



Oct 2025 Newsletter

Dear Owners,

What is happening in the market?

We put unit 24 on the market which only last for 2 weeks.

5 written offers, over 30 buyers came through open home.

We sold record high \$775k. and the market is still strong and keeps going up.

unit 24 has got two split systems, ensuite has been renovated couple years ago plus we put new cooktop and kitchen sink in.

We broke our own record just within 2 months only.

Demand for rental properties remains strong

We leased those units below from May till now:

Unit 57 was leased \$730 a week with full renovation done

Unit 84 was leased \$720 a week with new paint, new carpet and electrical upgrade

Unit 89 was leased \$660 a week and increased to \$750 from Oct 2025 with new paint, new carpet and electrical upgrade

Unit 93 was leased \$680 a week with original condition

Unit 50 was leased \$720 a week with tile floor downstairs recent freshly painted

Unit 87 was leased \$680 a week and increased to \$700 a week from Jan 2026 with bathroom renovated 4 years ago

Unit 71 was leased \$720 a week with new paint, new carpet, and full electrical upgrade

Internal water leak

We did have three leak cases in last 6 months, two cases were behind kitchen sink between brick wall and cabinet. One case was behind laundry tub.

HARBOUR TOWN

Villas

AJ BOYS PTY LTD



Road work along main driveway



Jerry Zhang

The onsite manager