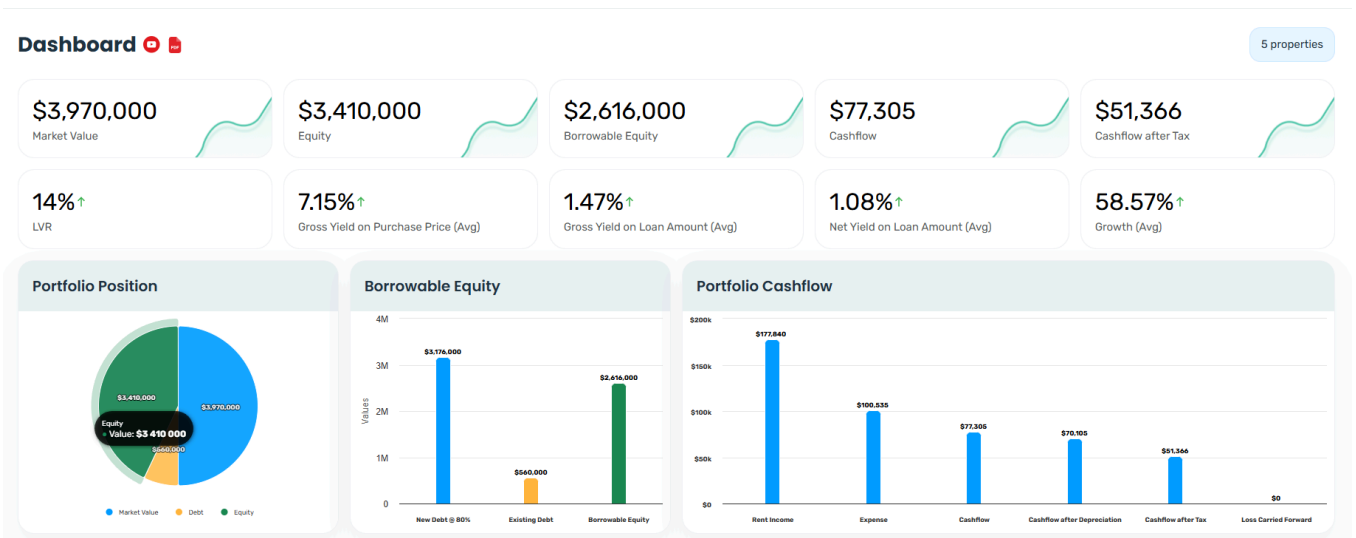
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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

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