

10 August 2026

Future Owner,

As requested, I have reviewed recent rental evidence and listings in Canberra's inner north to provide market context for the property at 11/135 Blamey Crescent, Campbell. This property refers to an established 1-bedroom apartment in the Lyndon Court unit blocks.

Based on comparable rentals in Canberra's south, my opinion is that the property sits within the \$400-\$450 per week range on the rental market, subject to presentation, finishes, and prevailing market conditions. This equates to \$22,100 per year in income or a ROI of 6.16% gross annual yield.

Key Comparable Rentals:

- 12/135 Blamey Crescent, Campbell — \$460 per week: 1 bed | 1 bath. An excellent direct comparison as it is located within the same Lyndon Court complex as No. 11. Features open-plan living and built-in wardrobes.
- 20/137 Blamey Crescent, Campbell — \$450 per week: 1 bed | 1 bath. Located in the neighbouring complex.
- 42/116 Blamey Crescent, Campbell — \$400 per week: 1 bed | 1 bath | 1 car. Ground-floor, double-brick apartment with an updated kitchen, built-in wardrobe and single carport.

Most notably, the property has enjoyed exceptional long-term rental stability, having been occupied by the same tenant for approximately 12 years at \$400 per week. This strong tenancy history demonstrates the property's ongoing rental appeal and highlights its potential as an attractive, low-maintenance investment opportunity.

Kind Regards,

Frank Walmsley

Auctioneer

