

Future Owner,

As requested, I have reviewed recent sales evidence in Canberra's Inner North to provide market context for the property at 58 Macleay Street, Turner. This home is a renovated three-bedroom, two-bathroom residence set on approximately 767 sqm of land.

Based on comparable sales, my opinion is that the property sits within the \$1.9 million – \$2.0 million range, subject to presentation, finishes, and prevailing market conditions.

Key Comparable Sales

- 39 Macleay Street, Turner – 4 bed, 2 bath on 975 sqm, sold off-market to a developer in 2024 for \$2,500,000.
- 23 Batman Street, Braddon – 3 bed, 2 bath, sold 4 October 2024 for \$1,830,000.
- 40 Waller Crescent, Campbell – 3 bed, 2 bath, sold 1 November 2022 for \$1,900,000.
- 13 Hale Crescent, Turner – 3 bed, 1 bath (semi-detached), sold 2 May 2025 for \$1,375,000.
- 1/35 Hackett Gardens, Turner – Renovated 3 bed, 2 bath, sold 11 June 2025 for \$1,600,000.
- Current Listing: 4 Towns Crescent, Turner – 3 bed, 1 bath on 792 sqm, advertised at \$2,100,000.

These results highlight strong buyer demand for renovated three-bedroom homes in Turner and the wider Inner North, particularly where land size exceeds 700 sqm. Given its landholding, renovation quality, and location, 58 Macleay Street is well-positioned to achieve a premium result in the \$1.9–2.0 million range.

Should you require a detailed appraisal report or tailored sales strategy, I would be pleased to assist.

Kind regards,
Frank Walmsley
Auctioneer