

LADYY CLAIRES PROPERTIES



FREE LANDED HOME VALUATION REPORT

What Your Landed Home Is Worth Today

Honest, transparent numbers — no sales pitch.

PREPARED FOR

Mr & Mrs Lim

PROPERTY ADDRESS / DISTRICT

12 Jalan Kembangan, District 14

DATE PREPARED

25 August 2026

Prepared personally by Claire Tan · ERA Realty Network, Singapore
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YOUR ESTIMATED VALUE RANGE

\$3.85M – \$4.20M

Based on recent comparable transactions on your street and in your district. This range reflects current market conditions as of the date on the cover page.

WHAT'S DRIVING YOUR HOME'S VALUE

What's Moving the Market on Your Street

Terrace and semi-detached homes along Jalan Kembangan have traded up over the past 18 months, helped by nearby Bedok Reservoir upgrading works and steady demand from upgraders leaving the resale condo market. Corner and end-of-terrace units here command a premium of roughly 8–12% over inner-row units.

MARKET TIMING

Is Now a Good Time to List?

Demand for landed homes in District 14 has stayed elevated since 2022, and well-priced listings in your area are currently moving in under 10 weeks. If you're not in a rush, there's no strong signal to wait — but there's also no penalty in holding for the right buyer.

COMPARABLE TRANSACTIONS

Recent Sales Near You

Address / Area	Type	Sold Price	Date
Jalan Tenaga, D14	Terrace	\$3.92M	06/2026
Lorong Marican, D14	Semi-D	\$4.35M	04/2026
Jalan Kembangan (nearby), D14	Terrace, corner	\$4.08M	02/2026

\$100M+ Transacted in landed & luxury residential property	PropertyGuru Home Run Winner, national real estate competition	Straits Times · CNA Featured in national press coverage
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RECOMMENDED NEXT STEP

Happy to walk through this range on a quick call, no obligation — or if you'd rather keep watching the market for now, I'll check back in with an updated read in a few months.

"Honest & transparent results only." — Claire Tan

Questions about this report? Reply directly to this email or message @ladyyclaireproperties on Instagram.