

RENTAL APPRAISAL

HARRISON
AGENTS

21 Cromwell Street, Battery Point TAS 7004

Based on current market conditions, recent comparable leasing activity, and the property's overall presentation, our estimated rental range is:

Estimated weekly rent: **\$1100.00-\$1300.00 per week**

This assessment assumes the property is presented in a clean, safe, and well-maintained condition and complies with current residential tenancy standards. Final pricing may be refined following confirmation of any planned improvements, inclusions, or leasing timeframes prior to marketing.

Comparable Rental Evidence

The following recently leased properties have been considered in forming this assessment:

9 Glebe Street, Glebe, Tas 7000: 4 bedrooms | 2 bathrooms | 0 car : \$850 per week

2/214 Melville St, Hobart, Tas 7000: 4 bedrooms | 2 bathroom | 2 car : Leased for \$1100 per week

6 Whelan Cres, West Hobart, Tas 7000 : 4 bedrooms | 2 bathrooms | 0 car : Leased for \$900 per week

These properties represent comparable accommodation, location profile, and target tenant demand within the Battery Point and surrounding Hobart rental market.

The local rental market continues to perform steadily, supported by consistent tenant demand, low vacancy levels, and strong enquiry for well-presented family homes. Properties priced in line with current market evidence are leasing efficiently and attracting quality long-term tenants.

Should you choose to proceed, Harrison Agents Hobart can manage the leasing process end-to-end — including strategic pricing advice, professional marketing, tenant selection, and ongoing management. If the property has been recently purchased, we can also assist with pre-settlement inspections, early access for advertising, and a seamless transition to tenancy.

I would be happy to discuss this appraisal in more detail, review current market strategy, or tailor a management approach aligned with your investment goals.

The rental appraisal provided is at 26th March 2026
Please note the suggested rental appraisal will be influenced by the market conditions at the time of leasing.

APPRAISAL

\$1100.00-\$1300.00 per week

MELISSA GROVES

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