

22 July 2026

To Future Owners,

This rental valuation has been prepared to provide an informed assessment of the likely market rent for both the primary residence at 18 Cameron Road and the secondary residence at 18A Cameron Road, Queanbeyan NSW. The assessment considers the accommodation, condition, functionality and overall appeal of each dwelling, together with current market conditions and recent leasing activity for comparable properties within Queanbeyan and surrounding suburbs. The estimated rental ranges outlined in this report are supported by relevant comparable evidence and reflect current market demand at the time of assessment.

Comparable Rentals for the primary property are:

- **8 Windmill Street, Tralee NSW – Listed for \$760 per week.** Modern 3 bedroom, 2 bathroom detached home offering contemporary finishes, multiple living areas and a similar standard of accommodation to the subject property.
- **2/24 Southbar Road, Karabar NSW – Listed for \$660 per week.** Modern 3 bedroom townhouse with updated interiors and ducted heating and cooling.
- **27 Lindbeck Corner, Googong NSW – Listed for \$800 per week.** Well-appointed 3 bedroom, 2 bathroom home featuring quality finishes, open-plan living and modern family appeal. This property represents the upper end of comparable rental accommodation.

Comparables for the secondary residence are:

- **7B Kenneth Place, Karabar NSW 2620 – Listed for \$610 per week.** Modern 2 bedroom duplex offering low-maintenance living.
- **42 McKeahnie Street, Queanbeyan East NSW 2620 – Listed for \$580 per week.** Well-presented 2 bedroom home with modern updates and private outdoor space.
- **5/36 Gorman Drive, Googong NSW 2620 – Listed for \$500 per week.** Contemporary 2 bedroom flat featuring modern finishes and low-maintenance living.

Based on the inspection of the property, analysis of current market conditions and consideration of comparable rental evidence, it is our opinion that both dwellings at **18 Cameron Road, Queanbeyan** present to a high standard and are well positioned within the current rental market. Both the primary residence and secondary residence are modern, well-maintained and offer a level of accommodation that is highly sought after by tenants.

Accordingly, it is our opinion that the **primary residence (18 Cameron Road)** is capable of achieving a rental return of **at least \$750 per week**, while the **secondary residence (18A Cameron Road)** can achieve **at least \$580 per week**. Given the quality, presentation and modern finishes of both dwellings, strong tenant interest is anticipated, supporting these rental expectations under current market conditions.

Kind Regards,
The Auction Advantage Team