INDICATIVE RENTAL APPRAISAL

62 Adelaide Street

TUMBI UMBI NSW 2261

Desktop appraisal | 6 November 2026

ESTIMATED RENTAL RANGE

$900 - $1,000

per week | unfurnished, long-term letting

RECOMMENDED INITIAL RENT

$950

per week

THE PROPERTY

Three bedrooms plus a flexible fourth bedroom/study, two bathrooms and a double garage. Single-level layout with separate lounge, open kitchen/family/meals, covered alfresco and swimming pool. The main bedroom has a walk-in robe and ensuite. Plantation shutters and ceiling fans are advertised. [S1-S2]

WHY THIS RANGE

The two local rentals reported leased at **$1,000 per week** support an upper benchmark, while the recent Killarney Vale pool-home result at **$890** anchors the lower comparison. Current alternatives include a four-bedroom-plus-study pool home at **$900** and a near-new four-bedroom home at **$950**. [1-5]

Adelaide's pool, two bathrooms, double garage and indoor-outdoor living support family appeal. The fourth room is marketed as a bedroom/study. Current $900 competition has a separate study and ducted air; a premium above it is not established by the available evidence. **$950 per week is the recommended initial market test**, subject to inspection and the agreed offering.

INCOME ILLUSTRATION

$46,800-$52,000 gross per year across the estimated range; **$49,400** at $950 per week. Calculated as 52 fully paid weeks, before vacancy, management fees, letting costs, maintenance, rates, insurance and other outgoings. This is not net income or a guaranteed return.

BASIS & CONDITIONS

Assumes unfurnished, long-term residential letting in the condition shown in the sales material. Subject to a physical rental inspection, safe and operational pool, required rental and pool compliance, and agreed maintenance inclusions. Air conditioning, solar, current tenancy, availability and pool-service arrangements have not been verified. No inspection or compliance certification is represented.

This is a market appraisal, not a formal valuation or an offer to lease. Rent may change with presentation, inclusions, timing and competition. Refresh the evidence if letting is delayed.

Frankie Webber
0435 286 648
frankie.webber@ryderrealty.com.au

Peter Horsnell
0422 306 129
peter.horsnell@ryderrealty.com.au

INDICATIVE RENTAL APPRAISAL

Rental evidence

Checked 6 November 2026 | asking rents and reported leases shown separately

[1] 3F Tumbi Road, Tumbi Umbi — $1,000 pw

Reported leased 9 Sep 2026

3 bed | 2 bath | 2 car | pool

Local pool-home evidence at the top of the estimated range. Two storeys; advertised with ducted air and solar.

[2] 2 Holland Place, Tumbi Umbi — $1,000 pw

Reported leased 5 Jun 2026

4 bed | 2 bath | 2 car | study

Upper benchmark, with multiple living areas and an office. Two storeys; older evidence and a larger home offering.

[3] 15 George Evans Road, Killarney Vale — $890 pw

Reported leased 14 Oct 2026

4 bed | 1 bath | 2 car | pool

Recent pool-home evidence below the estimated range. One bathroom; Adelaide has two. Neighbouring suburb.

[4] 217 Cresthaven Avenue, Bateau Bay — $900 pw

Current asking | listed 2 Nov 2026

4 bed + study | 2 bath | 2 car | pool

Strong current competition: pool, separate study and ducted air. Asking rent is not a confirmed lease result.

[5] 31A Laguna Parade, Berkeley Vale — $950 pw

Current asking | listed 30 Oct 2026

4 bed | 2 bath | 2 car | near-new

Current $950 competition, with ducted air, multiple living spaces and covered entertaining. No pool advertised.

SOURCES & METHOD

Comparable addresses above are clickable links to the relevant realestate.com.au listing or property history. Reported leased prices are portal records; signed leases and concessions have not been independently verified. Current asking rents are competition, not completed transactions. Pool-service inclusions and lease terms are not established.

S1: Ryder Realty sales listing. **S2:** Published sales floor plan. Subject features are drawn from these sources. Inconsistent land-area records have been excluded. The range is a qualitative comparison of features, location, recency and current competition; no fixed dollar adjustments or statistical valuation are claimed.

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