

1 April 2026

Future Owner,

As requested, I have reviewed recent and current sales evidence across Nicholls and the broader Gungahlin region to provide market context for the property at 1/27 Temperley Street, Nicholls.

This is a well kept, 3-bedroom, 2-bathroom, double car garage home. It boasts a 5.5 EER and sits on a 308 sqm block. The home itself is approximately 165 sqm and was built in the Garden's Estate in 1999.

This property presents as a well-positioned residence within a tightly held and desirable pocket of Nicholls, appealing to buyers seeking low-maintenance living combined with proximity to local amenities, golf course surrounds, and established infrastructure such as schools and shops. Properties of this nature continue to attract strong interest from downsizers, investors, and owner-occupiers alike.

Based on current market conditions, comparable sales, and buyer demand in the area, it is my opinion that 1/27 Temperley Street, Nicholls would be expected to achieve in the vicinity of: **\$895,000 - \$910,000** subject to presentation, marketing strategy, and timing of sale.

Key Comparable Sales

Current Listings:

- **1/5 Seaborn Place, Nicholls** – Currently listed at \$875,000+; 3-bedroom, 1-bathroom, 194 sqm home.
- **32/35 Edie Payne Close, Nicholls** – Currently listed at \$899,000; 3-bedroom, 2 bathroom, 207 sqm home. 315 sqm block with an EER of 4.5
- **11/29–35 Temperley Street, Nicholls** – Currently listed at \$899,000; highly relevant due to immediate proximity and comparable configuration within the same estate. 3-bedroom, 2-bathroom home on a 428 sqm block.

These current listings demonstrate the competitive landscape and pricing expectations for similar properties presently on the market.

Past Sales:

- **55 Rosella Street, Nicholls** – Sold for \$900,000 on the 31st of January 2026; 3-bedroom, 2-bathroom home on a 404sqm block.

Market Position

Based on the above comparables and prevailing market conditions, **1/27 Temperley Street is well positioned to achieve a result around the \$895,000 - \$910,000 mark.**

Should you wish to discuss this investment in more detail, please do not hesitate to reach out to Auction Advantage!

Kind Regards,
Frank Walmsley

Lead Agent and Auctioneer

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