

Rental Appraisal

24 Helen Street, Newtown QLD 4350

2 Bedrooms + study, 1 Bathroom, 1 Car Accommodation

04 November 2025

Thank you for the opportunity to provide a rental assessment for 24 Helen Street in Newtown QLD 4350.

Taking into consideration recent comparable rental results, demand and the property's condition, it is my opinion that the property has capacity to achieve a rental value in the range of \$500 per week

The following comparisons have been used to justify this assessment:

- 144 Hill Street, Newtown QLD 4350– 2 bed, 1 bath, 1 car accommodation, rented at \$490 per week.
- 47 Wallace Street, Newtown QLD 4350- 2 bed, 1 bath, 1 car accommodation, rented at \$480 per week.
- 38 Monash Street, Newtown QLD 4350- 2 bed, 1 bath, 1 car accommodation, rented at \$540 per week.

Please do not hesitate to contact me on 0428 535 597 if I may be of any further assistance at this time.

Kind regards,

A handwritten signature in black ink, appearing to read 'Kelly Ray'.

Kelly Ray

Head of Investor Services

RealWay Property Partners Toowoomba

0428 535 597

kelly.ray@realway.com.au

This opinion has been prepared expressly for your information, for the purpose of leasing of your property, and not for a third party. Although every care has been taken in arriving at this figure, we stress that it is an opinion of a reasonable and achievable rental price.