PropTrack

Desktop Property Report

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10 STUART ST, THE BASIN, VIC 3154



Instructed Address:	10 STUART Street, THE BASIN, VIC 3154
Loan Reference:	VXJ-000030335101
Borrower's Estimate:	$970,000
Effective Date:	27 Aug 2026

Property Details

10 STUART ST, THE BASIN, VIC 3154

Beds: 3 Baths: 2 Cars: 2

Property type: House Living Area: 180m² Land Area: 1069m²

Year built:	1980	Lot/Plan number:	40/LP10942
Walls:	Brick veneer	LGA/Council:	Knox
Roof:	Metal		

Assessment

Assessed sale value

$900,000

Last sale price

$870,000

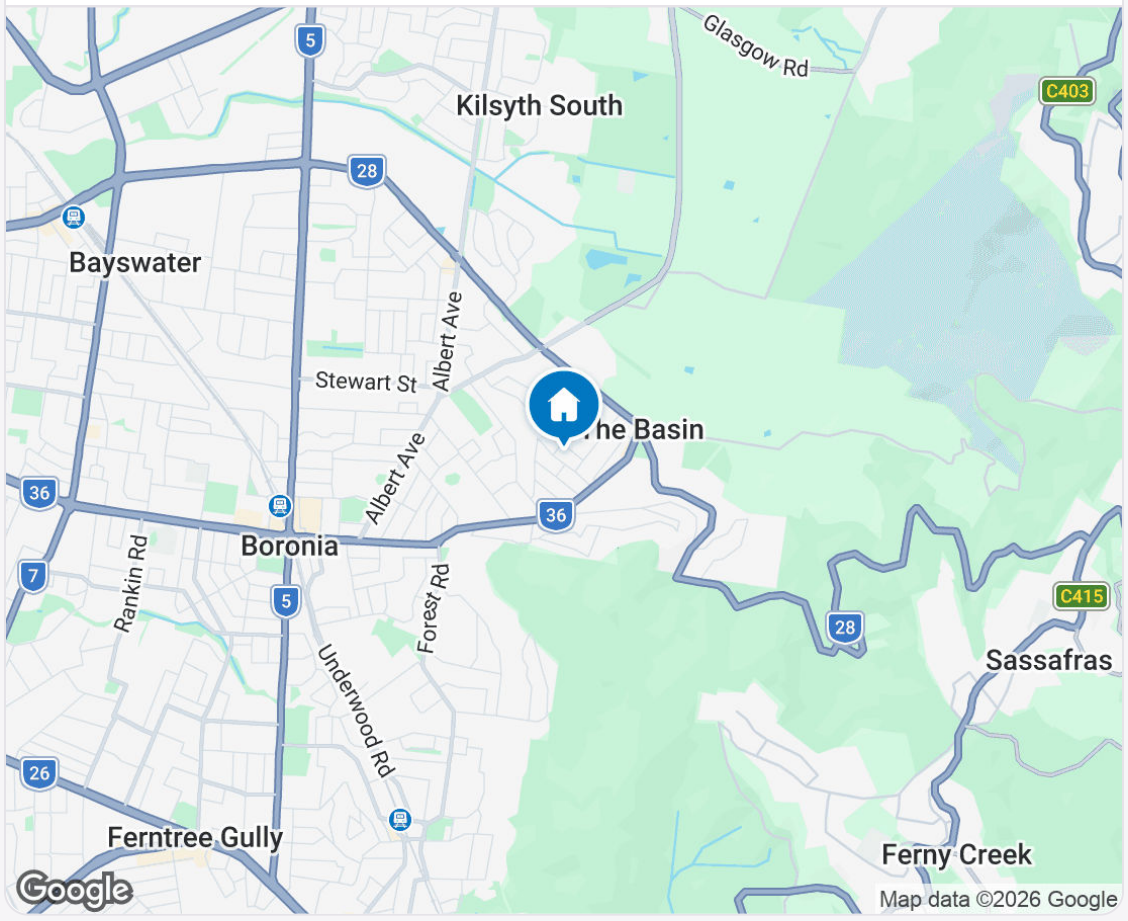
Sold on 02/07/2023

Assessed rental value

$700

per week

Google Maps



Nearmap Aerial



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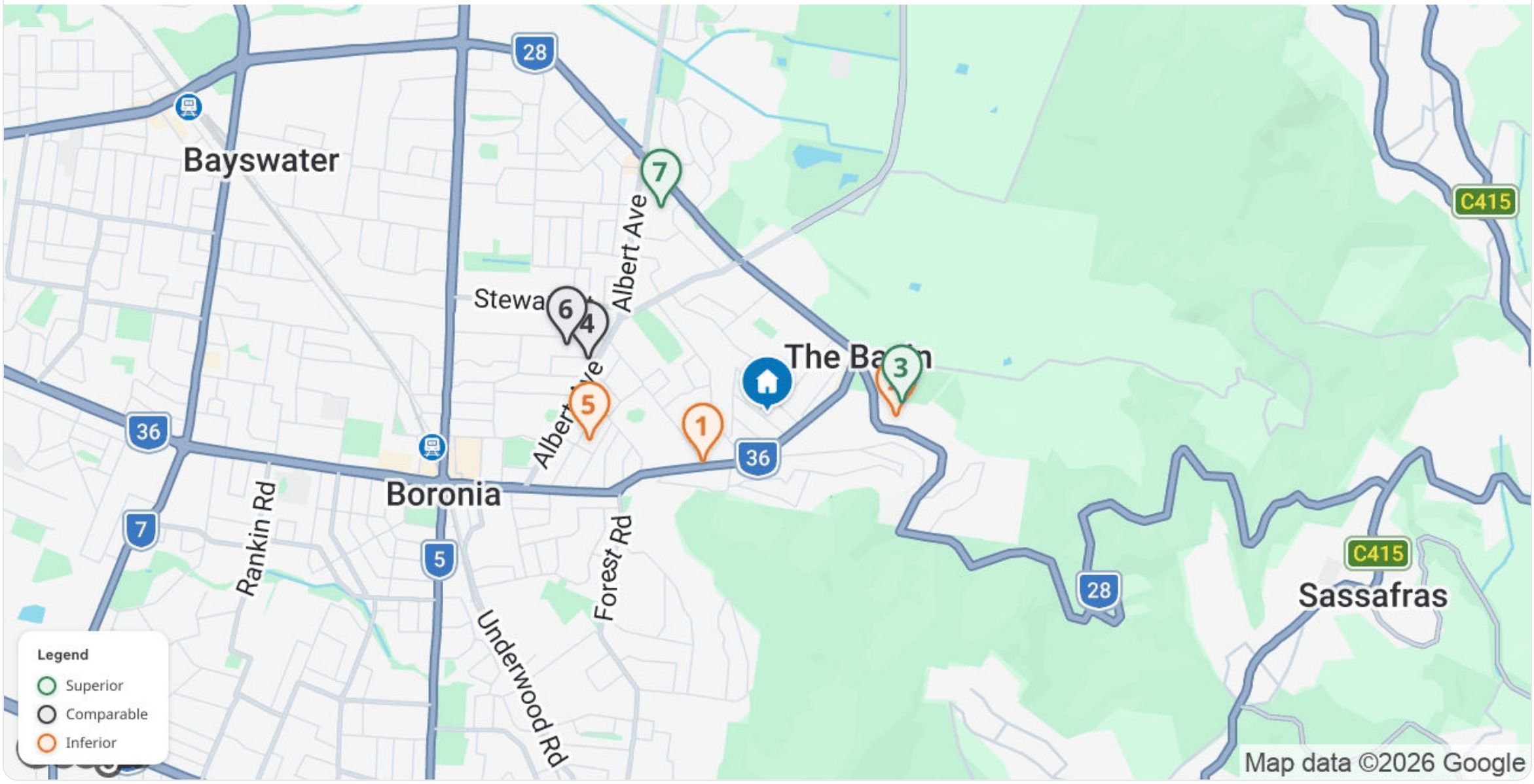
Chosen Comparables



Valuer's selection	Sale price	Sale date	Sale Type	Year built	Distance

Superior



3 — 9 WALKER ST, THE BASIN, VIC 3154 — $940,000 — 05 Aug 2026 — Advised — - — 859m
Beds: 3 Baths: 1 Cars: 1 House
Living Area: - Land Area: 976m²



7 — 3 BAMBIL CT, BORONIA, VIC 3155 — $940,000 — 02 May 2026 — Settled — 2007 — 1305m
Beds: 4 Baths: 2 Cars: 3 House
Living Area: 188m² Land Area: 1015m²

Comparable



6 — 16 MARLAND RD, BORONIA, VIC 3155 — $880,000 — 23 Jun 2026 — Settled — 2015 — 1293m
Beds: 4 Baths: 2 Cars: 2 House
Living Area: 157m² Land Area: 1072m²



4 — 61 ALBERT AVE, BORONIA, VIC 3155 — $880,000 — 04 Jun 2026 — Settled — 1982 — 1140m
Beds: 4 Baths: 2 Cars: 0 House
Living Area: 158m² Land Area: 1226m²

Inferior



1 — 262 FOREST RD, BORONIA, VIC 3155 — $850,000 — 22 Jul 2026 — Settled — 1989 — 636m
Beds: 3 Baths: 1 Cars: 2 House
Living Area: 122m² Land Area: 1053m²

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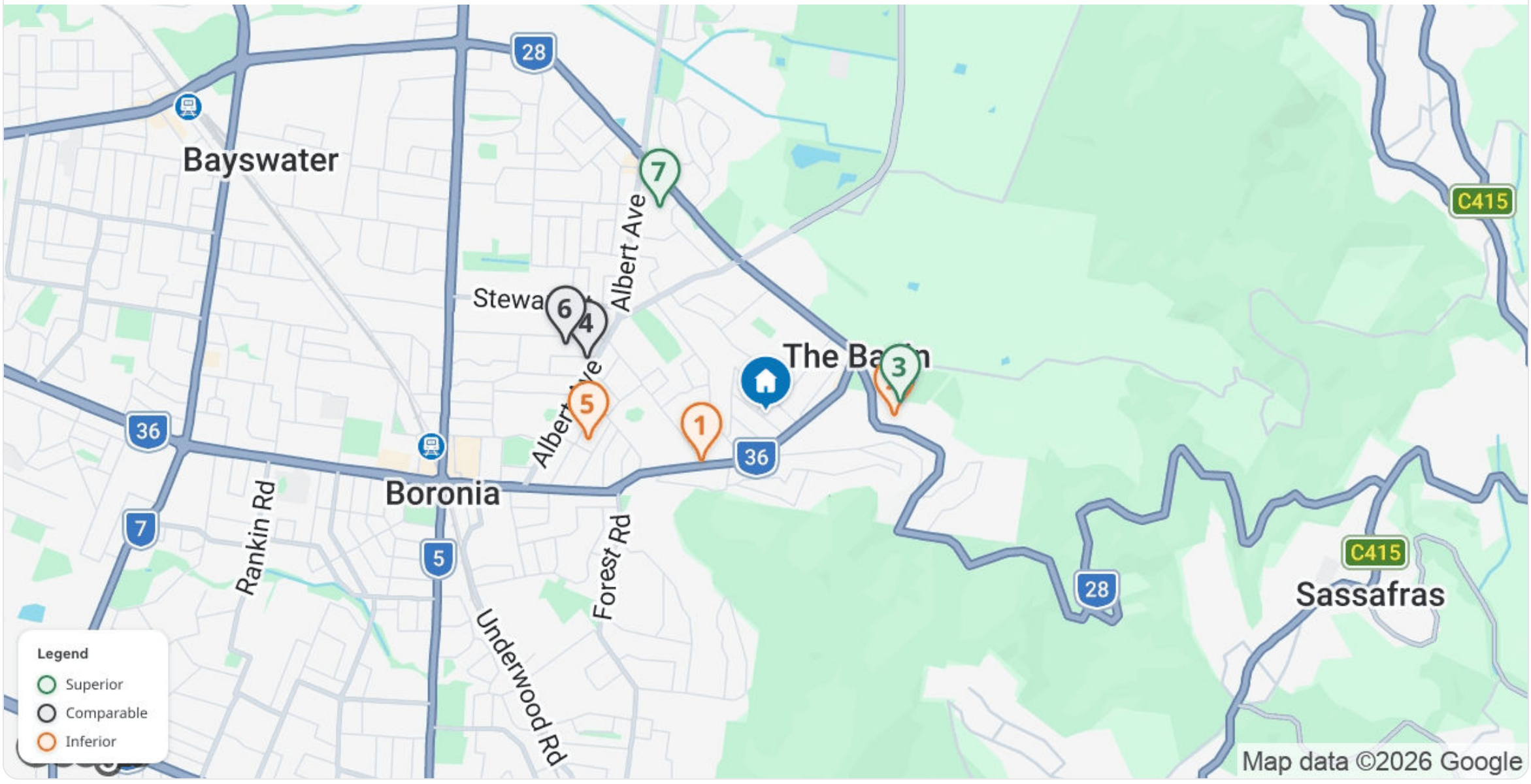
Chosen Comparables



Valuer's selection		Sale price	Sale date	Sale Type	Year built	Distance
5	15 BENNETT ST, BORONIA, VIC 3155 Beds: 3 Baths: 1 Cars: 0 House Living Area: 115m² Land Area: 1032m²	$839,500	29 Apr 2026	Settled	1981	1178m
2	1375 MOUNTAIN HWY, THE BASIN, VIC 3154 Beds: 3 Baths: 2 Cars: 0 House Living Area: - Land Area: 944m²	$795,000	19 Apr 2026	Settled	-	842m

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Photo Gallery



Neighbourhood Description

Surrounding development comprises residential dwellings of varying age, style and street appeal to the subject property. Amenities, that compliment residential occupation that are within convenient proximity include sporting and recreation facilities, primary and secondary schools, shopping facilities and public transport.

Land/Site Description

Generally regular in shape and level in contour with good access via bitumen road construction and constructed kerbs.

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Valuation Details

Firm:	**Apprise Risk Solutions**
Email:	-
Postal Address:	-

Instructions

Lender:	**Australia and New Zealand Banking Group Limited**
Loan Ref:	**VXJ-000030335101**
Postal Address:	**833 Collins Street DOCKLANDS 3008**

Additional Comments

The information regarding this property has been collated utilising a combination of digital mapping and imagery resources, online sources, remote assessment tools and our bespoke technology platform. I have prepared this valuation based on the assumption that the characteristics listed in this report are correct. Comparable sales offering similar land, improvements, and accommodation in the local area (excluding outliers) typically fall within the value range of $795,000 to $940,000. The most relevant comparable sales fall within a tighter range of $880,000 to $940,000. In our opinion, the subject has a value between the lower end and mid-point of this tighter range. Based on advertised local market rents, which typically have a gross yield range of 3.5% to 4.5%, the gross market rental value for the subject property is assessed at $700 per week.

PropTrack Desktop Assessment

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1. is the valuer's estimated approximate market value of the property as at the report date, assuming vacant possession;
2. is not definitive;
3. has been given without the benefit of a physical inspection of the property; and
4. is dependent on the adequacy and accuracy of the information made available to the valuer for the purposes of conducting the valuation.
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