

15 October 2025

To Whom It May Concern,

I have reviewed the rental market to provide an estimate for the likely rent achievable at 213 Badimara Street, Fisher. This property comprises two separate residences on a 817sqm block:

Rear Residence – A three-bedroom, two-bathroom home constructed in 2023. This dwelling has been built to meet Australian Standard 4299 (Adaptable Housing) and achieves an Energy Efficiency Rating (EER) of 6.9.

Purpose-built, modern three-bedroom detached homes of this quality are rare in Canberra, resulting in high demand. On this basis, the residence would reasonably achieve \$750 per week in rent.

Front Residence – A three-bedroom, two-bathroom home forming the original dwelling.

Considering its size, location, and presentation, this home would also reasonably achieve \$750 per week in rent.

Comparable Rentals in Weston Creek and Fisher

1. **5/11 Sellbach Street, Weston** – 3 bed / 2 bath townhouse – \$740/week
<https://www.realestate.com.au/property-townhouse-act-weston-443270220>
2. **43 McInnes Street, Weston** – 3 bed / 2 bath house – \$685/week
<https://www.realestate.com.au/property-house-act-weston-443215348>
3. **36 Kambalda Crescent, Fisher** – 3 bed / 1 bath house – \$695/week
<https://www.allhomes.com.au/36-kambalda-crescent-fisher-act-2611>

Note: At the time of this research, there was only one active three-bedroom listing in Fisher and none offering two bathrooms, highlighting the limited local rental supply for comparable homes of similar quality.

Kind regards,
Frank Walmsley
Auctioneer