

# COMPARATIVE MARKET ANALYSIS

12 MONTAGU PLACE, EVATT, ACT 2617

PREPARED BY AUCTION ADVANTAGE, LEVEL 2 80 EMU BANK BELCONNEN



12 Montagu Place  
Evatt, ACT, 2617

Rental Appraisal Letter  
Prepared for Prospective Buyers  
Property Address: 12 Montagu Place, Evatt ACT 2617  
Date: 6 August 2025

To Whom It May Concern,  
RE: Rental Appraisal – 12 Montagu Place, Evatt ACT 2617

Based on current market conditions and our understanding of the property's presentation, location, and features, we estimate the expected rental return for 12 Montagu Place, Evatt to be in the range of:

\$650 – \$670 per week

This figure reflects tenant demand for quality family homes in established suburbs such as Evatt, and assumes the property offers a standard 4-bedroom, 2-bathroom layout with updated interiors and suitable outdoor space.

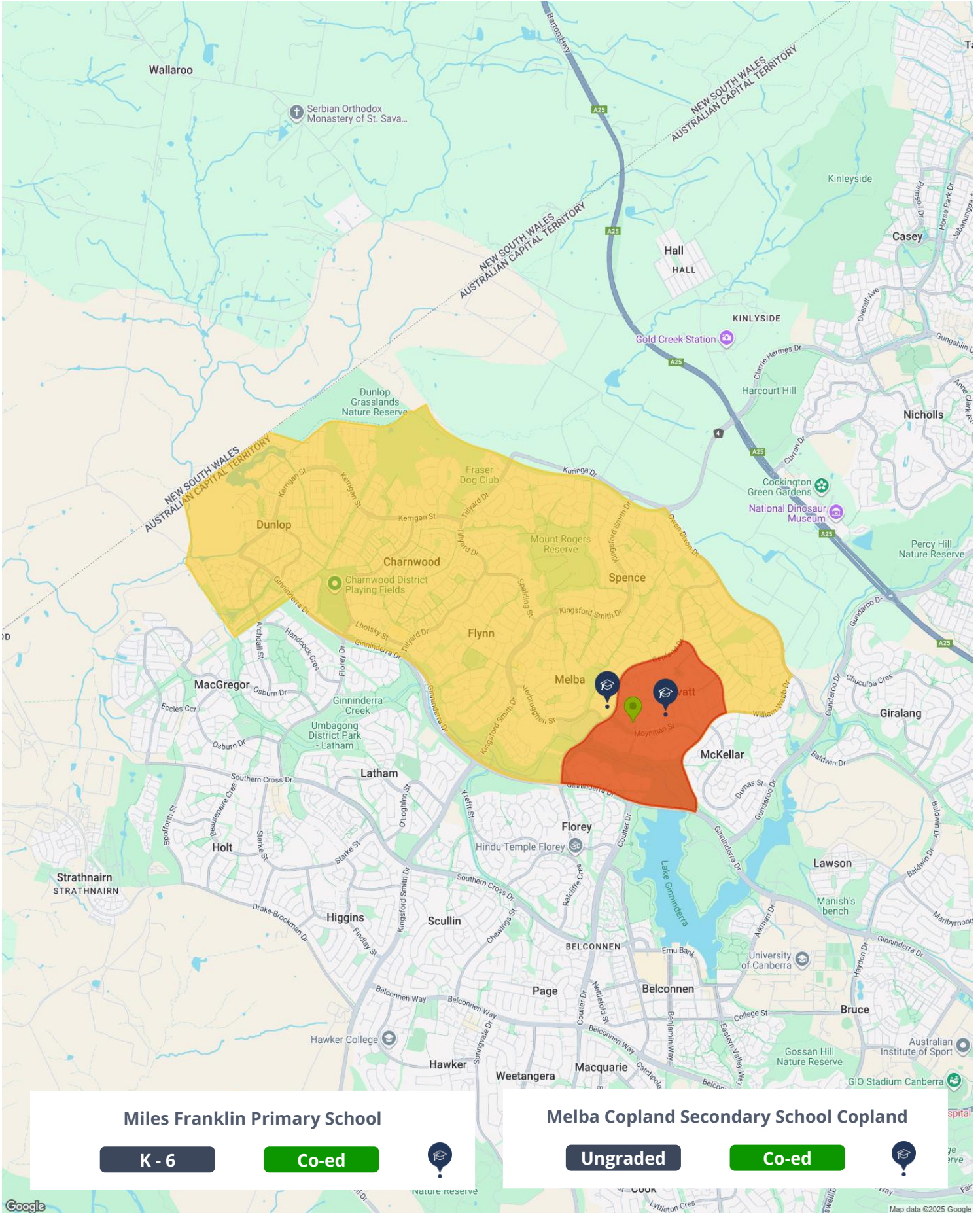
Please note that this estimate is indicative only and may vary depending on final presentation, lease length, and market fluctuations at the time of advertising.

For further details or a formal property management proposal, please contact us.

Yours sincerely,  
Frank Walmsley  
Auction Agent  
Canberra Business Sales / Auction Advantage  
0400 446 605  
[contact@auctionadvantage.com.au](mailto:contact@auctionadvantage.com.au)  
[www.auctionadvantage.com.au](http://www.auctionadvantage.com.au)  
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Auction Advantage  
Level 2 80 Emu Bank Belconnen  
Email: [contact@auctionadvantage.com.au](mailto:contact@auctionadvantage.com.au)  
Phone: 1300347655

## School Catchment Areas



**Miles Franklin Primary School**

**K - 6**

**Co-ed**



**Melba Copland Secondary School Copland**

**Ungraded**

**Co-ed**



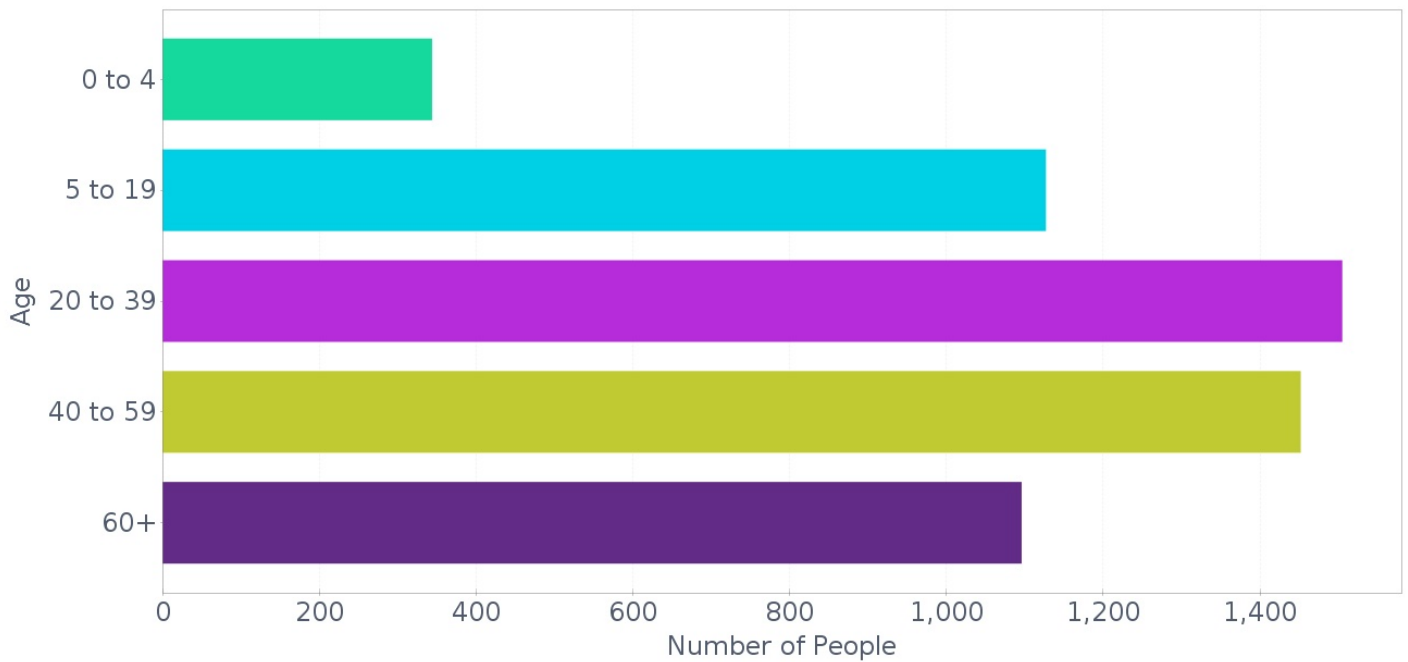


## Nearby Properties For Rent

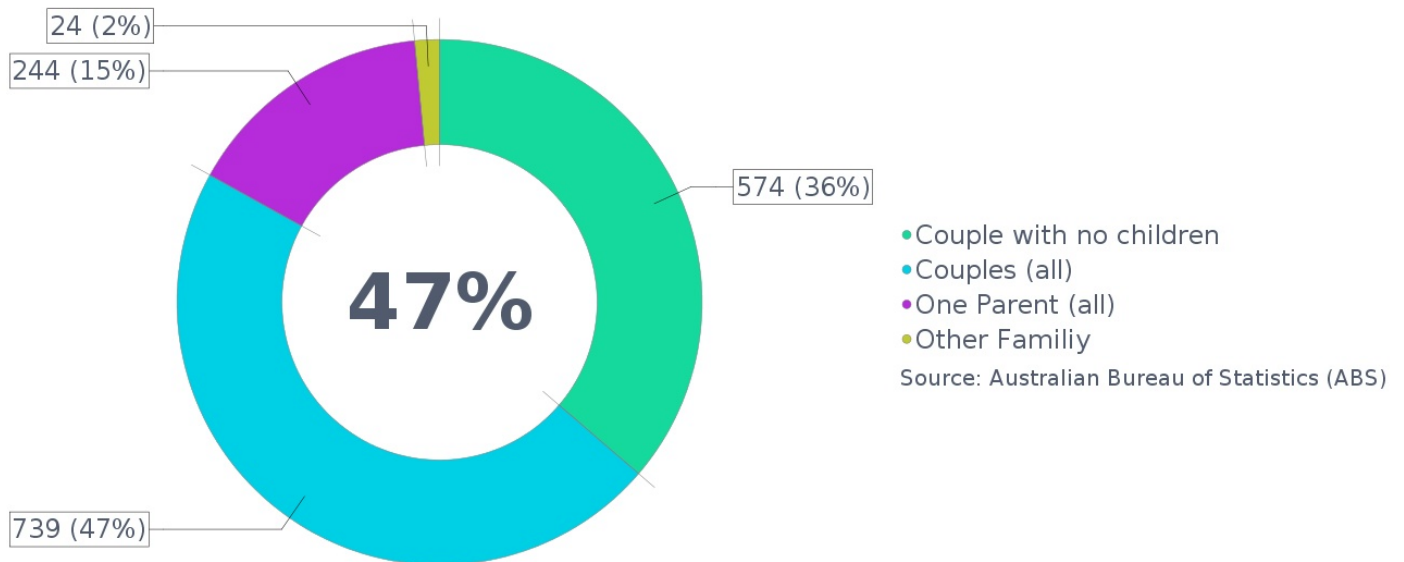




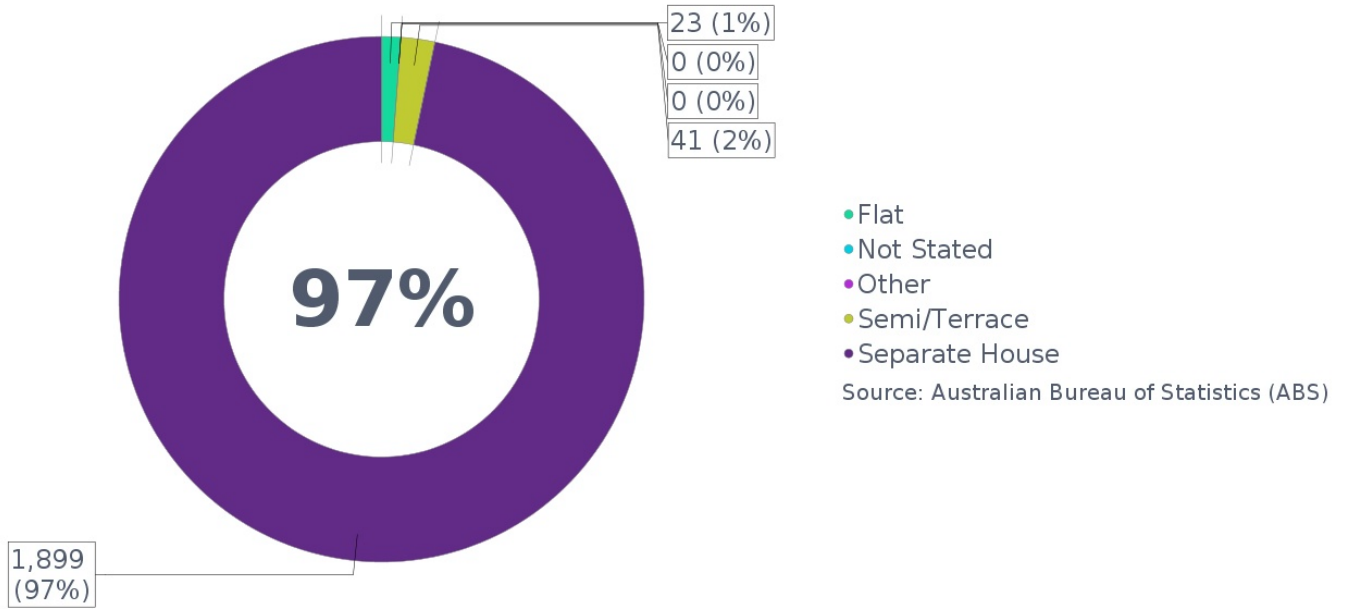
## Age of Population (2021)



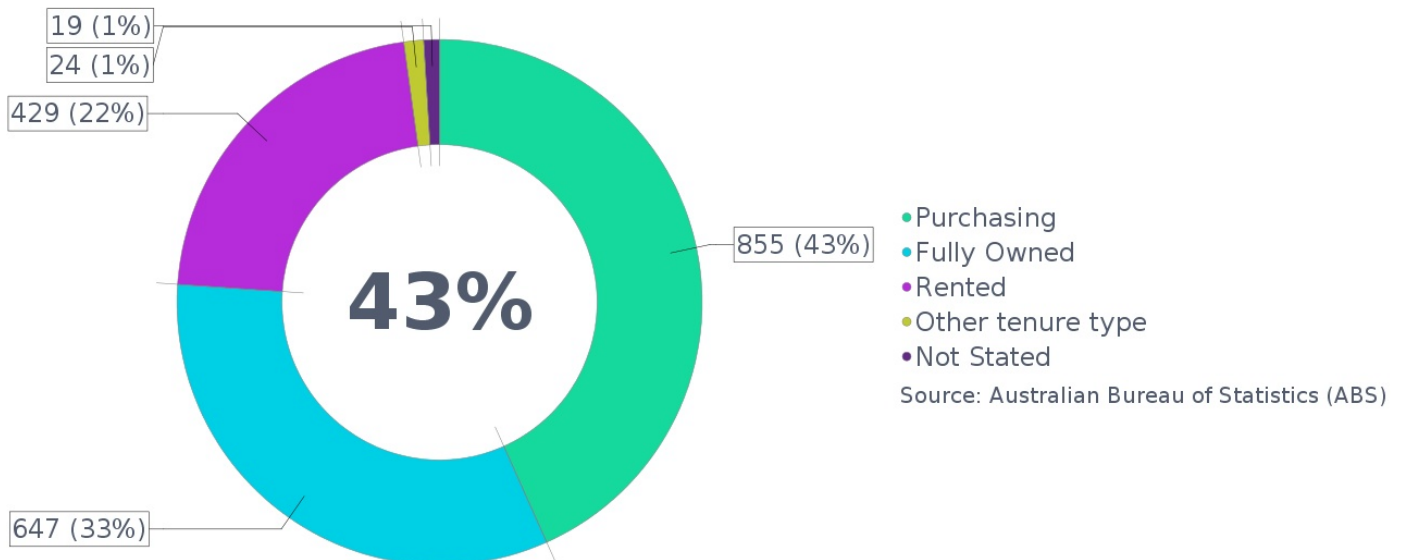
## Family Composition (2021)



## Dwelling Structure (2021)

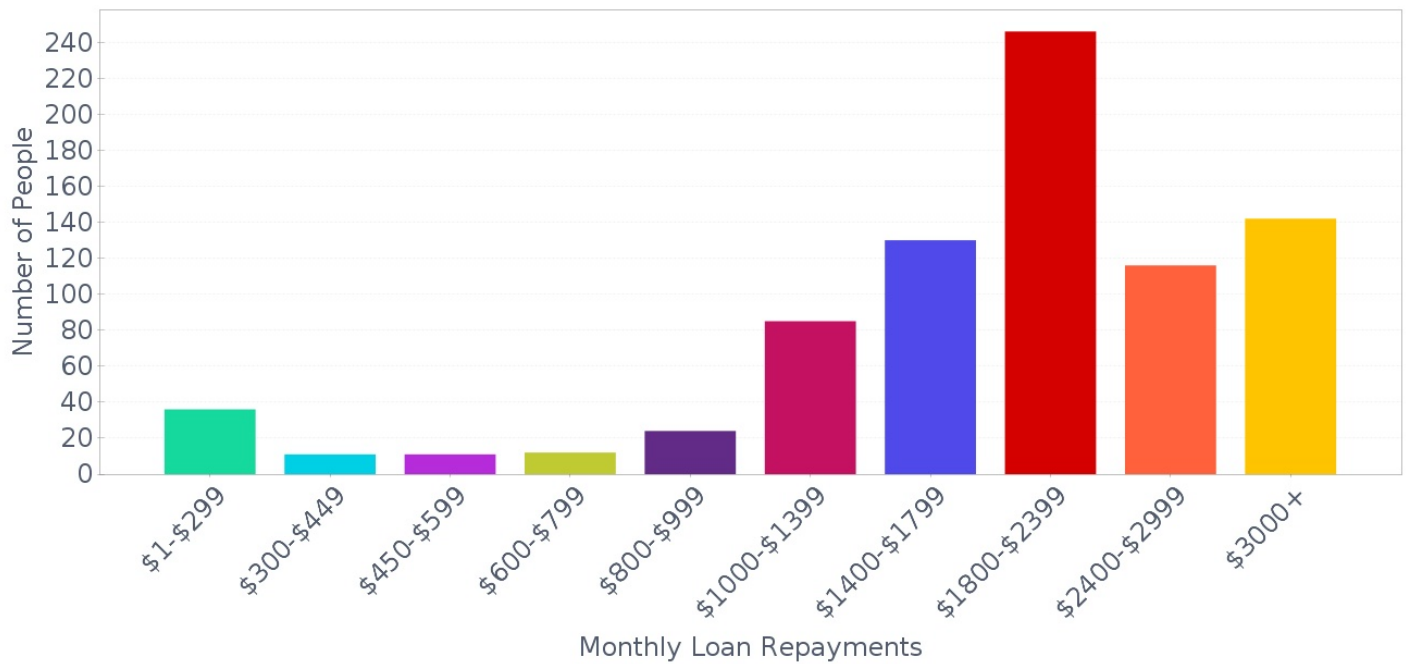


## Home Ownership (2021)

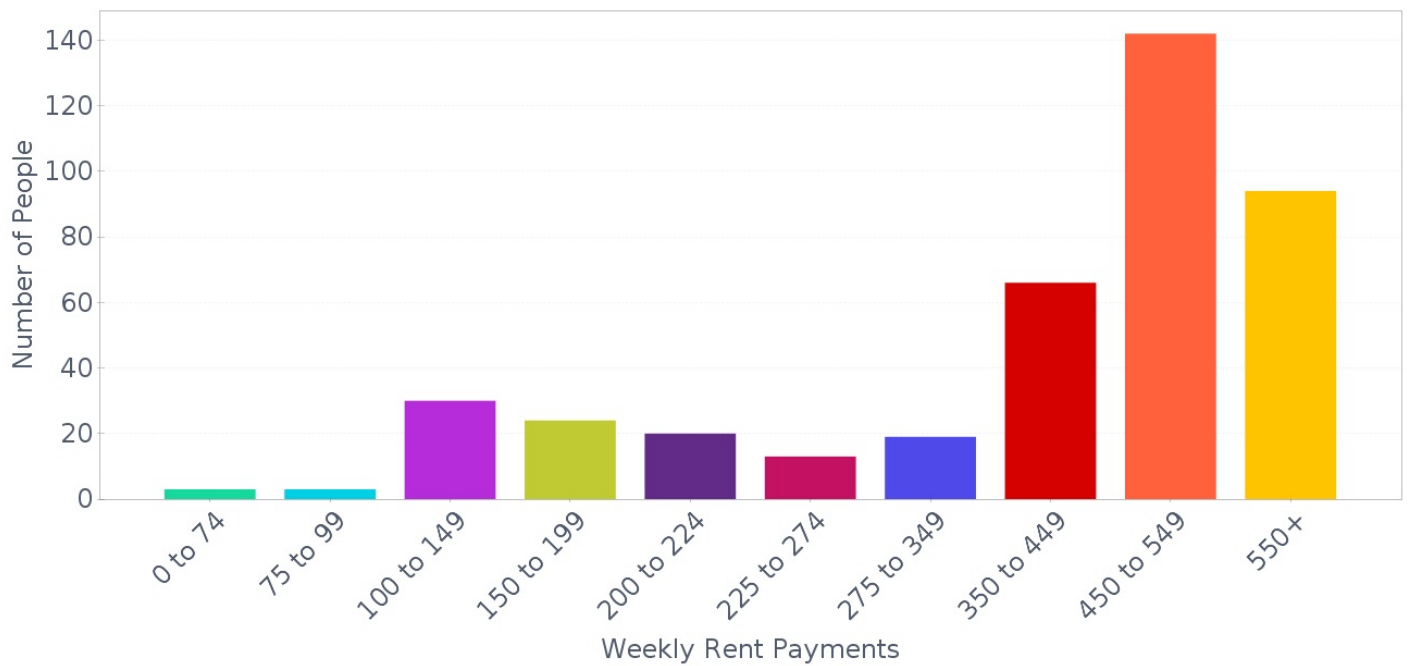




## Home Loan Repayments - Monthly (2021)

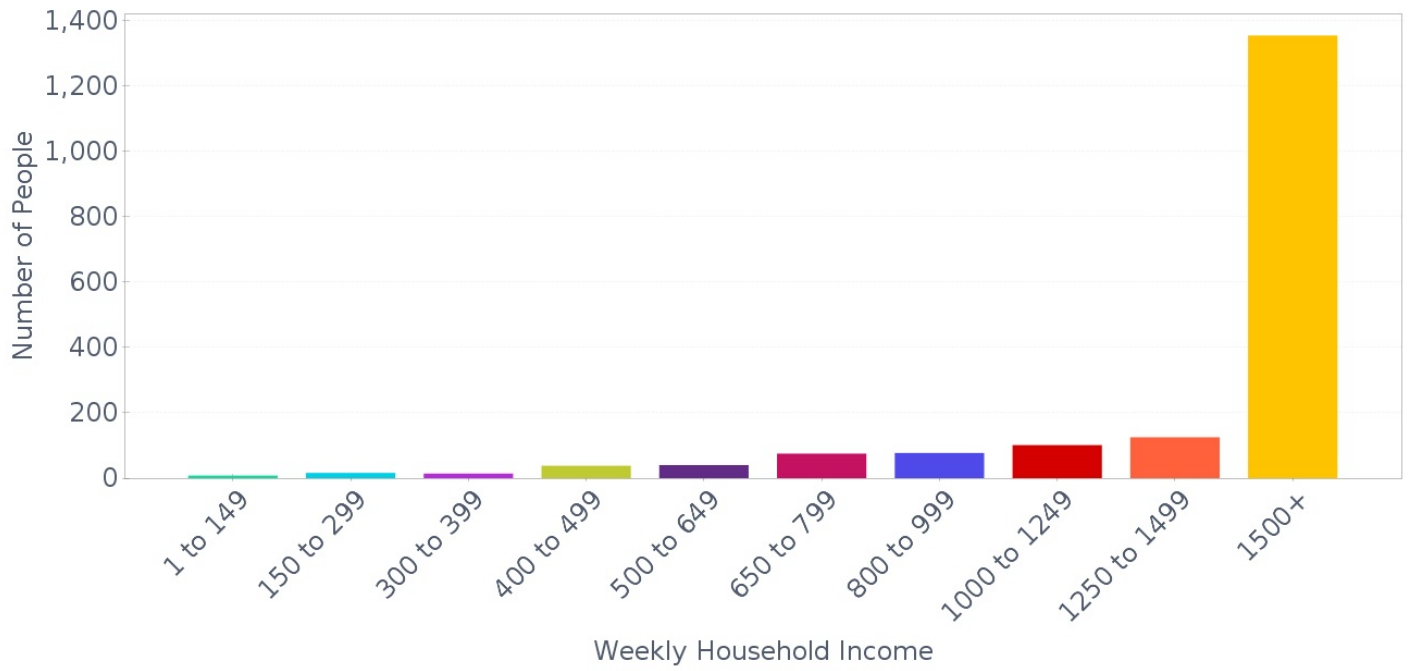


## Rent Payments - Weekly (2021)

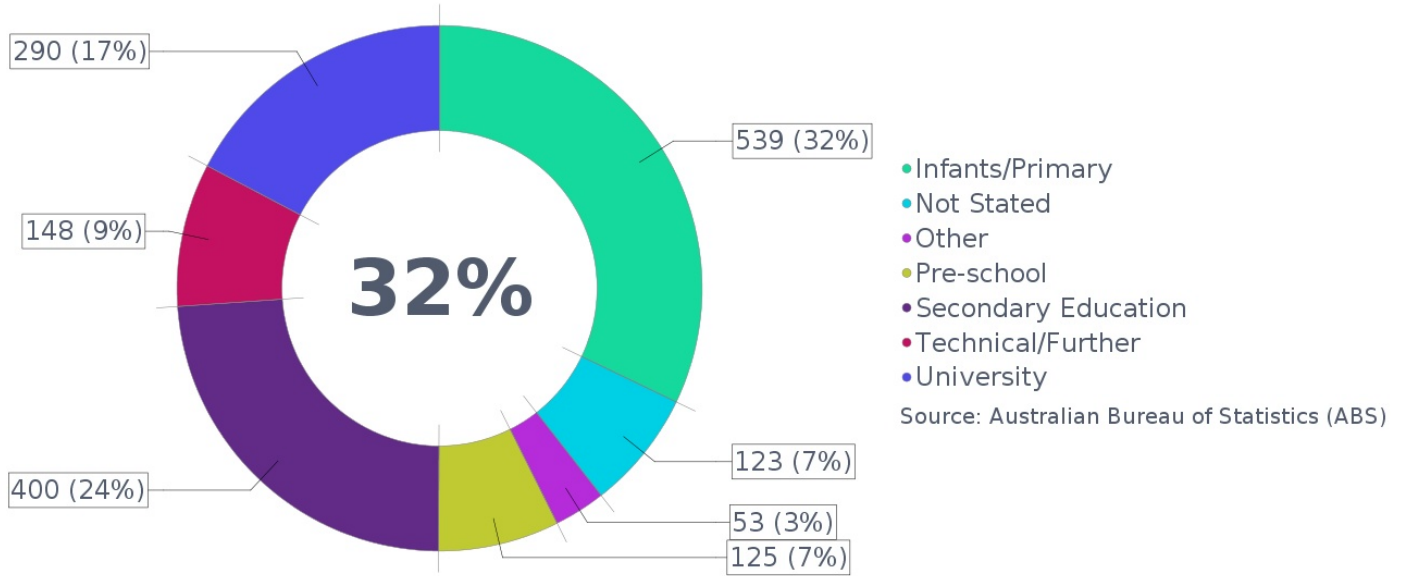




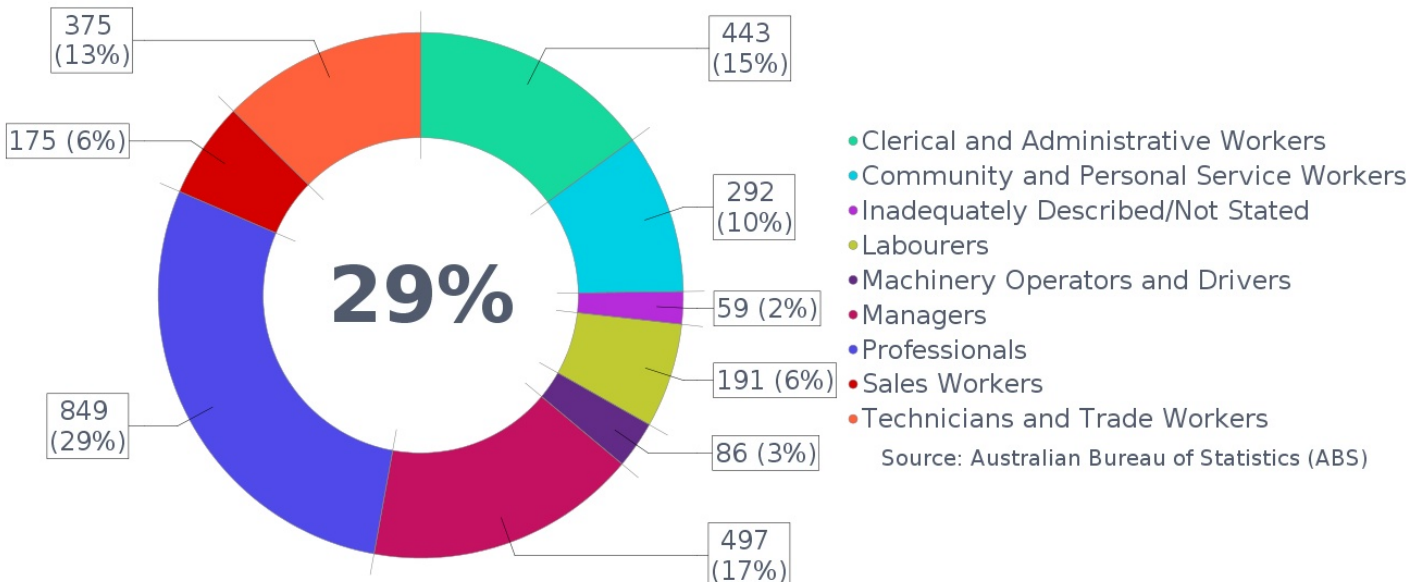
## Household Income - Weekly (2021)



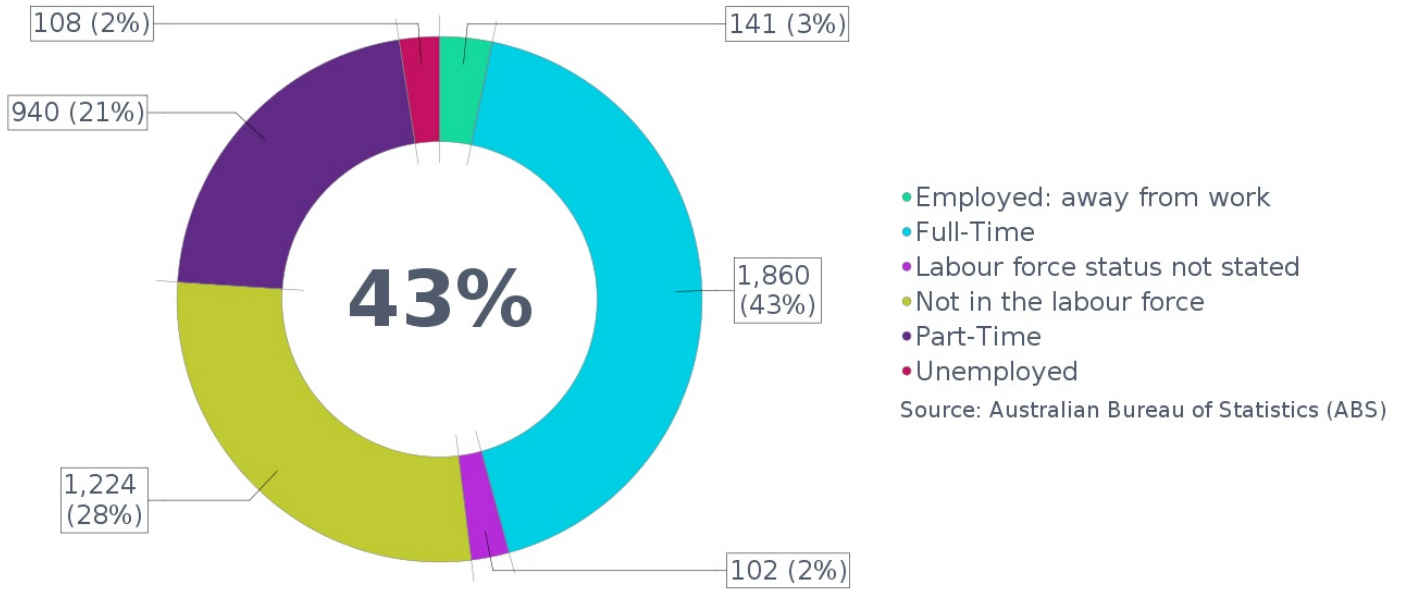
## Non-School Qualification: Level of Education (2021)



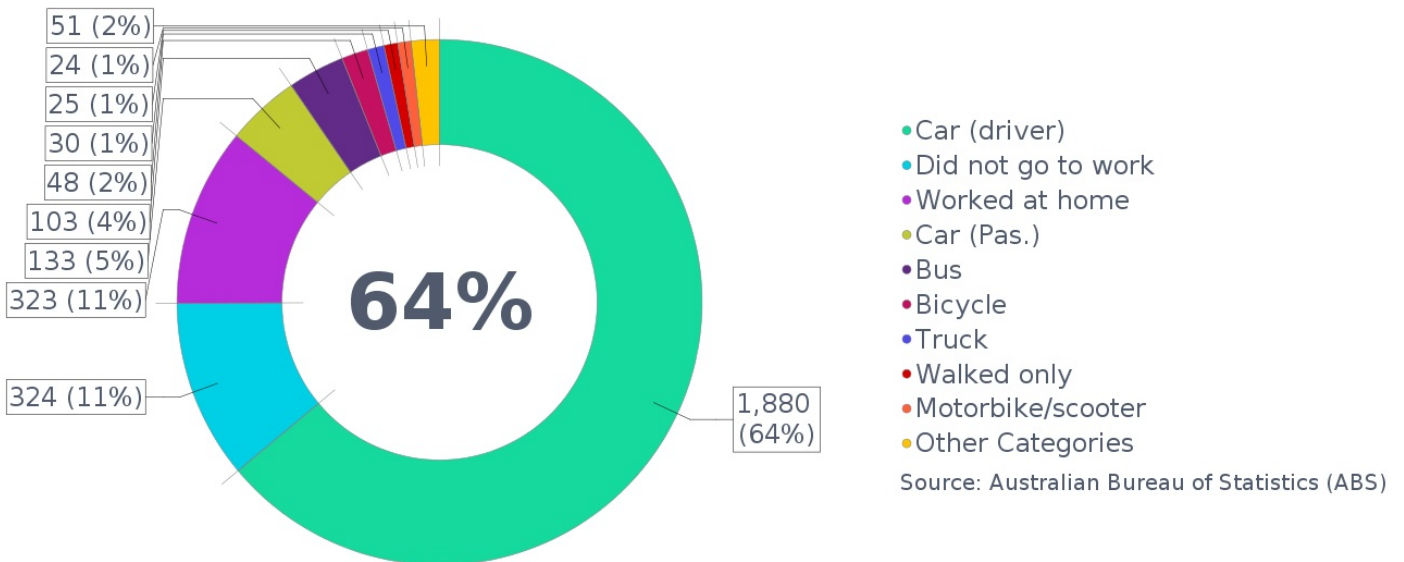
## Occupation (2021)



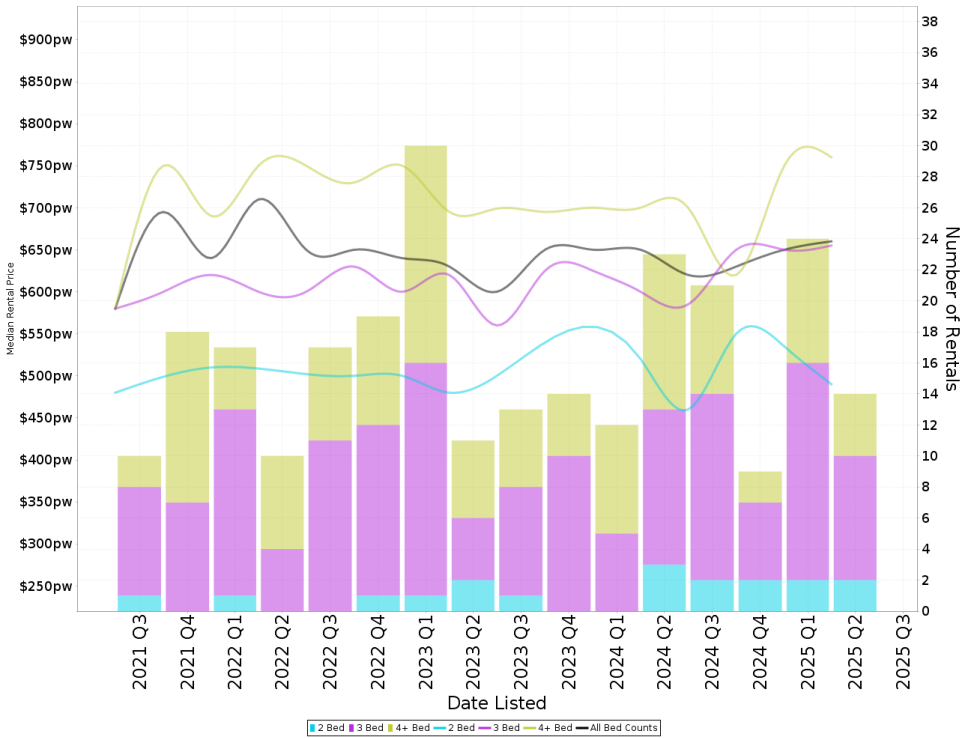
## Employment (2021)



## Method of Travel to Work (2021)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.2%**

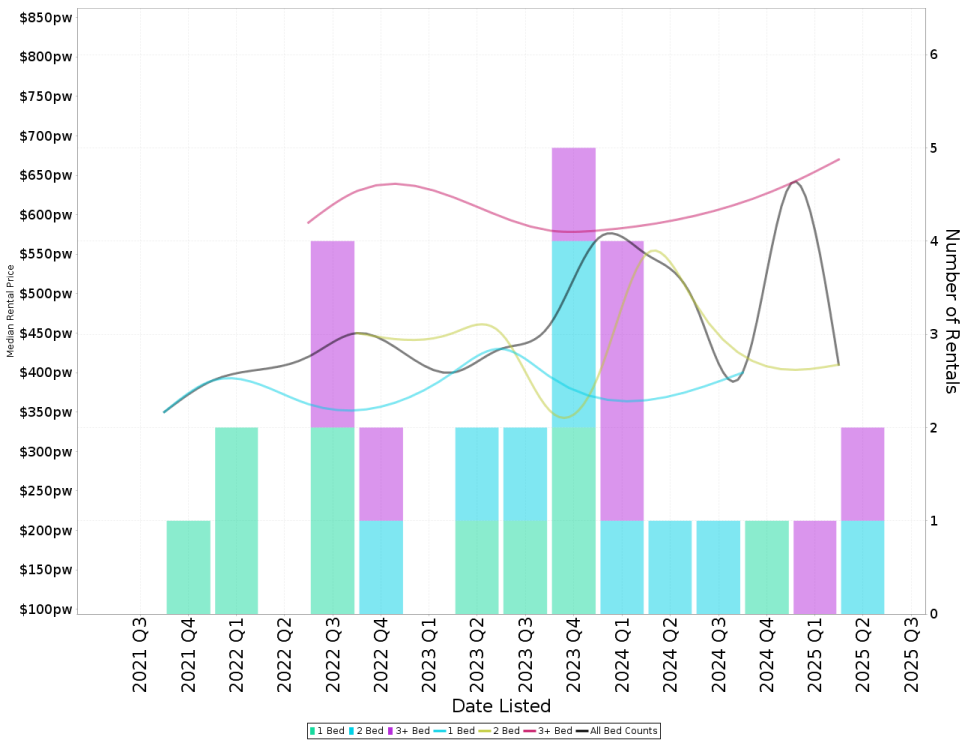
**Current Median Price: \$890,000**  
**Previous Median Price: \$910,000**  
 Based on 126 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

**Current Median Price: \$890,000**  
**Current Median Rent: \$650**  
 Based on 68 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.9%**

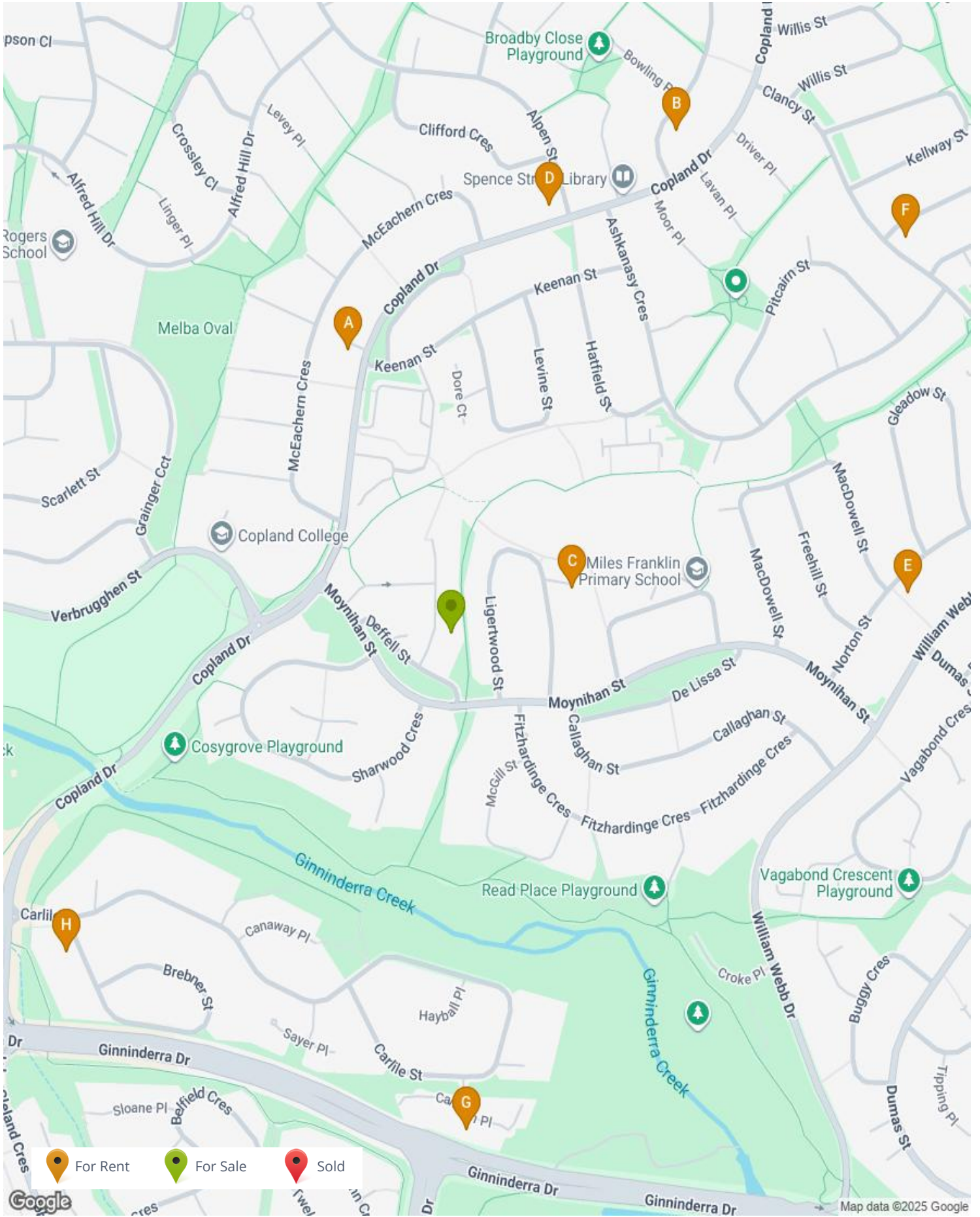
**Current Median Price: \$728,000**  
**Previous Median Price: \$750,000**  
 Based on 26 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

**Current Median Price: \$728,000**  
**Current Median Rent: \$490**  
 Based on 5 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map



## Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$650 and the highest for rent price is \$730 with a median rental price of \$650. Days listed ranges from 4 to 27 days with the average currently at 16 days for these selected properties.

### 77 COPLAND DR, MELBA 2615

 3  1  1



Property Type: House  
Area: 848 m<sup>2</sup>  
RPD: 18/23/MELB

Features:

Current Rent Price: **\$680.00 Per Week**  
First Rent Price: **\$680.00 Per Week**  
Month Listed: **June 2025\* (Rented)**  
Days on Market: **20 Days**



### 6 BENNET ST, SPENCE 2615

 3  1  3



Property Type: House  
Area: 769 m<sup>2</sup>  
RPD: 11/61/SPEN

Features:

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **April 2025\* (Rented)**  
Days on Market: **4 Days**



### 55 LIGERTWOOD ST, EVATT 2617

 3  1  2



Property Type: House  
Area: 1,102 m<sup>2</sup> (115 m<sup>2</sup>)  
RPD: 17/83/EVAT

Features:

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **April 2025\* (Rented)**  
Days on Market: **26 Days**



### 117 COPLAND DR, MELBA 2615

 3  1  2



Property Type: House  
Area: 913 m<sup>2</sup>  
RPD: 18/20/MELB

Features:

Current Rent Price: **\$720 per week**  
First Rent Price: **\$720 per week**  
Month Listed: **March 2025\* (Rented)**  
Days on Market: **27 Days**



### 18 NORTON ST, EVATT 2617

 3  2  2



Property Type: House  
Area: 952 m<sup>2</sup> (157 m<sup>2</sup>)  
RPD: 1/72/EVAT

Features:

Current Rent Price: **\$730 per week**  
First Rent Price: **\$730 per week**  
Month Listed: **February 2025\* (Rented)**  
Days on Market: **26 Days**





## 27 CLANCY ST, EVATT 2617

3 1 2



Property Type: House  
Area: 856 m<sup>2</sup> (112 m<sup>2</sup>)  
RPD: 3/32/EVAT

Features:

Current Rent Price: **\$650.00 per week**  
First Rent Price: **\$650.00 per week**  
Month Listed: **February 2025\* (Rented)**  
Days on Market: **8 Days**



## 23 CAHALAN PLACE, EVATT 2617

3 1 2



Property Type: House  
Area: 995 m<sup>2</sup>  
RPD: 5/111/EVAT

Features:

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **January 2025\* (Rented)**  
Days on Market: **12 Days**



## 8 BREBNER ST, EVATT 2617

3 2 1



Property Type: House  
Area: 829 m<sup>2</sup>  
RPD: 9/100/EVAT

Features:

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **November 2024\* (Rented)**  
Days on Market: **10 Days**

