



# THE GRAND

RESIDENCES



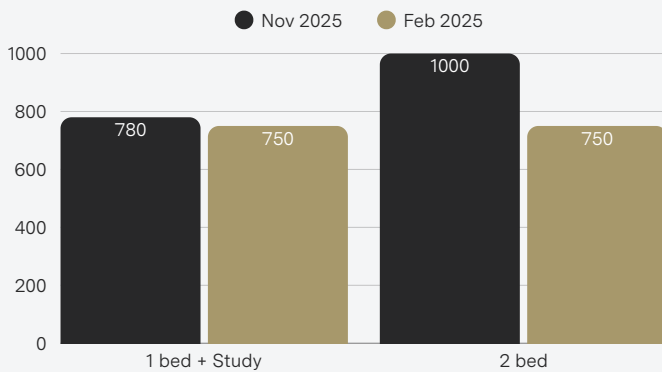
The investment that's *already performing.*

CrownPropertyAgency

# An unrealised opportunity in the *Eastern Suburbs*.

## 01. Rents Are Rising

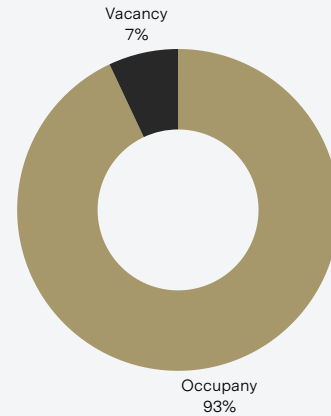
The Grand Residences Weekly Rent



Rental prices at The Grand Residences have increased across all apartment types in just a few months, demonstrating growing demand and supporting reliable, ongoing income for investors. Rising rents also signal upward rental pressure in the precinct, strengthening future yield potential.

## 02. High Occupancy, Minimal Downtime

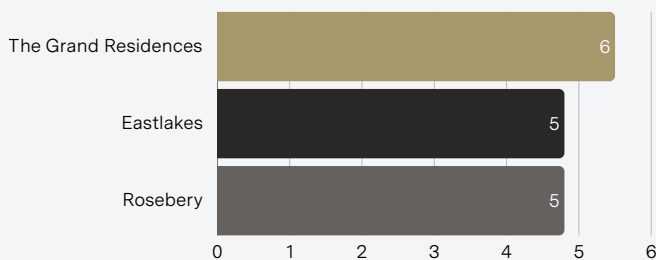
Current Occupancy



With a 93% occupancy rate and an average of just **two weeks between tenancies**, The Grand Residences offers strong income continuity for investors. Low vacancy risk means more stable cash flow and fewer gaps in rental income.

## 03. Consistent Income Performance

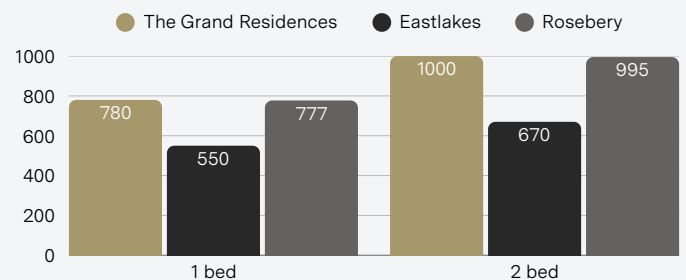
Average Yield (%)



Current average yields of up to 6% reflect stable rental performance supported by high tenant demand and rising rents. As rents continue to increase and the precinct evolves, yields have strong potential to strengthen further over time.

## 04. Premium Rents, Proven Demand

Weekly Rent (\$)



Apartments at The Grand Residences achieve higher weekly rents than both the Eastlakes and Rosebery suburb averages, demonstrating that tenants are willing to pay more for new, high-quality homes in a well-connected precinct. This rental premium strengthens long-term income stability and supports stronger yield performance for investors.

Data for The Grand Eastlakes provided by Crown Property Agency. Eastlakes and Rosebery data sourced from realestate.com.au. Figures current as at 27/11/2025 and subject to change. Not financial or investment advice. Please conduct your own research. V1. 04/12/2025.