

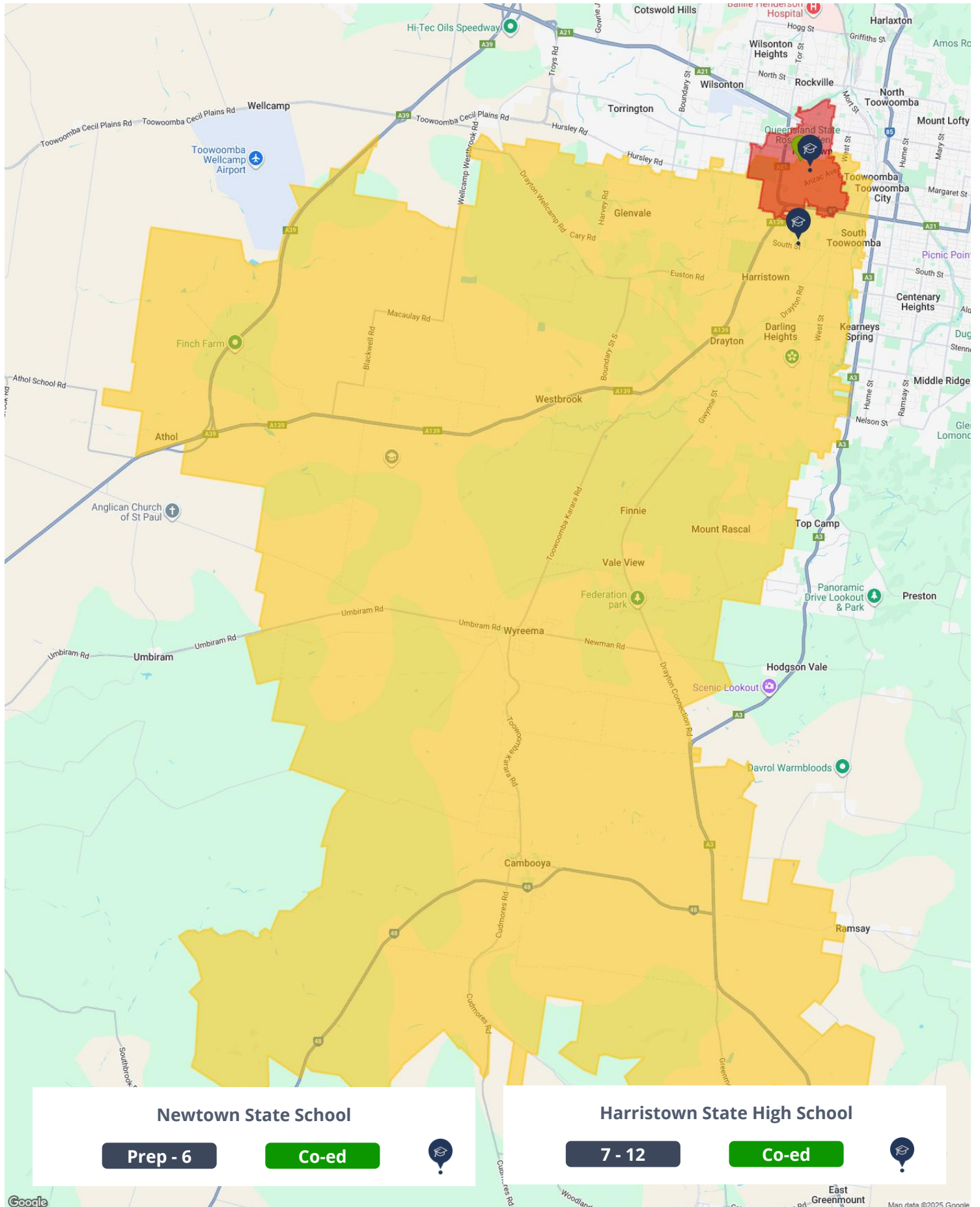


COMPARATIVE MARKET ANALYSIS

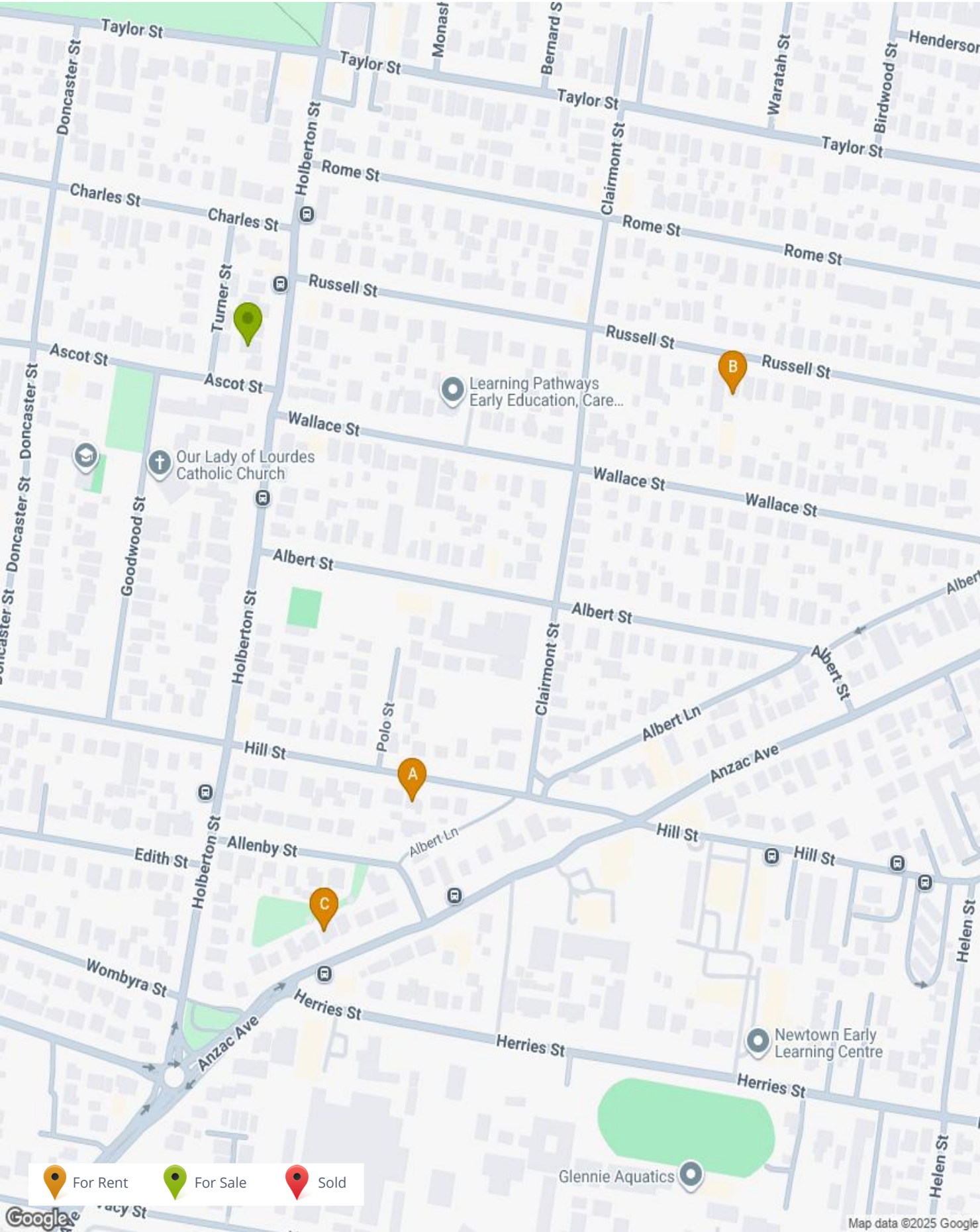
149 HOLBERTON STREET, NEWTOWN, QLD 4350

PREPARED BY TRACEY STEWART, REALWAY TOOWOOMBA, PHONE: 0484 958 182

School Catchment Areas



Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$530 and the highest for rent price is \$600 with a median rental price of \$540. Days listed ranges from 18 to 134 days with the average currently at 50 days for these selected properties.

118 HILL ST, NEWTOWN 4350

 4  1  1



Property Type: House
Area: 513 m² (115 m²)
RPD: L19 SP202992

Current Rent Price: **\$550 Per Week**
First Rent Price: **\$550 Per Week**
Month Listed: **April 2025* (Rented)**
Days on Market: **24 Days**

Features: BUILD YR: 1950, ROOF TYPE: TILE, STOREYS: 1, LOWSET, POST WAR, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO



178 RUSSELL ST, NEWTOWN 4350

 4  1  2



Property Type: House
Area: 673 m²
RPD: L1 RP16992

Current Rent Price: **\$610.00 per week**
First Rent Price: **\$610.00 per week**
Month Listed: **March 2025* (Rented)**
Days on Market: **24 Days**

Features: BUILD YR: 1935, STUDY, IMPROVEMENTS: PETS ALLOWED, DISHWASHER



89 ANZAC AVE, NEWTOWN 4350

 5  1  2



Property Type: House
Area: 637 m² (149 m²)
RPD: L5 RP60899

Current Rent Price: **\$530**
First Rent Price: **\$530**
Month Listed: **July 2025* (Rented)**
Days on Market: **18 Days**

Features:



89 ANZAC AVE, NEWTOWN 4350

 5  1  2



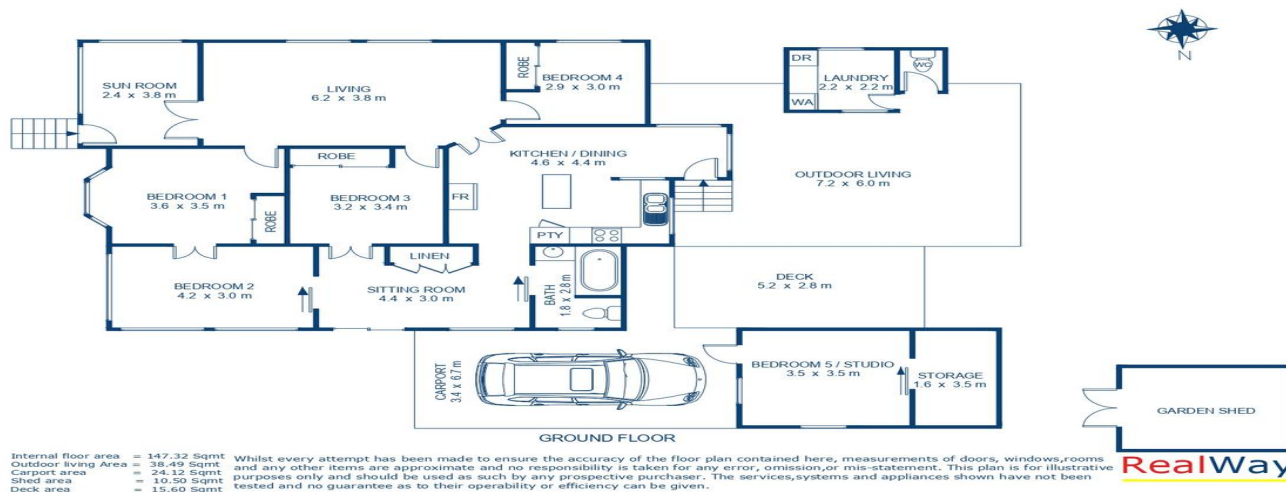
Property Type: House
Area: 637 m² (149 m²)
RPD: L5 RP60899

Current Rent Price: **\$530**
First Rent Price: **\$530**
Month Listed: **March 2025* (Rented)**
Days on Market: **134 Days**

Features:



149 HOLBERTON STREET, NEWTOWN, QLD 4350



Appraisal Price

This market analysis has been prepared on 25/08/2025 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:

\$540pw to \$570pw

Contact your agent for further information:



Agent Name: Tracey Stewart
Mobile: 0484 958 182
Office: Realway Toowoomba
Office Phone: 07 46384400
Email: tracey.stewart@realway.com.au
Website: <https://toowoomba.realway.com.au/>