

Due Diligence Report

89 Crawshaw Crescent Glenroy NSW 2640

PREPARED FOR

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16 October 2026



Client Buying Brief

WHAT WE ARE LOOKING FOR

Capital-growth focused investment strategy with a \$750K purchase cap, \$800K finance pre-approval, and 20% deposit. The preferred property is a freestanding 3–4 bedroom house in regional NSW (Tamworth, Dubbo, Wagga Wagga, Albury, etc.), in good condition with minimal repairs, yielding ~4%. The plan emphasizes portfolio building, equity extraction in 2–5 years, and sustainability against income loss, supported by buyer’s advocates Owen Page and Emily Reid, with clear communication and due diligence processes.

Why We Like It

- Comfortable layout with 3 bedrooms, 1 bathroom, and dual parking (garage + carport).
- Open-plan lounge, kitchen, and dining create a welcoming flow for everyday living.
- Modern kitchen setup with gas cooktop, electric oven, and dishwasher already in place.
- Two-way bathroom design adds convenience, accessible from both the main bedroom and hallway.
- Year-round comfort thanks to ducted reverse-cycle heating and cooling.
- Outdoor alfresco area perfect for entertaining or relaxing.
- Existing solar panels provide energy efficiency and potential savings.
- Renovation potential offers scope to add value with the right upgrades.
- Floorplan available on request, giving clarity for future planning and improvements.
- Opportunity to unlock hidden value once inspections, approvals, and quotes confirm the scope.

Property Overview

AGENT EXPECTED PRICE		\$550,000	
RENT	\$540-\$560	YIELD	5.11%-5.29%
BED / BATH / CAR	3 / 1 / 2	DWELLING TYPE	House
BLOCK SIZE	687 sqm	HOUSE SIZE	~ 132 sqm
BUILT	1995	FLOOD ZONE	No
BUSHFIRE ZONE	No	PLANNING ZONE	N/A

Upfront Costs

INITIAL OFFER
\$550,000

STATE
NSW

Deposit 20%	\$110,000
Loan amount	\$440,000
Estimated stamp duty	\$19,162
Estimated LMI	\$0
Mortgage / transfer fees	\$1,410
Estimated legals	\$2,000
Pest & building report	\$700
Buyer agency fee	\$15,400
Total funds required	\$148,672

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-\$160 to -\$179**

GROSS YIELD RANGE **5.11% - 5.29%**

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	\$540	\$560	\$2,383	\$28,600
Holding costs				
Council/water	(\$46)	(\$46)	(\$200)	(\$2,400)
Strata / body corp	\$0	\$0	\$0	\$0
Building insurance	(\$31)	(\$31)	(\$133)	(\$1,600)
Landlord insurance	(\$8)	(\$8)	(\$33)	(\$400)
Land tax	\$0	\$0	\$0	\$0
Property management fee (7.70%)	(\$42)	(\$43)	(\$184)	(\$2,202)
Loan repayments	(\$593)	(\$593)	(\$2,568)	(\$30,813)
Pre-tax cashflow	(\$179)	(\$160)	(\$735)	(\$8,815)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type
Principal & Interest

Interest Rate
5.75%

Loan Term
30 Years

Comparable Sales



563 REGINA AVENUE NORTH ALBURY NSW 2640

\$650,000

3/1/1 740m2 115m2 0.83km 20-May-26



486 HARTLEY STREET LAVINGTON NSW 2641

\$615,000

3/1/1 753m2 121m2 1.31km 06-Jul-26



485 ALLDIS AVENUE LAVINGTON NSW 2641

\$575,000

3/1/6 688m2 124m2 1.55km 25-May-26



973 WAUGH ROAD NORTH ALBURY NSW 2640

\$642,000

3/1/3 780m2 142m2 1.59km 07-May-26

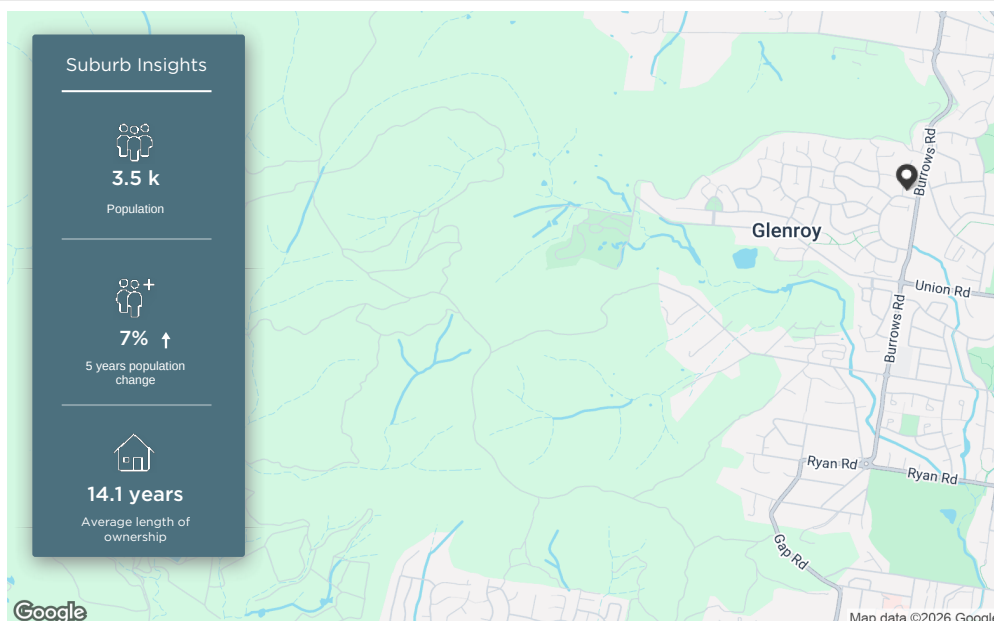


900 CAPTAIN COOK DRIVE NORTH ALBURY NSW 2640

\$605,000

3/1/1 628m2 1.72km 06-Aug-26

Demographic Insights



The size of Glenroy is approximately 8.0 square kilometres. There are 7 parks, covering nearly 11.7% of the total area. The population of Glenroy in 2016 was 3289 people. By 2021 the population was 3528 showing a population growth of 7.3% in the area during that time. The predominant age group in Glenroy is 50-59 years. Households in Glenroy are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Glenroy work in a professional occupation. In 2021, 71.30% of the homes in Glenroy were owner-occupied compared with 73.20% in 2016.

Comparable Rental Evidence

Recently leased properties in the immediate area, used to sanity-check the rental range applied in the cash flow analysis.



651 BRIARDALE ROAD LAVINGTON NSW 2641

3/1/2 669m2 129m2 0.3km Leased 22-Jul-26

\$540/WEEKLY



483 HARTLEY STREET LAVINGTON NSW 2641

3/1/2 699m2 110m2 1.24km Leased 29-Jul-26

\$530/WEEKLY



1059 SYLVANIA AVENUE NORTH ALBURY NSW 2640

3/1/1 696m2 107m2 1.61km Leased 18-Jun-26

\$540/WEEKLY



581 LYNE STREET LAVINGTON NSW 2641

3/1/1 648m2 109m2 1.75km Leased 30-Mar-26

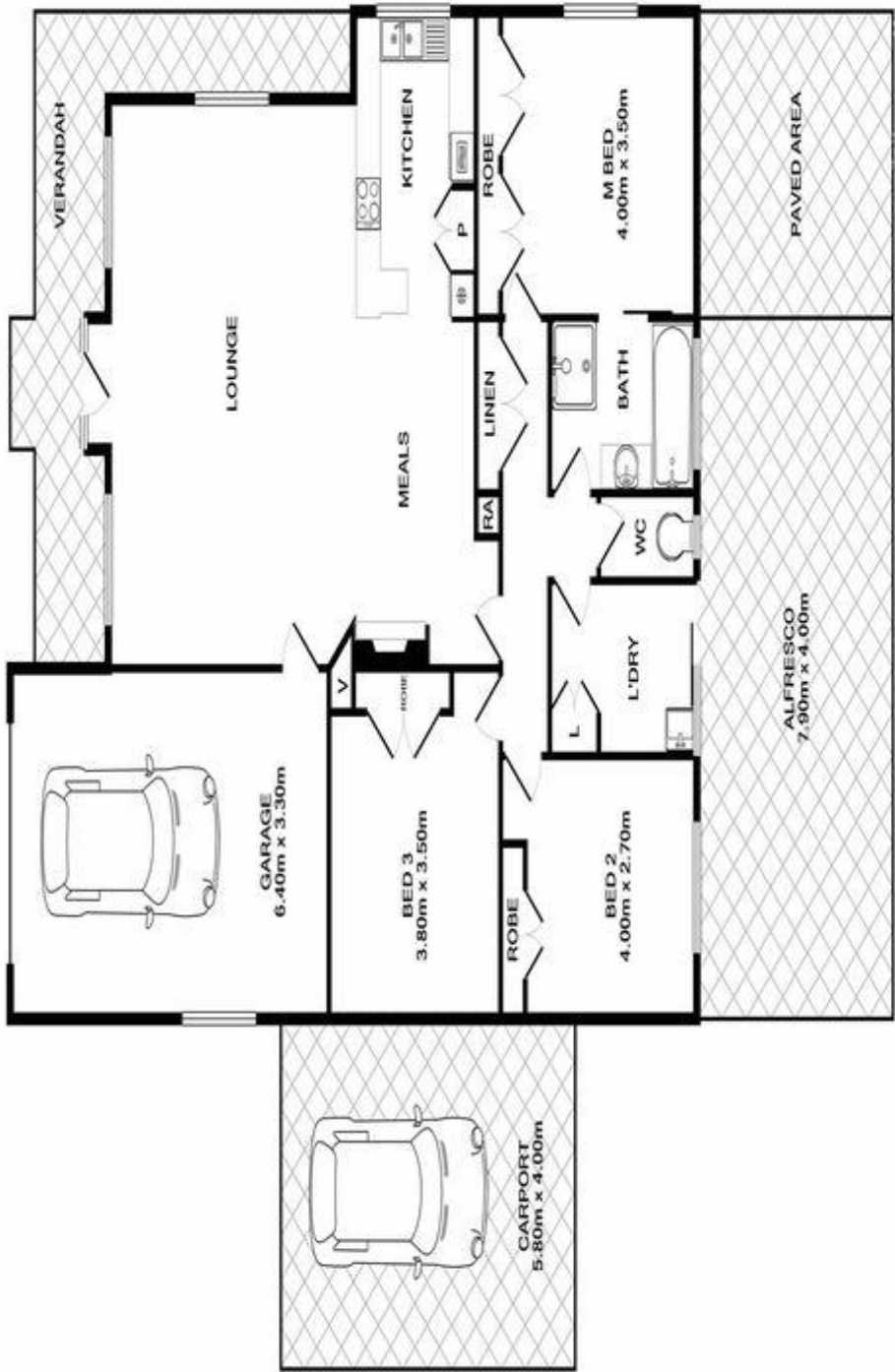
\$530/WEEKLY



735 RYAN ROAD GLENROY NSW 2640

3/1/1 632m2 99m2 1.87km Leased 12-May-26

\$550/WEEKLY



Measurements are approximate. Not to scale. Illustrative purposes only

Site Analysis

At a Glance



DATE OF REPORT

16th of October, 2026

ADDRESS

89 CRAWSHAW CRESCENT

LOT/PLAN

921/837318

COUNCIL

Albury

ZONING

General Residential - R1

UTILITIES

Power Sewer Water

CLOSEST CITY

Albury - 3km

Due Diligence Considerations



Easements

No Considerations Identified



Flood Risk

No Considerations Identified



Character

No Considerations Identified



Vegetation

No Considerations Identified



Bushfire Risk

No Considerations Identified



Noise

No Considerations Identified

What access rights exist over the property?



An easement is a legal right for a person or authority to use part of the land for a specific purpose — commonly to maintain utilities such as water and sewer pipes, stormwater drains or power lines, or to provide shared vehicle access.

LEGEND

 Selected Property

Easements are recorded on the title at subdivision and remain even after the land changes hands. An owner generally cannot build permanent structures within, or obstruct access to, an easement area.

Before building over or near an easement, obtain approval from the easement holder and confirm any restrictions with a building certifier. Ordering a title and survey plan confirms the exact position of any registered easement.

Is the property in a potential flood area?



If a property sits in a potential flood area it is important to understand the likely risks, impacts and causes. Flooding typically occurs when prolonged or heavy rainfall causes waterways to rise and overflow into surrounding land.

Flood likelihood is often expressed as an Annual Exceedance Probability (AEP) — the chance of a flood in any given year. A 1% AEP flood, for example, has a 1-in-100 chance of occurring annually.

Building or renovating in flood-prone areas may require council assessment. Floor levels might need to sit above modelled flood heights, or structures be designed to let water pass beneath. Confirm the specific requirements with the local authority.

LEGEND

-  Selected Property
-  High likelihood (5.0% annual chance)
-  Medium likelihood (1.0% annual chance)
-  Low likelihood (0.2% annual chance)
-  Very low likelihood (0.05% annual chance)

Is the property in a potential bushfire area?



A property being in a bushfire area does not guarantee a fire will occur — it signals that conditions such as a dry climate, dense surrounding vegetation or steep terrain could support one.

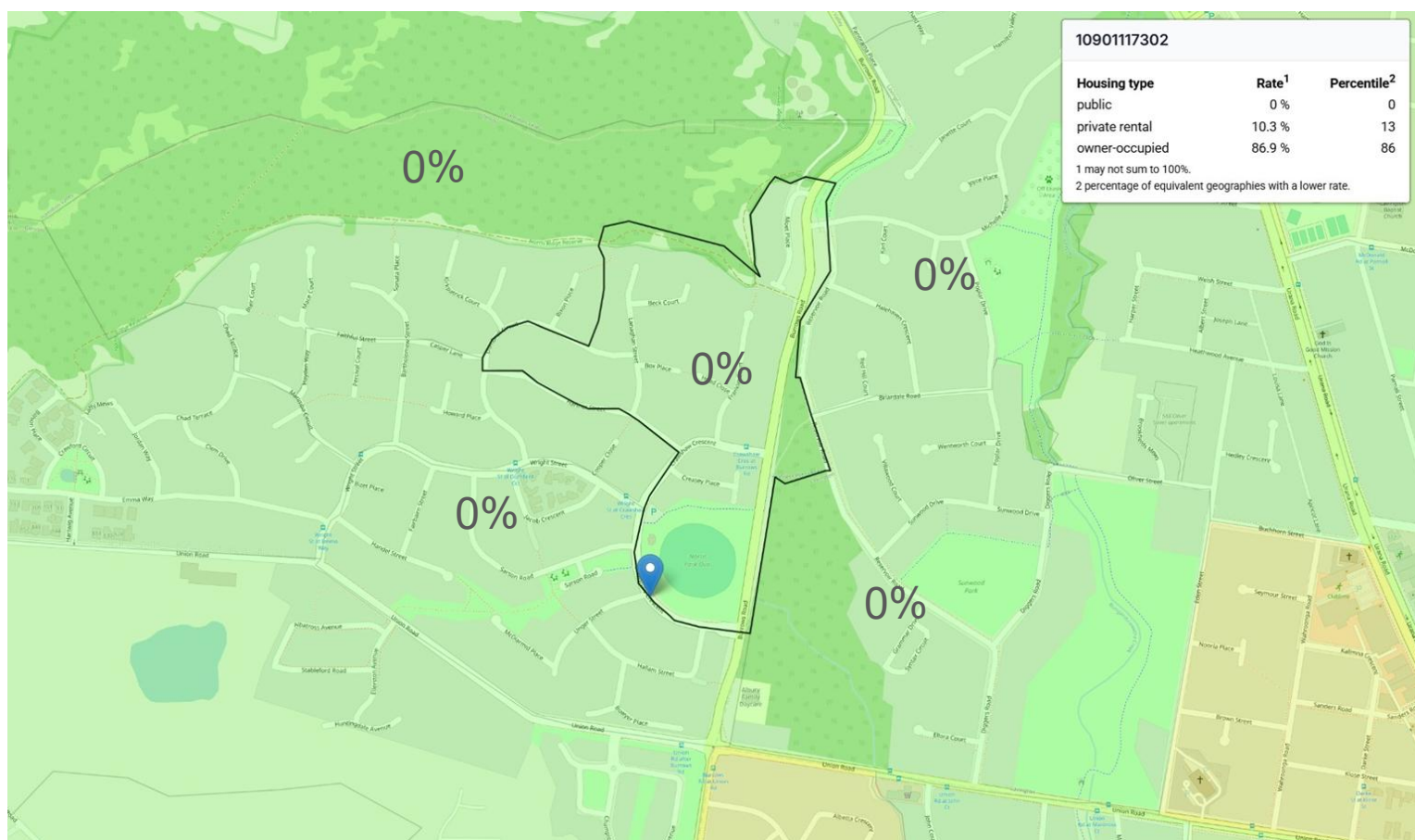
LEGEND

 Selected Property

Building or developing in a bushfire area may require compliance with specific construction standards: appropriate siting, defensible space and buffer zones, and fire-resistant materials and design.

Newly subdivided lots may already have bushfire risk addressed at subdivision. Speak with the council or a building certifier to confirm the safety requirements that apply to the site.

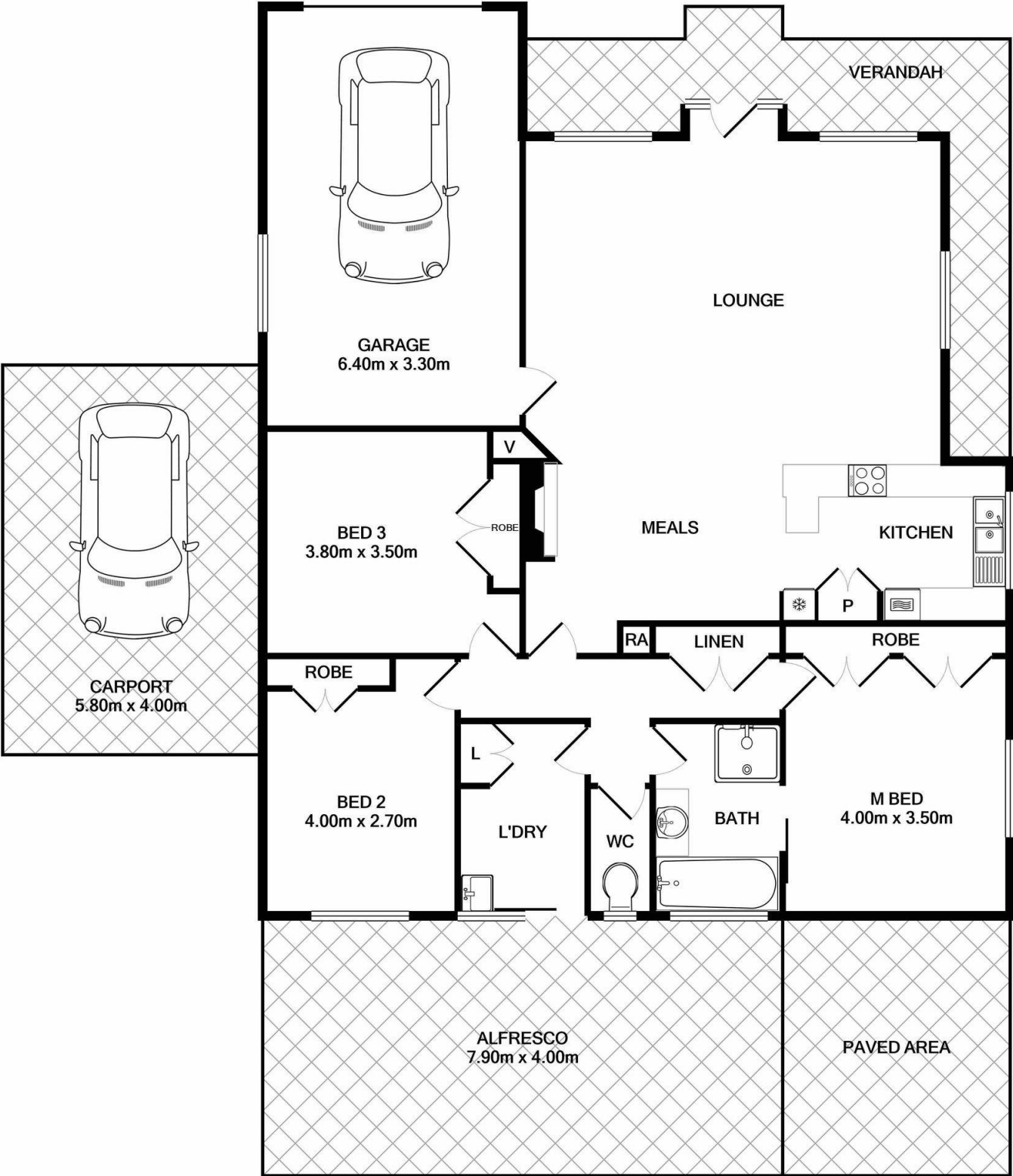
Public Housing %



Considerations

- ✓ Property is located in an area with 0% State Government Housing Department stock.
- ✓ Areas in immediate surrounds show 0% Housing Department stock.

Floor Plan



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.