

rental market appraisal.

24 Cambra Road, Belmont

Prepared on 2nd September 2026

To whom it may concern,

We're thrilled to provide a rental market appraisal for 24 Cambra Road, Belmont. At Real Estate Geelong, we take a data-driven approach to pricing — because the right rent doesn't just attract tenants, it attracts the right tenants.

This appraisal has been prepared using comparable properties that have been leased and listed within the past 60 days, while also factoring in your home's size, presentation, finishes, features, and the current rental market conditions (which can shift quickly depending on supply and demand).

Based on our assessment and the property's current condition, we are confident your investment property will achieve an estimated rental return of:

\$495 - \$515 per week

Our priority is to maximise the value of your investment while keeping your property positioned to lease efficiently. We aim to achieve the strongest rental return the market will support, using smart pricing and a tailored marketing approach — pushing the rent as far as we can without overreaching. That way, we protect your income, minimise vacancy time, and secure the right outcome without being unrealistic.

Kind regards,



EMILLY SIMMONDS | 0418 130 099

Licensed Estate Agent
emillys@reggroup.au