11th April 2026

To Whom It May Concern,

RE: 38 Oaklands Crescent, Frankston

Based on current market conditions and our assessment, we estimate a weekly rental range of **$640-$660 per week**.

Rental Compliance

Before leasing, Victorian legislation requires:

- Gas and electrical safety checks (every 2 years)
- Annual smoke alarm servicing
- Minimum rental standards (heating, locks, ventilation, etc.)

Why OBrien Real Estate Frankston

- Strong knowledge of tenancy legislation and the local market
- Low vacancy rates and days on market
- Careful tenant selection

If you are considering leasing your property or would like tailored advice, please feel free to get in touch.

Kind regards,

Sophia Magree

Sophia Magree
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