

20 May 2026

To Whom It May Concern,

Thank you for enquiring about the rental potential of Units 1 and 2 at 4 Twine Place, Monash. Please find below our rental valuation assessment for both residences located on the property. Unit 1 comprises a spacious four-bedroom, two-bathroom residence situated on an approximately 480sqm block, while Unit 2 offers a one-bedroom, one-bathroom residence positioned on an approximately 280sqm block. This evaluation has been prepared with consideration to the property configurations, accommodation, land sizes, presentation, current market conditions, and comparable rental properties within the Monash area. The following rental estimates aim to provide an informed indication of the achievable weekly rental return for each residence in the current market. We trust this information assists you in understanding the investment potential and rental positioning of both properties.

Comparable properties unit 1:

1. 41 Groveland Crescent, Isabella Plains – \$695 per week, 3 bedroom, 1 bathroom home in Isabella Plains.
2. 113 Jim Pike Avenue, Gordon – \$690 per week, 3 bedroom, 1 bathroom home in Gordon.
3. 2 Hyne Place, Fadden – \$700 per week, 3 bedroom, 2 bathroom home in Fadden.
4. 24 Fink Crescent, Calwell – \$720 per week, 3 bedroom, 1 bathroom home in Calwell.

Based on the comparable properties outlined above, along with the property's recent renovations and upgrades, we believe Unit 1 at 4 Twine Place, Monash is well positioned within the current rental market. The modern improvements, spacious four-bedroom, two-bathroom layout, and overall presentation are likely to attract strong tenant interest. Taking these factors into consideration, we estimate the property would achieve a rental return of at the very least \$700 per week in the current market conditions.

Comparable properties unit 2:

1. 2/33 Jenke Circuit, Kambah – \$500 per week, 2 bedroom duplex/semi-detached residence in Kambah.
2. 58/311 Anketell Street, Greenway – \$480 per week, 1 bedroom, 1 bathroom apartment in Greenway.
3. 16/39 Hanlon Crescent, Fadden – \$470 per week, 1 bedroom, 1 bathroom unit in Fadden.

Based on the comparable properties available within the surrounding area, Unit 2 at 4 Twine Place, Monash presents a unique offering within the current rental market. There are currently very few directly comparable properties in Monash, particularly for a self-contained residence situated on its own separate title. The closest comparable property located in Greenway is an apartment-style dwelling, which does not provide the same level of privacy, outdoor space, or standalone living appeal. Historically, the property has been leased to a family member at \$450 per week. Given the limited supply of similar properties and the strong demand for affordable standalone accommodation, we would expect the property to achieve a rental return in the vicinity of \$450–\$500 per week under current market conditions.

In summary, Units 1 and 2 at 4 Twine Place, Monash present a combined estimated rental return in the vicinity of \$1,150–\$1,200 per week under current market conditions. Both residences offer strong appeal within the local market, with Unit 1 benefiting from recent renovations and family-sized accommodation, while Unit 2 provides a rare standalone one-bedroom residence with limited direct competition. We trust this rental valuation provides a clear indication of the property's current rental potential. Should you have any further questions or require any additional information, please do not hesitate to contact us.

Kind regards,

Frank Walmsley
Auctioneer

1300 145 561

PO Box 2959 Canberra ACT 2602
contact@auctionadvantage.com.au
