



COMPARATIVE MARKET ANALYSIS

42 BOUGANVILLEA DRIVE, MIDDLE RIDGE, QLD 4350

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



Kim Maree Mannix
42 Bouganvillea Drive
Middle Ridge, 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.

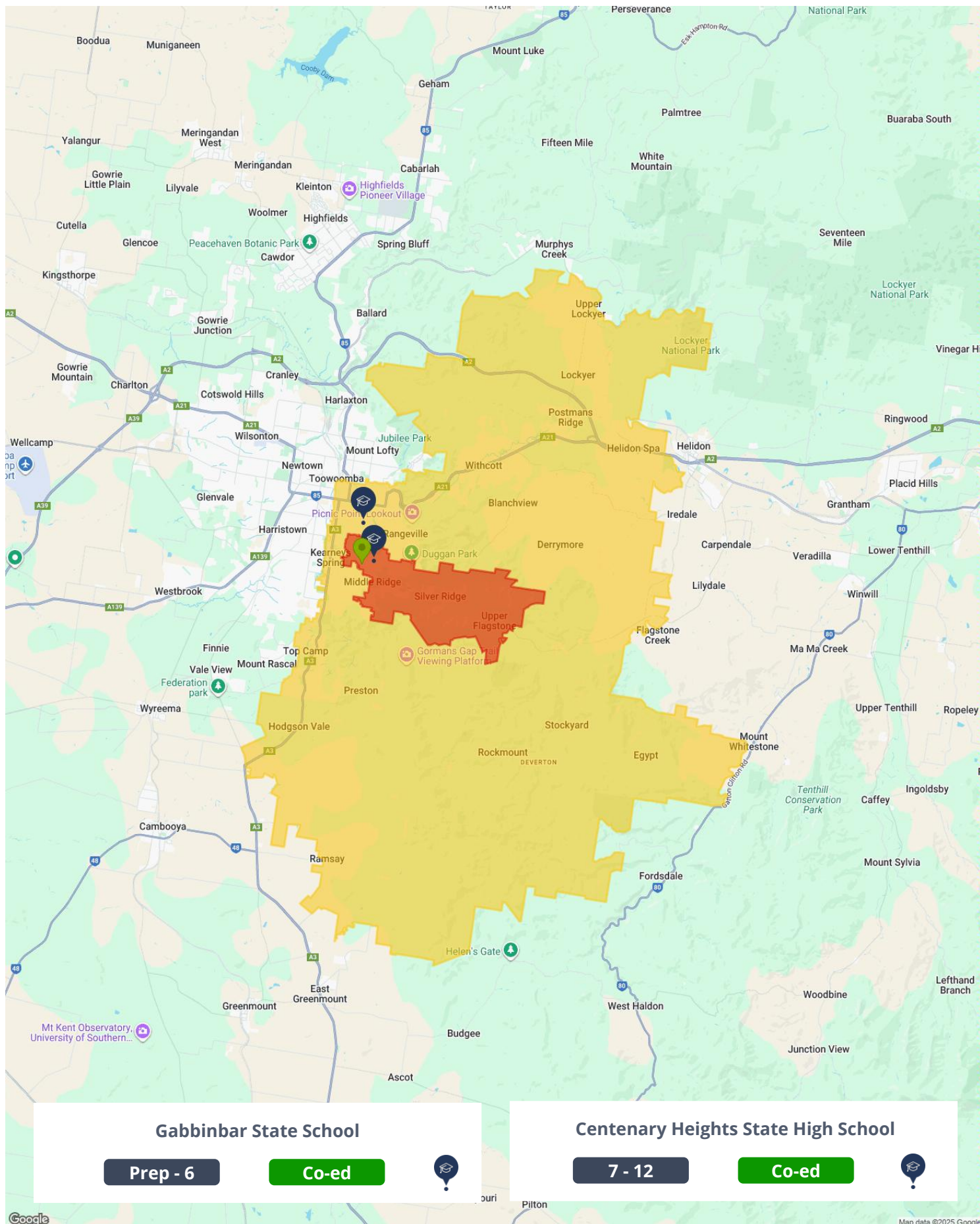
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

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.

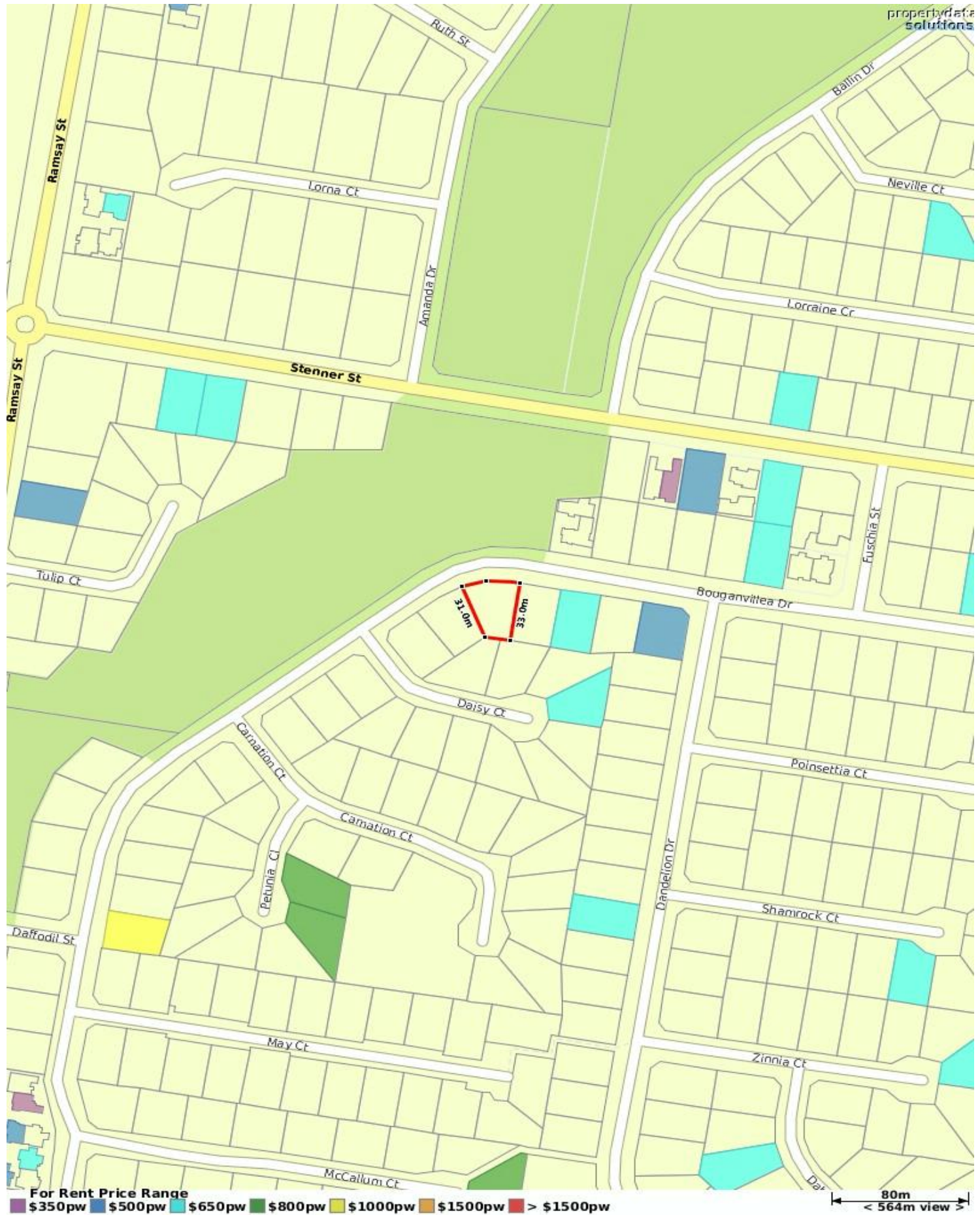
Kind Regards

Tracey Stewart
Realway Toowoomba
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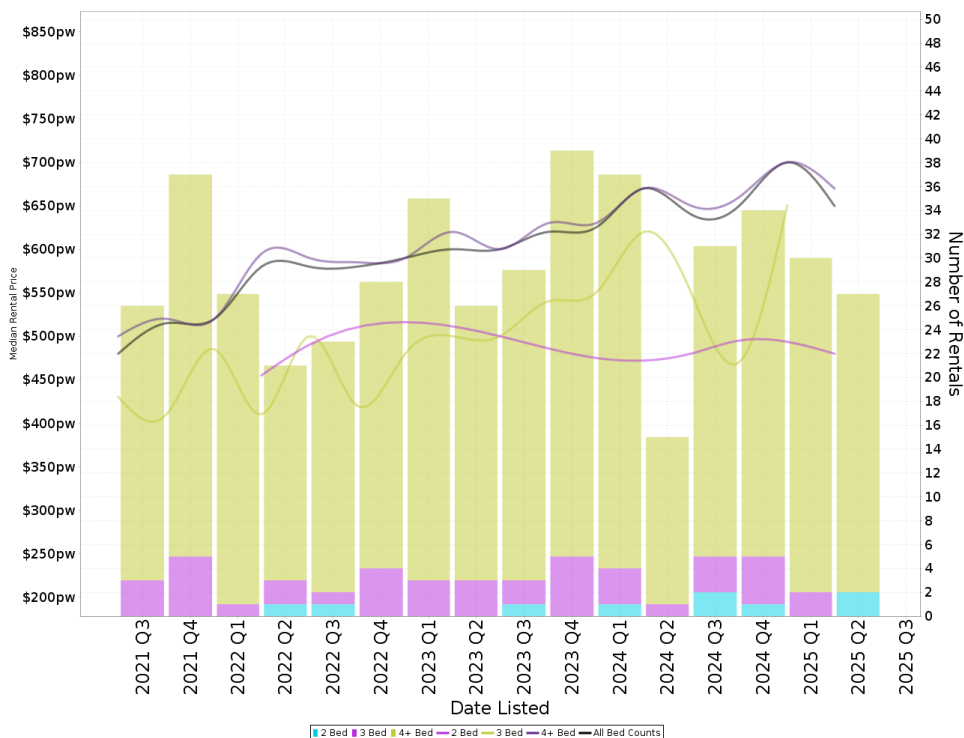
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.9%

Current Median Price: \$960,000
Previous Median Price: \$890,000

Based on 275 registered House sales compared over the last two rolling 12 month periods.

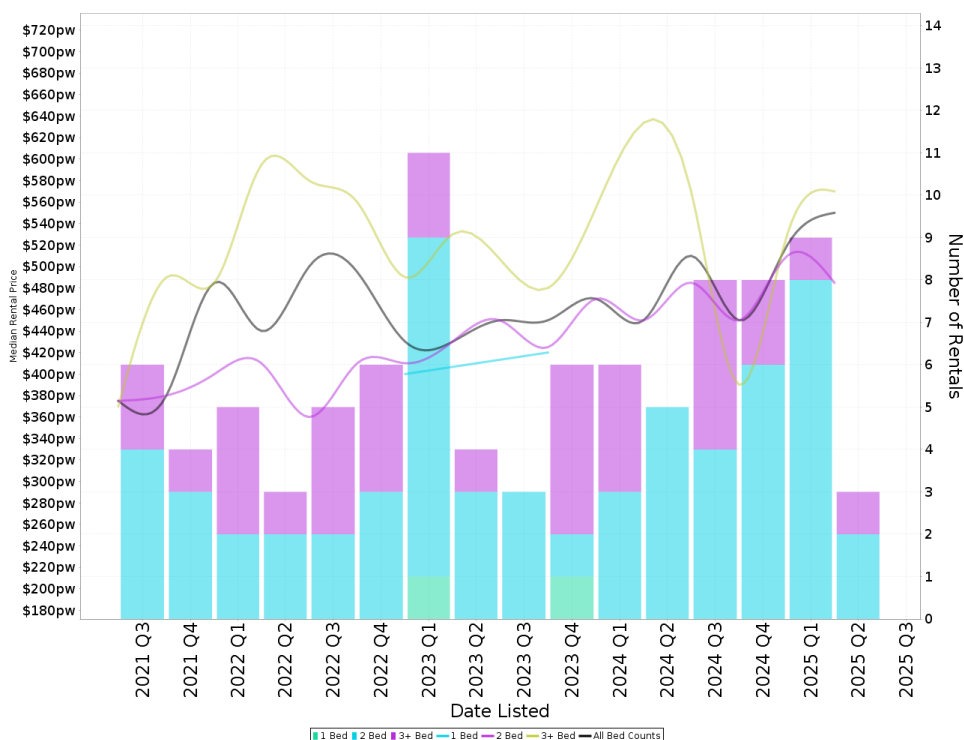
Suburb Rental Yield

+3.5%

Current Median Price: \$960,000
Current Median Rent: \$650

Based on 122 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.6%

Current Median Price: \$518,000
Previous Median Price: \$510,000

Based on 48 registered Unit sales compared over the last two rolling 12 month periods.

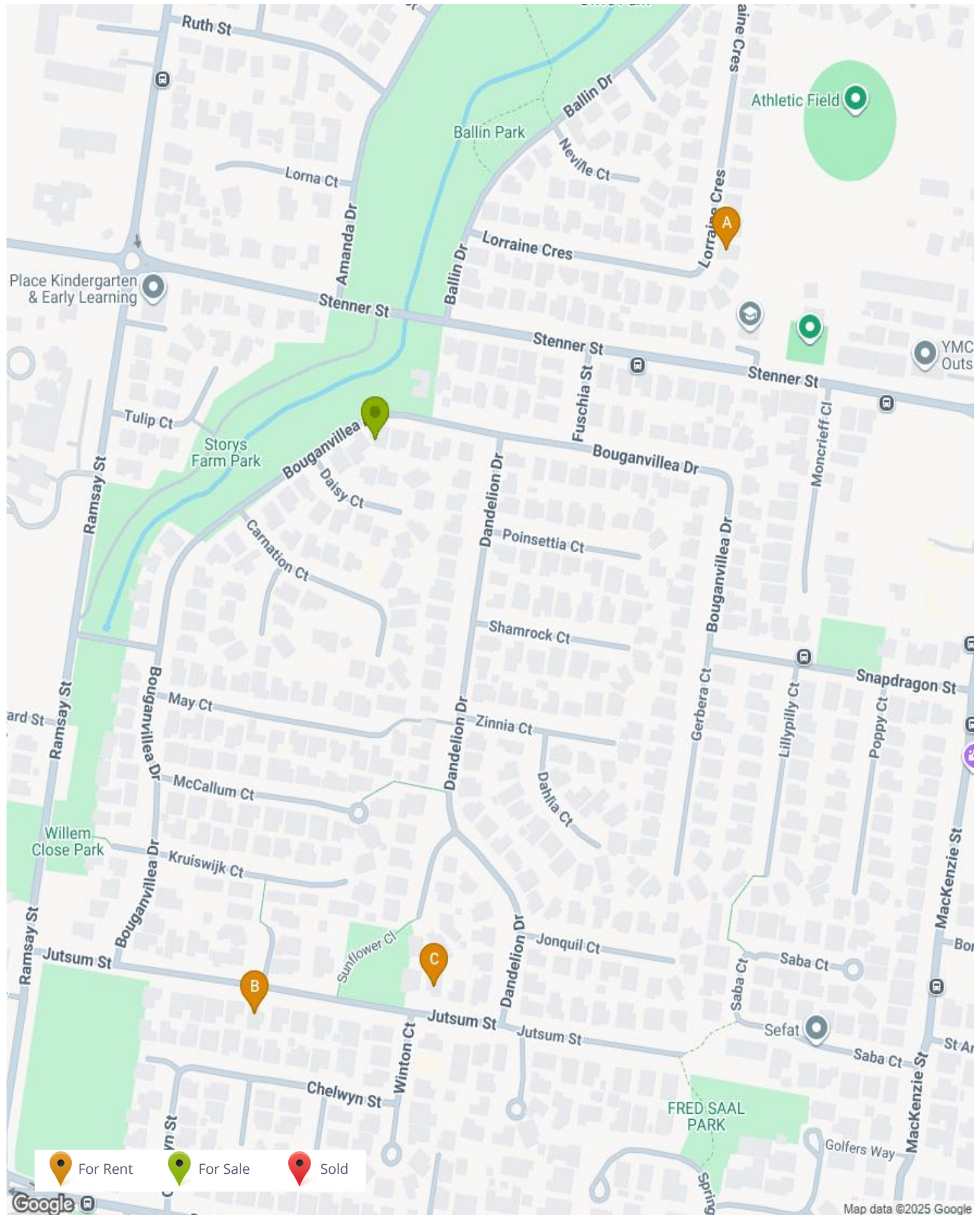
Suburb Rental Yield

+5.1%

Current Median Price: \$518,000
Current Median Rent: \$510

Based on 28 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 3 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$650 and the highest for rent price is \$680 with a median rental price of \$650. Days listed ranges from 11 to 31 days with the average currently at 23 days for these selected properties.

26 LORRAINE CRES, CENTENARY HEIGHTS 4350

 4  2  2



Property Type: House
Area: 600 m²
RPD: L63 RP219227

Current Rent Price: **\$650 Per Week**
First Rent Price: **\$650 Per Week**
Month Listed: **August 2025**
Days on Market: **11 Days**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS



40 JUTSUM ST, MIDDLE RIDGE 4350

 4  2  2



Property Type: House
Area: 630 m²
RPD: L6 SP119045

Current Rent Price: **\$650 pw**
First Rent Price: **\$650 pw**
Month Listed: **July 2025* (Rented)**
Days on Market: **31 Days**

Features: FIRE PLACE, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: DISHWASHER



21 JUTSUM ST, MIDDLE RIDGE 4350

 4  2  2



Property Type: House
Area: 805 m²
RPD: L160 RP867547

Current Rent Price: **\$680 per week**
First Rent Price: **\$680 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **28 Days**

Features:



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Appraisal Price

This market analysis has been prepared on 01/09/2025 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:

\$640pw to \$670pw

Contact your agent for further information:



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