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/

Specially Prepared for

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PROPERTY REPORT

The Sail @ Marina Bay

Marina Boulevard
Block 2, Unit 08-02

689 sqft • 1 bedroom • 1 bathroom

Built: 2008



1	Unit: Block 2, Unit 08-02	2
	Unit Information	2
	Unit Sale Analysis	3
	Unit Rent Analysis	4
2	Condo: The Sail @ Marina Bay	5
	Project Information	5
	Historical Trends	6
	Location	7
3	Comparable Projects	8
	Comparable Projects	8
	Comparable Projects Trends	9
4	Region: CCR	10
	Region Information	10
	Property Trends	11
	Condo Unit Types Value Breakdown	12
	Condo Transaction Trends	13
	Condo Value Breakdown	14
5	Appendix	15
	Recent Listings Within Project	15
	Profitable Sale Transactions	16
	Sale Transactions	17
	Rent Transactions	18

Unit Information



Floor Area
689 sqft

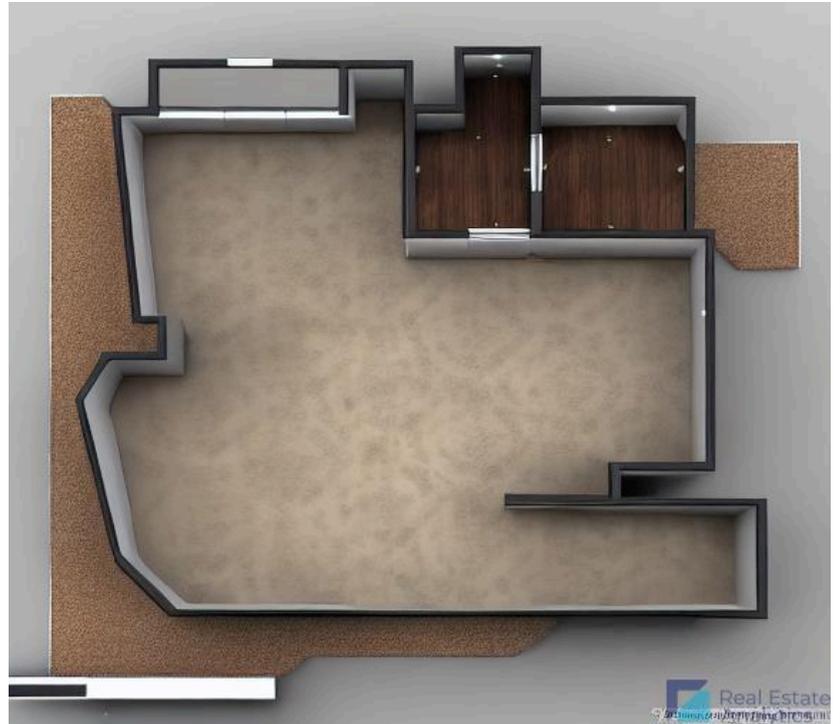


No. of Bedrooms
1



No. of Bathrooms
1

Floor Plan



Unit Sale Analysis

Block 2, Unit 08-02 • 689 sqft • 1 bedroom • 1 bathroom

Sale Value (SGD) Powered by

REALValue

\$1,233,000** \$1,790 PSF

↓ **-14%**

Last month

0%

Last 12 months

RealValue of 08-02

Sale Value Generated by RealValue

Unit transactions

Past transactions of 08-02

Comparable Transactions

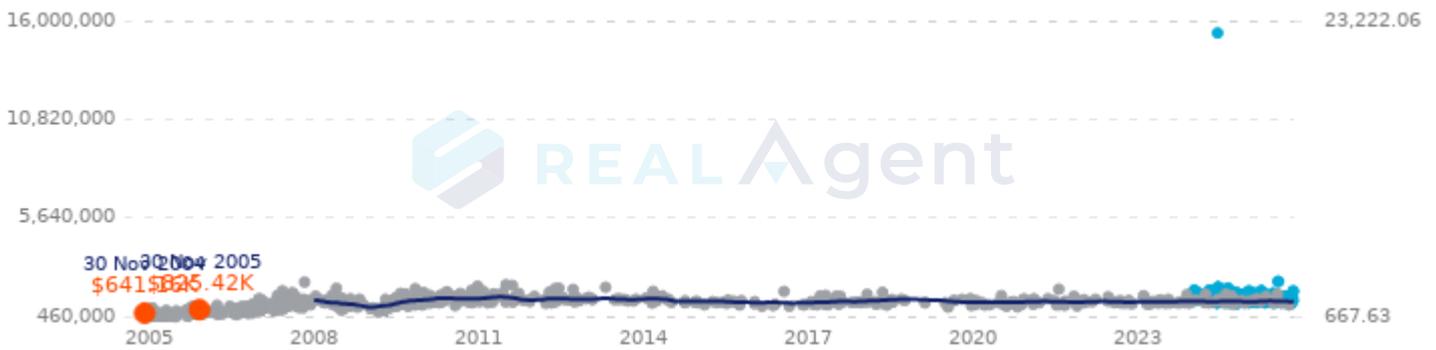
Comparable transactions of similar property types

Comparable Listings

Comparable listings of similar property types

Sale Value Over Time (SGD)

Sale Value PSF Over Time (SGD)



Comparable Sale Transactions

Date	Details	Transacted Price (SGD)	Type of Sale	Source
24 Oct 2025	2 Marina Boulevard #27-10 592 sqft • 1 bedroom • 1 bathroom	\$1,100,000 \$1,858 PSF	Resale	URA
01 Oct 2025	2 Marina Boulevard #06-07 657 sqft • 1 bedroom • 1 bathroom	\$1,068,000 \$1,627 PSF	Resale	URA

* See more in appendix

** Rounded to the nearest 1000

Disclaimer: RealValue is an automated valuation model tool powered by Real Estate Analytics. It provides an estimated value of a property with the combination of comprehensive property datasets, advanced machine learning modelling, and REA AI Research Team's proprietary algorithm. RealValue can generate fast, accurate and reliable property values with extensive coverage of ACPA and has achieved a median accuracy of 97%.

RealValue serves as a guide for general reference. The information does not constitute an official appraisal and should not be regarded as a substitute for professional or expert advice. We are not responsible or liable for any claims, damages or losses whatsoever.

Unit Rent Analysis

Block 2, Unit 08-02 • 689 sqft • 1 bedroom • 1 bathroom

Rent Value (SGD) Powered by

REALvalue
\$4,270 \$6.2 PSF

4%

Rental Yield

↓-2%

Last month

↓-1%

Last 12 months

RealValue of 08-02

Rent Value Generated by RealValue

Unit transactions

Past transactions of 08-02

Comparable Transactions

Comparable transactions of similar property types

Comparable Listings

Comparable listings of similar property types

Rent Value Over Time (SGD)

Rent Value PSF Over Time (SGD)



Comparable Rent Transactions

Date	Details	Transacted Price (SGD)	Type of Rent	Source
22 Oct 2025	6 Marina Boulevard #23-19 689 sqft • 1 bedroom • 1 bathroom	\$4,700 \$6.82 PSF	Whole Unit	Agency
19 Oct 2025	6 Marina Boulevard #17-17 678 sqft • 1 bedroom • 1 bathroom	\$5,000 \$7.37 PSF	Whole Unit	Agency
08 Oct 2025	2 Marina Boulevard #04-11 667 sqft • 1 bedroom • 1 bathroom	\$3,900 \$5.84 PSF	Whole Unit	Agency

* See more in appendix

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The Sail @ Marina Bay

Project Information

Street Name

Marina Boulevard

Area

D01 • Downtown Core • Central Subzone

Developer

GLENGARY PTE LTD

Type

Apartment

Tenure

99 Years from
2002-08-12

Built

2008

Property Age

17 years

No. of Blocks

3

No. of Units

1,118

Lot Size

97,852.55 sqft

Lot No.

New Downtown
CE004/005 (TS30-00180W)

Last 1 Year Sale Transacted Range / Average (SGD):

\$1,627 PSF - \$2,534 PSF / \$2,085 PSF

Last 1 Year Rent Transacted Range / Average (SGD):

\$1.46 PSF - \$12.18 PSF / \$6.74 PSF

Historical High (SGD):

\$6,159 PSF (Jun 2013, 3,466 sqft, Other)

Historical Low (SGD):

\$725 PSF (Oct 2004, 1,787 sqft, 3 bedrooms)

Facilities

Playground

Sky Lounge

Clubhouse

Steam Bath

Spa Pool

Barbeque Area

Tennis Court

Gymnasium Room

Swimming Pool

Wading Pool



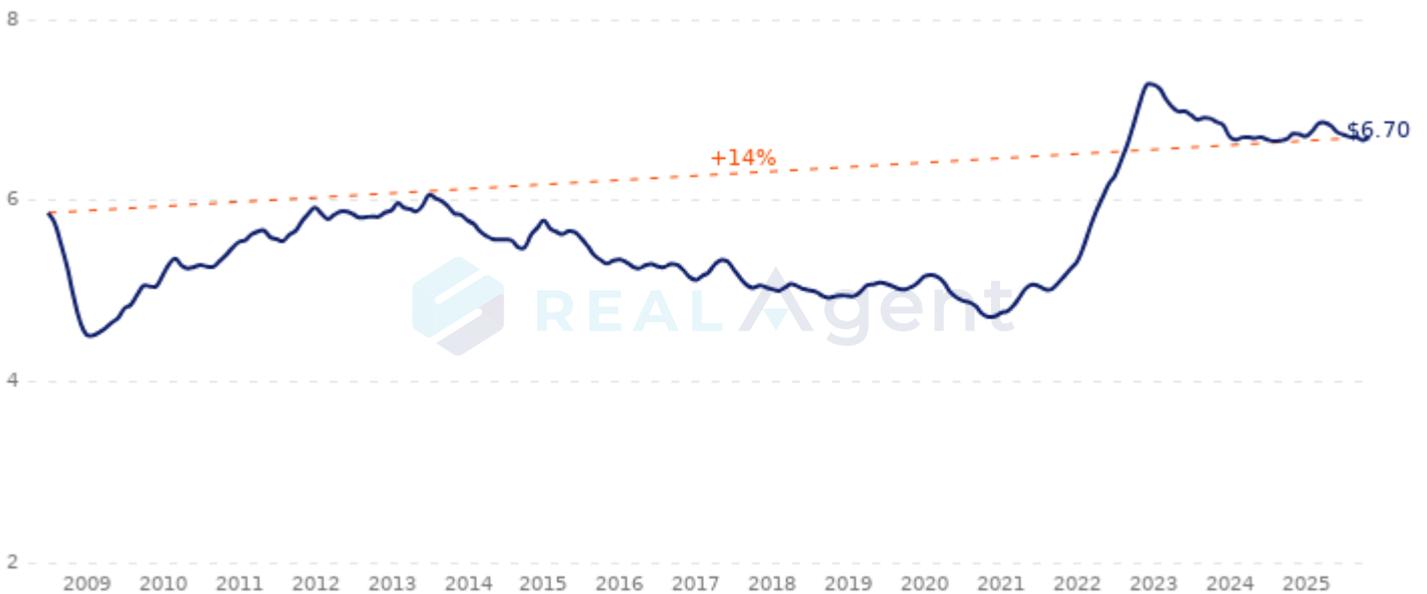
Sale RealValue PSF Trend (SGD)

— RealValue of The Sail @ Marina Bay - - - Trend Line
Sale Value Generated by RealValue



Rent RealValue PSF Trend (SGD)

— RealValue of The Sail @ Marina Bay - - - Trend Line
Rent Value Generated by RealValue



Location

Block 2, The Sail @ Marina Bay

21 MRT STATIONS

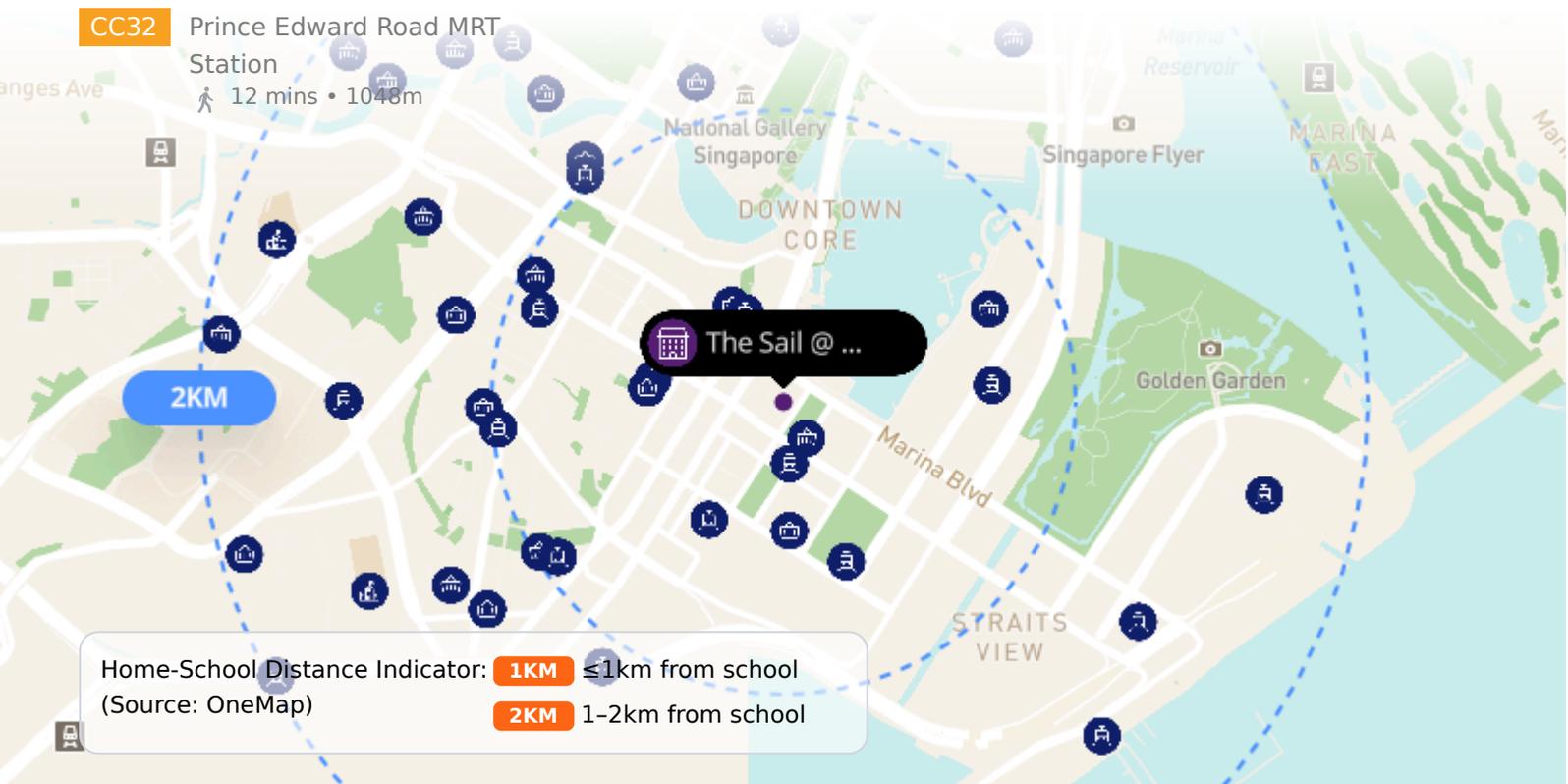
- DT17** Downtown MRT Station
🚶 2 mins • 149m
- EW14** Raffles Place MRT Station
🚶 5 mins • 396m
- TE19** Shenton Way MRT Station
🚶 5 mins • 424m
- DT18** Telok Ayer MRT Station
🚶 6 mins • 469m
- NS27** Marina Bay MRT Station
TE20
CE2
🚶 6 mins • 530m
- DT16** Bayfront MRT Station
🚶 9 mins • 724m
- EW15** Tanjong Pagar MRT Station
🚶 11 mins • 902m
- DT19** Chinatown MRT Station
NE4
🚶 11 mins • 919m
- TE18** Maxwell MRT Station
🚶 12 mins • 975m
- CC32** Prince Edward Road MRT Station
🚶 12 mins • 1048m

2 SCHOOLS

- Cantonment Primary School
🚶 18 mins • 1532m **2KM**
- Outram Secondary School
🚶 22 mins • 1842m

31 SHOPS

- Jo By Cold Storage
🚶 1 min • 99m
- Cold Storage
🚶 5 mins • 378m
- Marks And Spencer One Raffles Place
🚶 5 mins • 435m
- Stores (Singapore)
🚶 6 mins • 480m
- Cold Storage
🚶 10 mins • 802m
- Little Farms
🚶 11 mins • 948m
- Fairprice
🚶 12 mins • 984m
- Song Fish- Seafood Market Place
🚶 12 mins • 984m
- Fish Supplier
🚶 12 mins • 1026m
- Don Don Donki
🚶 13 mins • 1125m



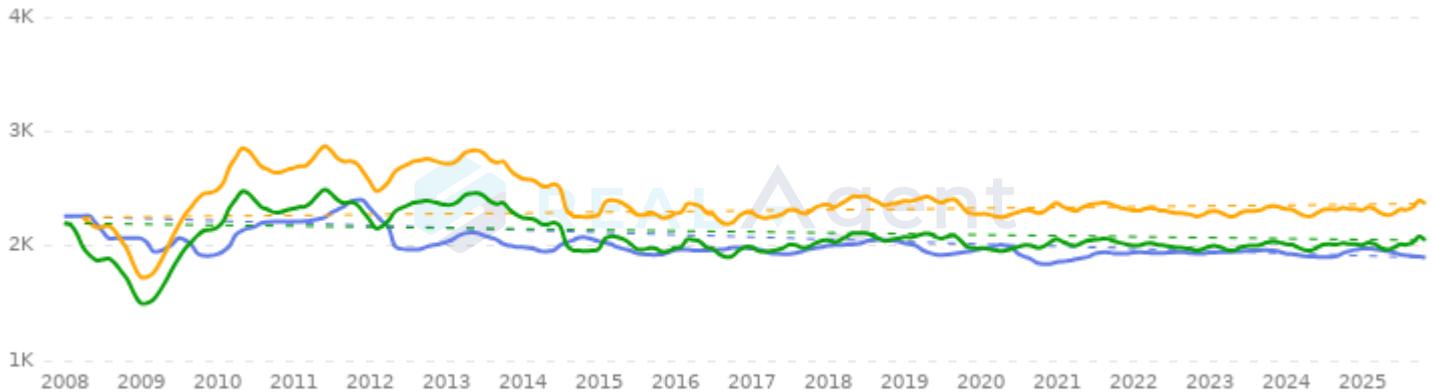
Comparable Projects

The Sail @ Marina Bay



Project Name	The Sail @ Marina Bay	Marina Bay Residences	One Shenton	W Residences Marina View - Singapore
Developer	GLENGARY PTE LTD	BFC DEVELOPMENT PTE LTD	CDL LAND PTE LTD	BOULEVARD DEVELOPMENT PTE LTD/BOULEVARD MIDTOWN PTE LTD
Built	2008	2010	2011	2027
Tenure	99 Years from 2002-08-12	99 Years from 2005-10-11	99 Years from 2005-10-14	99 years
Status	Completed	Completed	Completed	Building Under Construction
% of units with sale transaction record	94%	94%	92%	1%
Sale Transacted PSF Range / Average (last 1 year)	\$1,627 PSF - \$2,534 PSF / \$2,085 PSF	\$1,858 PSF - \$2,785 PSF / \$2,249 PSF	\$1,685 PSF - \$2,074 PSF / \$1,877 PSF	\$3,304 PSF - \$4,256 PSF / \$3,630 PSF
Average Monthly Sales (last 1 year)	4 / month	1 / month	1 / month	0 / month

Comparable Projects Historical Sale Value PSF Trends (SGD)



● The Sail @ Marina Bay

Jan 08: **\$2,200 PSF**
Nov 25: **\$2,050 PSF**

Growth Rate
Overall: **-7%**
Yearly: **-0%**

● Marina Bay Residences

Apr 08: **\$2,250 PSF**
Nov 25: **\$2,370 PSF**

Growth Rate
Overall: **5%**
Yearly: **0%**

● One Shenton

Jan 08: **\$2,262 PSF**
Nov 25: **\$1,900 PSF**

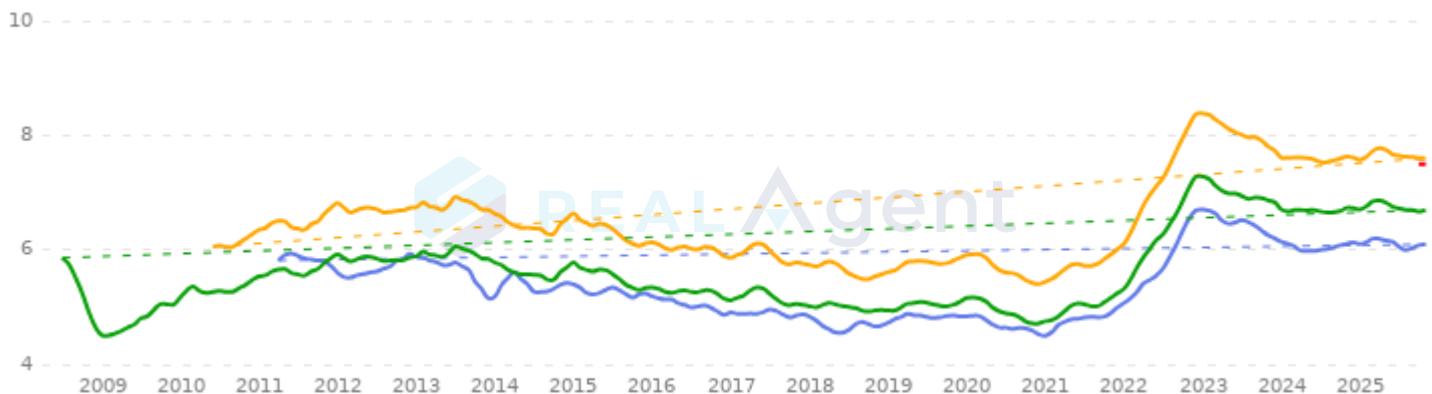
Growth Rate
Overall: **-16%**
Yearly: **-1%**

● W Residences Marina Bay

Nov 25: **\$3,700 PSF**
Nov 25: **\$3,700 PSF**

Growth Rate
Overall: **0%**
Yearly: **0%**

Comparable Projects Historical Rent Value PSF Trends (SGD)



● The Sail @ Marina Bay

Jul 08: **\$5.86 PSF**
Nov 25: **\$6.7 PSF**

Growth Rate
Overall: **14%**
Yearly: **1%**

● Marina Bay Residences

Jun 10: **\$6.06 PSF**
Nov 25: **\$7.6 PSF**

Growth Rate
Overall: **25%**
Yearly: **2%**

● One Shenton

Apr 11: **\$5.82 PSF**
Nov 25: **\$6.1 PSF**

Growth Rate
Overall: **5%**
Yearly: **0%**

● W Residences Marina Bay

Oct 25: **\$7.5 PSF**
Nov 25: **\$7.5 PSF**

Growth Rate
Overall: **0%**
Yearly: **0%**

HDB

Estates 50
Units: 16,592

Condo

Projects 1,045
Units: 78,385
New Launch: 17

Property Type Breakdown

- HDB
- Condo
- Landed



Landed

Properties 12,192

Past 1 year changes

Since Nov 2024

HDB

Condo

Landed

Property Sale Values

↑ **1%**

As of Nov 2025

↓ **-0%**

As of Nov 2025

↑ **5%**

As of Nov 2025

Property Rent Values

↓ **-2%**

As of Nov 2025

↑ **0%**

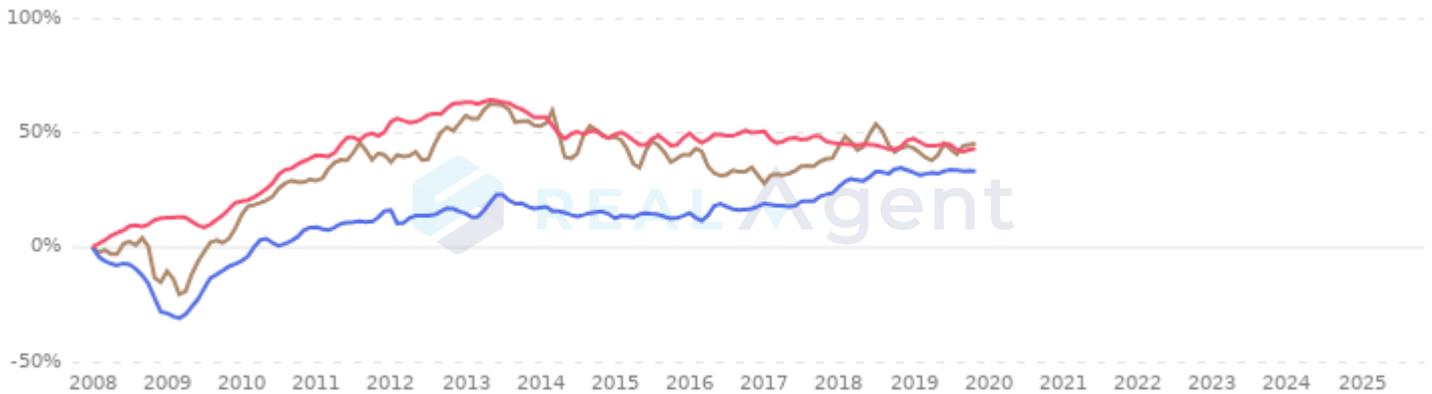
As of Nov 2025

↓ **-8%**

As of Nov 2025

Historical Sale Value Trend

— HDB — Condo — Landed



Historical Rent Value Trend

— HDB — Condo — Landed



Condo Unit Types Value Breakdown

Region: CCR

Condo Unit Types Breakdown by Sale Value PSF

Legend: Studio (teal), 1 bedroom (dark blue), 2 bedrooms (orange), 3 bedrooms (pink), 4 bedrooms (light blue), 5+ bedrooms (green), Penthouse (yellow), House (blue), Other (grey)

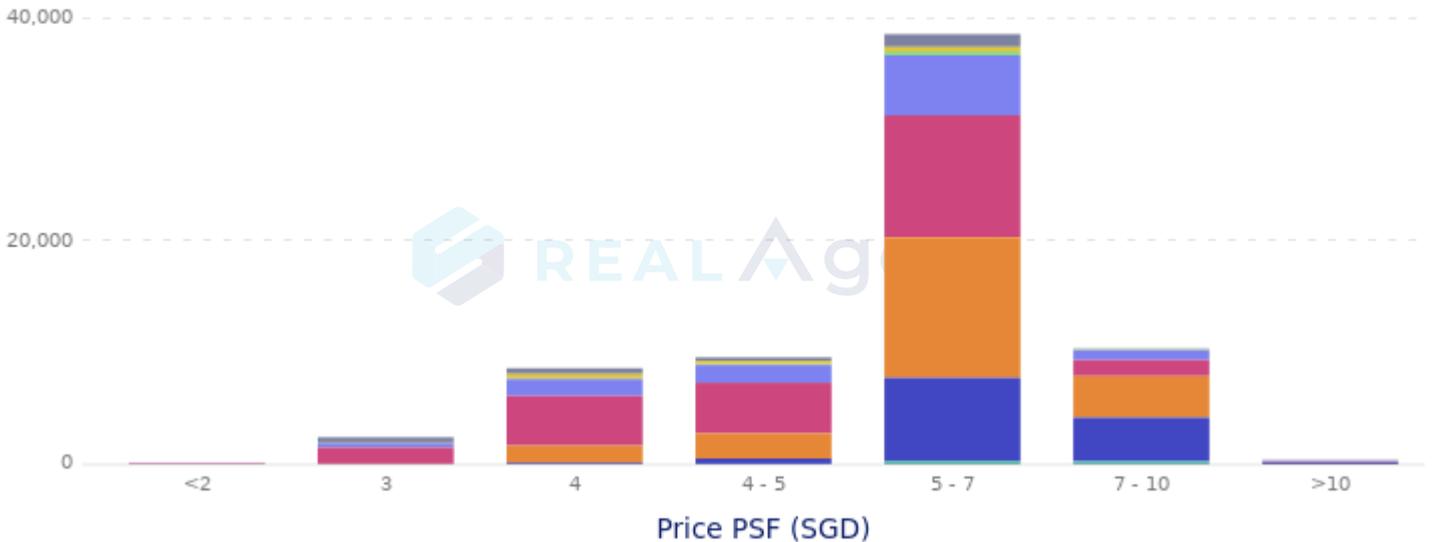
No. of Units



Condo Unit Types Breakdown by Rent Value PSF

Legend: Studio (teal), 1 bedroom (dark blue), 2 bedrooms (orange), 3 bedrooms (pink), 4 bedrooms (light blue), 5+ bedrooms (green), Penthouse (yellow), House (blue), Other (grey)

No. of Units

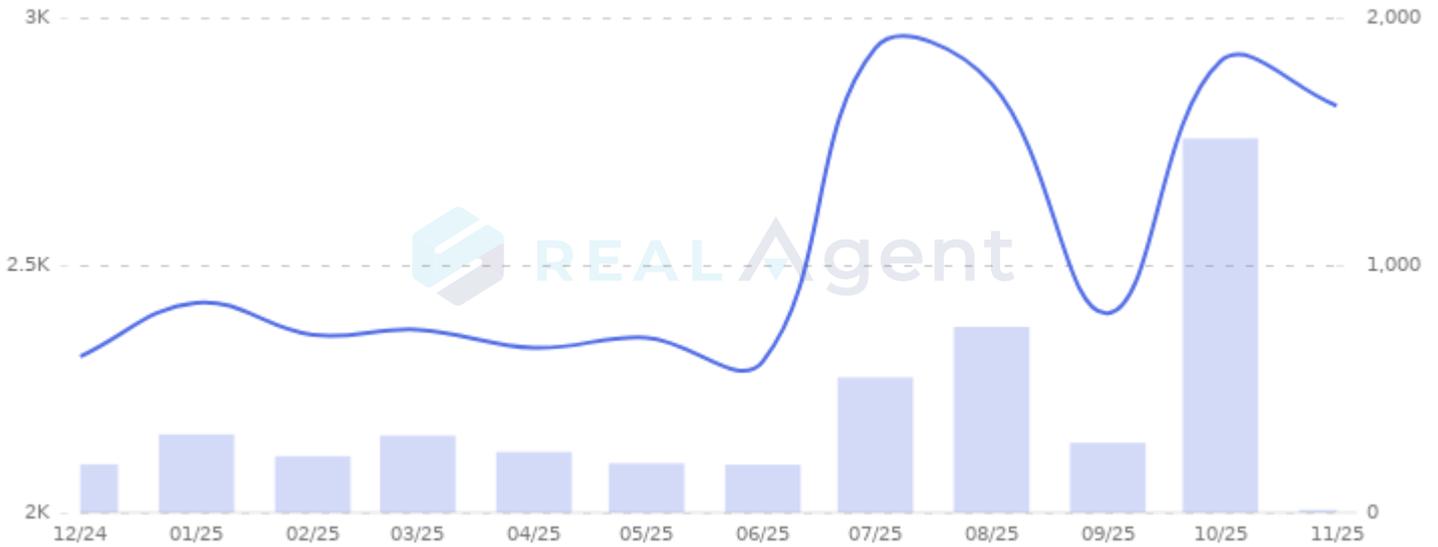


Condo Sale Transaction Trend

— Average Transacted PSF ■ No. of Units

Average Transacted PSF (SGD)

No. of Units



Condo Rent Transaction Trend

— Average Transacted PSF ■ No. of Units

Average Transacted PSF (SGD)

No. of Units



Condo Breakdown by Sale Value PSF

No. of Projects

No. of Projects



Condo Breakdown by Rent Value PSF

No. of Projects

No. of Projects



Sale Listings within Project

Date	Details	Listed Price (SGD)
05 Nov 2025	883 sqft • 2 bedrooms • 2 bedrooms	\$2,499,999 \$2,831 PSF
30 Oct 2025	646 sqft • 1 bedroom • 2 bedrooms	\$1,800,000 \$2,786 PSF
30 Oct 2025	969 sqft • 2 bedrooms • 3 bedrooms	\$2,667,675 \$2,753 PSF
30 Oct 2025	1,550 sqft • 3 bedrooms • 3 bedrooms	\$3,750,000 \$2,419 PSF
28 Oct 2025	1,647 sqft • 4 bedrooms • 4 bedrooms	\$4,656,203 \$2,827 PSF

Rent Listings within Project

Date	Details	Listed Price (SGD)
02 Nov 2025	226 sqft • Other	\$2,649 \$12 PSF
02 Nov 2025	883 sqft • 2 bedrooms • 2 bedrooms	\$6,888 \$8 PSF
01 Nov 2025	883 sqft • 2 bedrooms • 2 bedrooms	\$7,288 \$8 PSF
01 Nov 2025	883 sqft • 2 bedrooms • 2 bedrooms	\$6,799 \$8 PSF
31 Oct 2025	614 sqft • 1 bedroom • 1 bedroom	\$4,700 \$8 PSF

Profitable Sale Transactions

Details	Bought (SGD)	Sold (SGD)	Total Duration Held	Annual Capital Gain	Total Capital Gain
6 Marina Boulevard #53-21 861 sqft • 2 bedrooms • 2 bathrooms	\$910,000 \$1,057 PSF 18 Sep 2006	\$1,937,250 \$2,250 PSF 17 Jul 2007	9 months 3 weeks	↑ 113%	\$1.03M 113%
6 Marina Boulevard #56-17 678 sqft • 1 bedroom • 1 bathroom	\$740,000 \$1,091 PSF 06 Sep 2006	\$1,491,600 \$2,200 PSF 30 Aug 2007	11 months 3 weeks	↑ 102%	\$751.6K 102%
6 Marina Boulevard #47-22 1,313 sqft • 3 bedrooms • 2 bathrooms	\$1,500,000 \$1,142 PSF 05 Aug 2022	\$3,000,000 \$2,285 PSF 09 Mar 2023	6 months 3 weeks	↑ 100%	\$1.5M 100%
2 Marina Boulevard #46-05 883 sqft • 2 bedrooms • 2 bathrooms	\$890,100 \$1,008 PSF 25 Nov 2004	\$2,913,900 \$3,301 PSF 16 Aug 2007	2 years 8 months	↑ 83%	\$2.02M 227%
6 Marina Boulevard #56-15 861 sqft • 2 bedrooms • 2 bathrooms	\$955,000 \$1,109 PSF 06 Sep 2006	\$1,738,000 \$2,018 PSF 16 Jul 2007	10 months 5 days	↑ 82%	\$783K 82%
2 Marina Boulevard #46-11 667 sqft • 1 bedroom • 1 bathroom	\$564,608 \$846 PSF 23 Feb 2005	\$1,067,200 \$1,599 PSF 26 Mar 2006	1 year 3 weeks	↑ 82%	\$502.59K 89%
6 Marina Boulevard #62-18 1,389 sqft • 3 bedrooms • 2 bathrooms	\$2,291,850 \$1,651 PSF 01 Nov 2006	\$4,153,110 \$2,991 PSF 26 Jul 2007	8 months 3 weeks	↑ 81%	\$1.86M 81%
2 Marina Boulevard #15-02 689 sqft • 1 bedroom • 1 bathroom	\$964,600 \$1,400 PSF 05 Dec 2006	\$1,722,500 \$2,500 PSF 08 Aug 2007	8 months 1 day	↑ 79%	\$757.9K 79%
2 Marina Boulevard #15-09 893 sqft • 2 bedrooms • 2 bathrooms	\$900,000 \$1,007 PSF 30 Aug 2006	\$1,600,000 \$1,791 PSF 22 Jun 2007	9 months 2 weeks	↑ 78%	\$700K 78%
6 Marina Boulevard #53-20 614 sqft • 1 bedroom • 1 bathroom	\$940,000 \$1,532 PSF 18 Sep 2006	\$1,657,800 \$2,702 PSF 15 Aug 2007	10 months 3 weeks	↑ 76%	\$717.8K 76%

Nearby Sale Transactions

Date	Details	Transacted Price (SGD)	Type of Sale	Source
24 Oct 2025	2 Marina Boulevard #27-10 592 sqft • 1 bedroom • 1 bathroom	\$1,100,000 \$1,858 PSF	Resale	URA
14 Oct 2025	2 Marina Boulevard #09-09 893 sqft • 2 bedrooms • 2 bathrooms	\$1,850,000 \$2,071 PSF	Resale	URA
13 Oct 2025	2 Marina Boulevard #42-03 1,033 sqft • 2 bedrooms • 2 bathrooms	\$2,355,000 \$2,279 PSF	Resale	Agency
01 Oct 2025	2 Marina Boulevard #06-07 657 sqft • 1 bedroom • 1 bathroom	\$1,068,000 \$1,627 PSF	Resale	URA
30 Sep 2025	2 Marina Boulevard #38-10 592 sqft • 1 bedroom • 1 bathroom	\$1,215,000 \$2,052 PSF	Resale	URA
25 Sep 2025	2 Marina Boulevard #40-05 883 sqft • 2 bedrooms • 2 bathrooms	\$2,200,000 \$2,493 PSF	Resale	URA
23 Sep 2025	6 Marina Boulevard #24-21 861 sqft • 2 bedrooms • 2 bathrooms	\$1,780,000 \$2,067 PSF	Resale	Agency
28 Aug 2025	2 Marina Boulevard #39-04 936 sqft • 2 bedrooms • 2 bathrooms	\$2,230,000 \$2,381 PSF	Resale	URA
26 Aug 2025	6 Marina Boulevard #26-15 861 sqft • 2 bedrooms • 2 bathrooms	\$1,620,000 \$1,881 PSF	Resale	Agency
14 Aug 2025	2 Marina Boulevard #14-10 592 sqft • 1 bedroom • 1 bathroom	\$1,160,000 \$1,959 PSF	Resale	Agency
06 Aug 2025	2 Marina Boulevard #38-04 936 sqft • 2 bedrooms • 2 bathrooms	\$2,260,000 \$2,413 PSF	Resale	Agency
16 Jul 2025	2 Marina Boulevard #50-02 689 sqft • 1 bedroom • 1 bathroom	\$1,650,000 \$2,395 PSF	Resale	URA
11 Jul 2025	2 Marina Boulevard #42-04 936 sqft • 2 bedrooms • 2 bathrooms	\$2,200,000 \$2,349 PSF	Resale	Agency
10 Jul 2025	2 Marina Boulevard #30-01 1,184 sqft • 3 bedrooms • 2 bathrooms	\$2,580,000 \$2,179 PSF	Resale	URA
02 Jul 2025	2 Marina Boulevard #26-05 883 sqft • 2 bedrooms • 2 bathrooms	\$2,200,000 \$2,493 PSF	Resale	URA

Nearby Rent Transactions

Date	Details	Transacted Price (SGD)	Type of Rent	Source
04 Nov 2025	6 Marina Boulevard #52-22 1,313 sqft • 3 bedrooms • 2 bathrooms	\$7,800 \$5.94 PSF	Whole Unit	Agency
27 Oct 2025	6 Marina Boulevard #38-15 861 sqft • 2 bedrooms • 2 bathrooms	\$5,200 \$6.04 PSF	Whole Unit	Agency
23 Oct 2025	2 Marina Boulevard #37-08 883 sqft • 2 bedrooms • 2 bathrooms	\$6,300 \$7.14 PSF	Whole Unit	Agency
22 Oct 2025	6 Marina Boulevard #23-19 689 sqft • 1 bedroom • 1 bathroom	\$4,700 \$6.82 PSF	Whole Unit	Agency
19 Oct 2025	6 Marina Boulevard #58-16 614 sqft • 1 bedroom • 1 bathroom	\$4,500 \$7.33 PSF	Rent	Agency
19 Oct 2025	6 Marina Boulevard #17-17 678 sqft • 1 bedroom • 1 bathroom	\$5,000 \$7.37 PSF	Whole Unit	Agency
18 Oct 2025	6 Marina Boulevard #59-16 614 sqft • 1 bedroom • 1 bathroom	\$3,950 \$6.44 PSF	Whole Unit	Agency
15 Oct 2025	2 Marina Boulevard #33-06 2,045 sqft • 4 bedrooms • 3 bathrooms	\$15,000 \$7.33 PSF	Whole Unit	Agency
11 Oct 2025	6 Marina Boulevard #47-21 861 sqft • 2 bedrooms • 2 bathrooms	\$6,200 \$7.2 PSF	Whole Unit	Agency
08 Oct 2025	2 Marina Boulevard #04-11 667 sqft • 1 bedroom • 1 bathroom	\$3,900 \$5.84 PSF	Whole Unit	Agency
07 Oct 2025	2 Marina Boulevard #12-10 592 sqft • 1 bedroom • 1 bathroom	\$4,000 \$6.76 PSF	Whole Unit	Agency
06 Oct 2025	6 Marina Boulevard #49-20 614 sqft • 1 bedroom • 1 bathroom	\$4,800 \$7.82 PSF	Whole Unit	Agency
06 Oct 2025	2 Marina Boulevard #49-09 893 sqft • 2 bedrooms • 2 bathrooms	\$6,400 \$7.16 PSF	Whole Unit	Agency
03 Oct 2025	2 Marina Boulevard #26-10 592 sqft • 1 bedroom • 1 bathroom	\$4,000 \$6.76 PSF	Whole Unit	Agency
02 Oct 2025	2 Marina Boulevard #59-10 592 sqft • 1 bedroom • 1 bathroom	\$4,300 \$7.26 PSF	Whole Unit	Agency