



COMPARATIVE MARKET ANALYSIS

11 EDWARD STREET, NORTH TOOWOOMBA, QLD 4350

PREPARED BY BHRETT NEVEN, REALWAY TOOWOOMBA, PHONE: 0432567458



Paige Lauren O'leary; Amelia Pappas
11 Edward Street
North Toowoomba, QLD, 4350

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

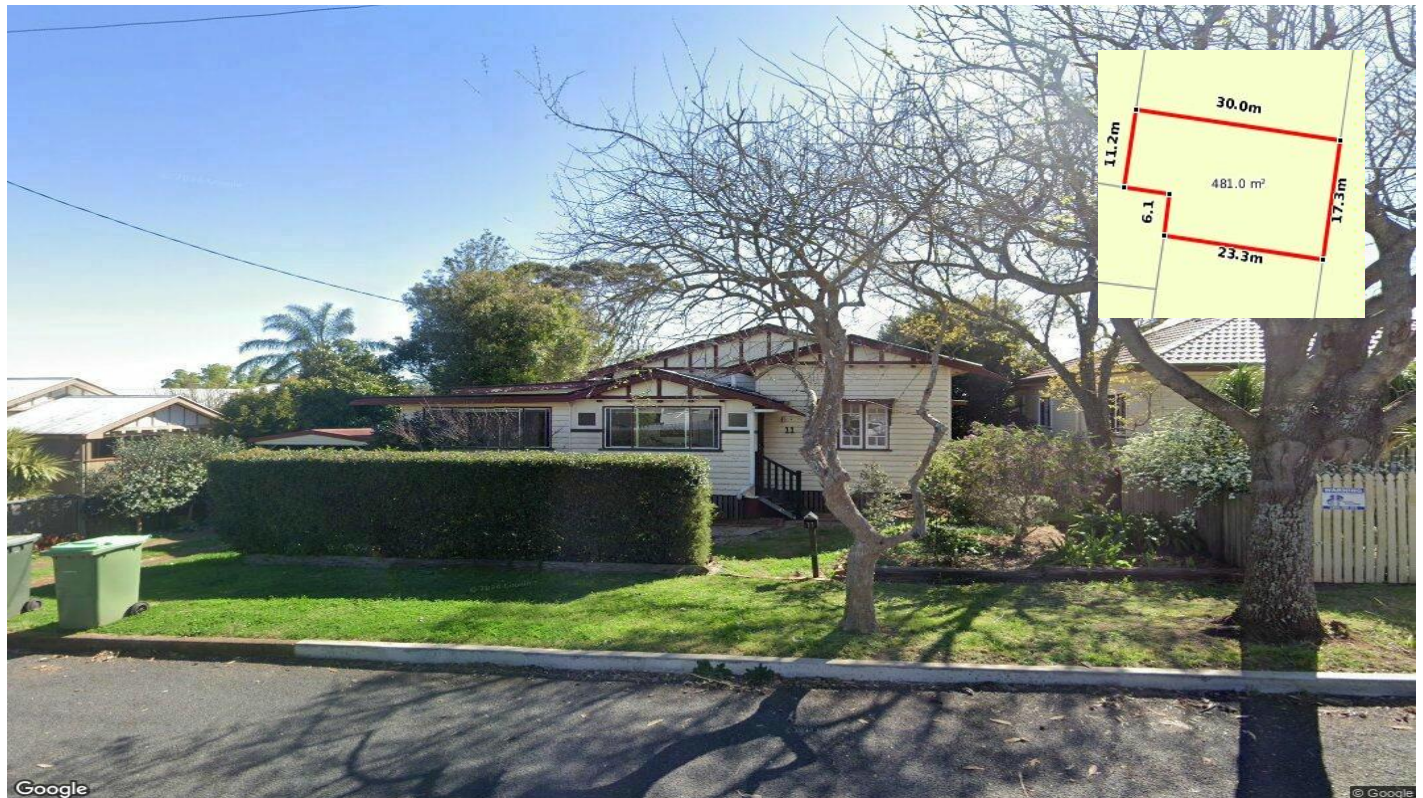
We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Bhrett Neven
Realway Toowoomba
Phone: 0432567458
Office Phone: 07 46384400
Email: bhrett.neven@realway.com.au

11 EDWARD STREET, NORTH TOOWOOMBA, QLD 4350



Owner Details

Owner Name(s): PAIGE LAUREN O`LEARY; AMELIA PAPPAS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

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Property Type: House - Freehold [Issuing]

RPD: L28 RP87024

Valuation Amount: \$340,000 - Site Value on 30/06/2025

Valuation Amount: \$260,000 - Site Value on 30/06/2022

Land Use: SINGLE UNIT DWELLING

Zoning: Low Density Residential

Council: TOOWOOMBA REGIONAL

Features: Study, Built in Robes, Air Conditioned, Improvements: Floorboards

Area: 481 m²

Area \$/m2: \$644

Water/Sewerage:

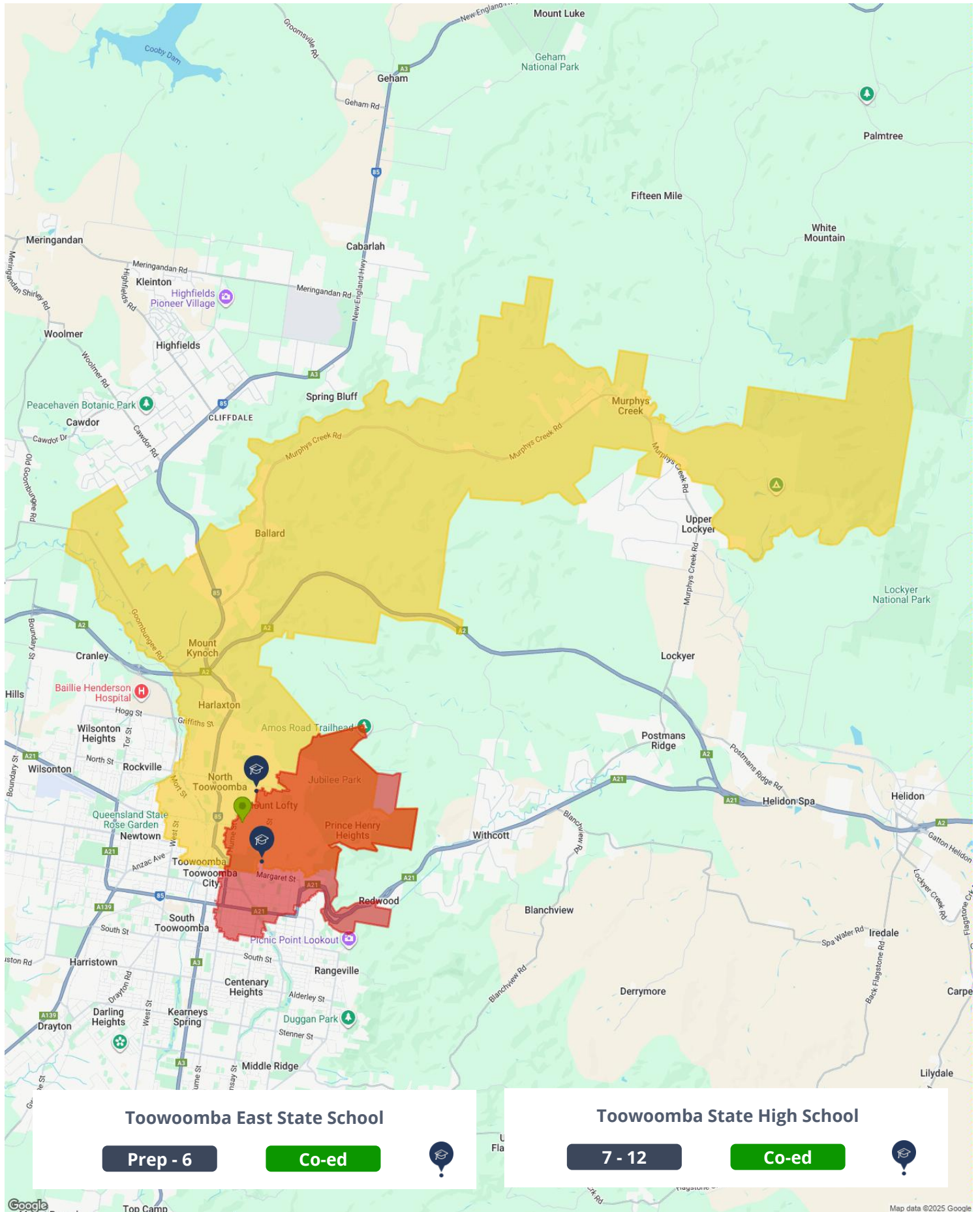
Property ID: 1784636 / QLD1002468

UBD Ref: UBD Ref:

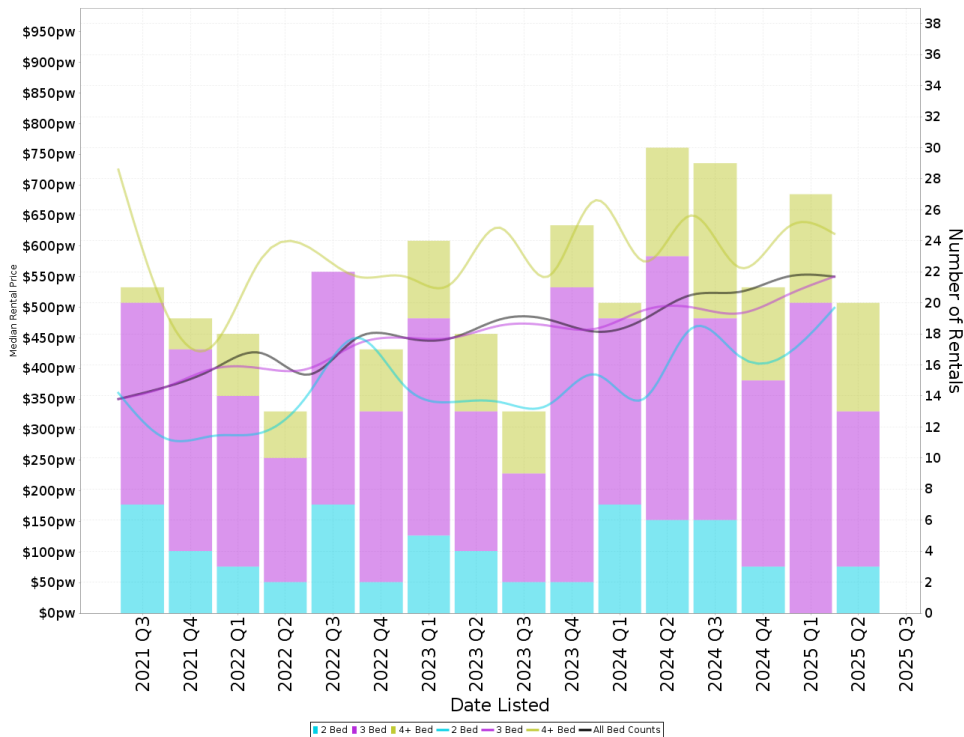
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 310,000	27/04/2017	MARTIN	481 m²	Normal Sale	No
\$ 225,000	19/10/2006	NELSON	481 m²	Normal Sale	No
\$ 218,000	19/10/2005	BAIN	481 m²	Normal Sale	No
\$ 128,000	16/12/2002	MCALONEY; MCALONEY	481 m²	Normal Sale	No

School Catchment Areas



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+20.4%

Current Median Price: \$650,000
Previous Median Price: \$540,000

Based on 165 registered House sales compared over the last two rolling 12 month periods.

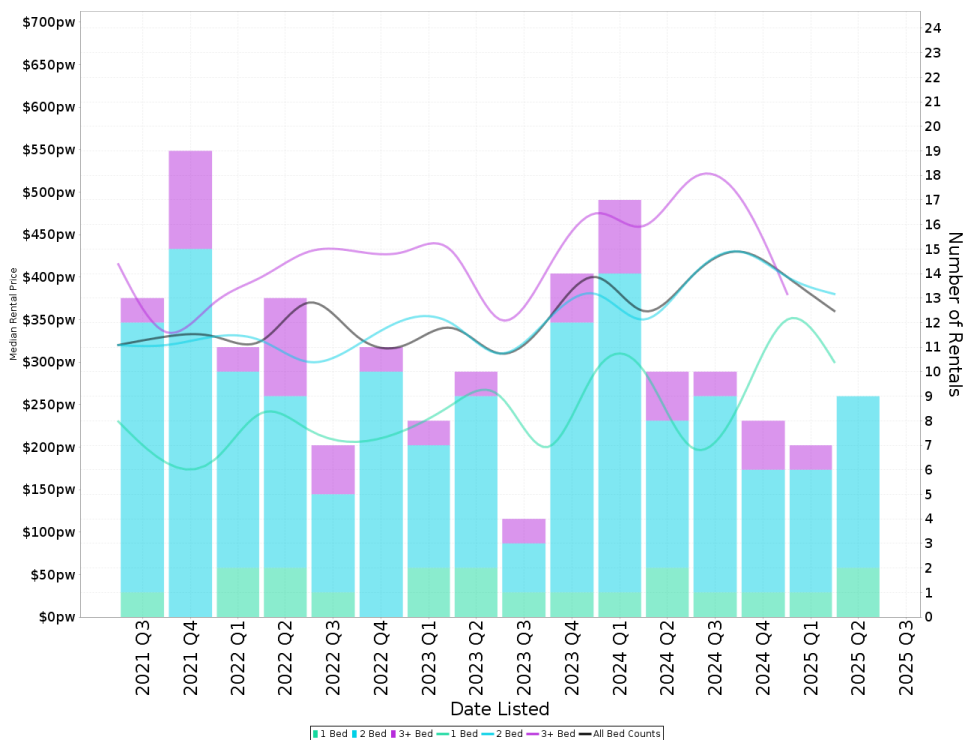
Suburb Rental Yield

+4.3%

Current Median Price: \$650,000
Current Median Rent: \$540

Based on 97 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+47.6%

Current Median Price: \$631,000
Previous Median Price: \$427,500

Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$631,000
Current Median Rent: \$400

Based on 34 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$600 with a median rental price of \$562. Days listed ranges from 12 to 16 days with the average currently at 13 days for these selected properties.

46 JELlicoe ST, MOUNT LOFTY 4350

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Property Type: House
Area: 592 m² (132 m²)
RPD: L2 RP41396

Current Rent Price: **\$600 Weekly**
First Rent Price: **\$600 Weekly**
Month Listed: **April 2025* (Rented)**
Days on Market: **12 Days**

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: RAINWATER STORAGE TANK, BROADBAND INTERNET ACCESS, SECURE PARKING, GARDEN,



50 ALFORD ST, MOUNT LOFTY 4350

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Property Type: House
Area: 501 m²
RPD: L16 RP17779

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **14 Days**

Features:



72A JELlicoe ST, MOUNT LOFTY 4350

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Property Type: House
Area: 500 m²
RPD: L4 RP891555

Current Rent Price: **\$575 Per Week**
First Rent Price: **\$575 Per Week**
Month Listed: **February 2025* (Rented)**
Days on Market: **12 Days**

Features:



35 RAFF ST, TOOWOOMBA 4350

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Property Type: House
Area: 604 m² (96 m²)
RPD: L3 RP63932

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **April 2025* (Rented)**
Days on Market: **16 Days**

Features:



133 STUART ST, NORTH TOOWOOMBA 4350

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Property Type: House
Area: 336 m²
RPD: L177 RP16720

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **February 2025* (Rented)**
Days on Market: **14 Days**

Features: IMPROVEMENTS: PETS ALLOWED



Prepared on 08/08/2025 by Bhrett Neven, 0432567458 at Realway Toowoomba. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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15 HUME ST, NORTH TOOWOOMBA 4350

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Property Type: House
Area: 657 m²
RPD: L2 RP151826

Features:

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **June 2025* (Rented)**
Days on Market: **13 Days**



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Appraisal Price

This market analysis has been prepared on 08/08/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$550pw to \$600pw

Contact your agent for further information:



Agent Name: Bhrett Neven
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Office Phone: 07 46384400
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