

10th August 2026

To whom it may concern,

Thank you for the opportunity to provide a market appraisal for 11/135 Blamey Crescent, Campbell. This appraisal considers recent comparable sales, current competing properties, and prevailing market conditions. With Campbell's highly desirable location and continued demand for affordable, established apartments, the property is well positioned to attract interest from investors and owner-occupiers alike.

Current comparables within Campbell provides a clear indication of the market for established one-bedroom apartments. These properties include:

- 1/135 Blamey Crescent, Campbell — \$390,000: 1 bed | 1 bath | 1 car | 50m². This is the strongest direct comparable because it is in the same Lyndon Court complex, built circa 1975. This unit is found on the ground floor.
- 27/14 Chauvel Street, Campbell — \$385,000: 1 bed | 1 bath | 1 car | 44m². Located directly opposite Campbell Shops and including an updated kitchen, bathroom, flooring and lighting. Its smaller 44m² size should be noted.
- 5/20 Blamey Crescent, Campbell — Offers Over \$370,000: 1 bed | 1 bath | 1 car | 48m². A circa-1975 apartment in a small complex of 12, making it particularly relevant to the older-style character of Lyndon Court. It is top-floor and north-facing, with an updated kitchen and bathroom, carport and storage.

Recent sales from the past three months include this comparable established 1 bedroom apartment:

- 17/14 Chauvel Street, Campbell — Sold \$375,000 | 5 June 2026: A strong comparable sale comprising 1 bedroom, 1 bathroom, and 1 car space. Positioned on the top floor

Given the property's proximity to major defence, government and education facilities, combined with Campbell's strong rental and owner-occupier demand, we expect the property to attract solid buyer interest and achieve a sale price in the vicinity of \$380,000, subject to market conditions.

Kind Regards,

Frank Walmlsey

Real Estate Agent and Auctioneer