



COMPARATIVE MARKET ANALYSIS

1/15 BRENDANBRI STREET, KEARNEYS SPRING, QLD 4350

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



To whom it may concern.
1/15 Brendanbri Street
Kearneys Spring, 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.

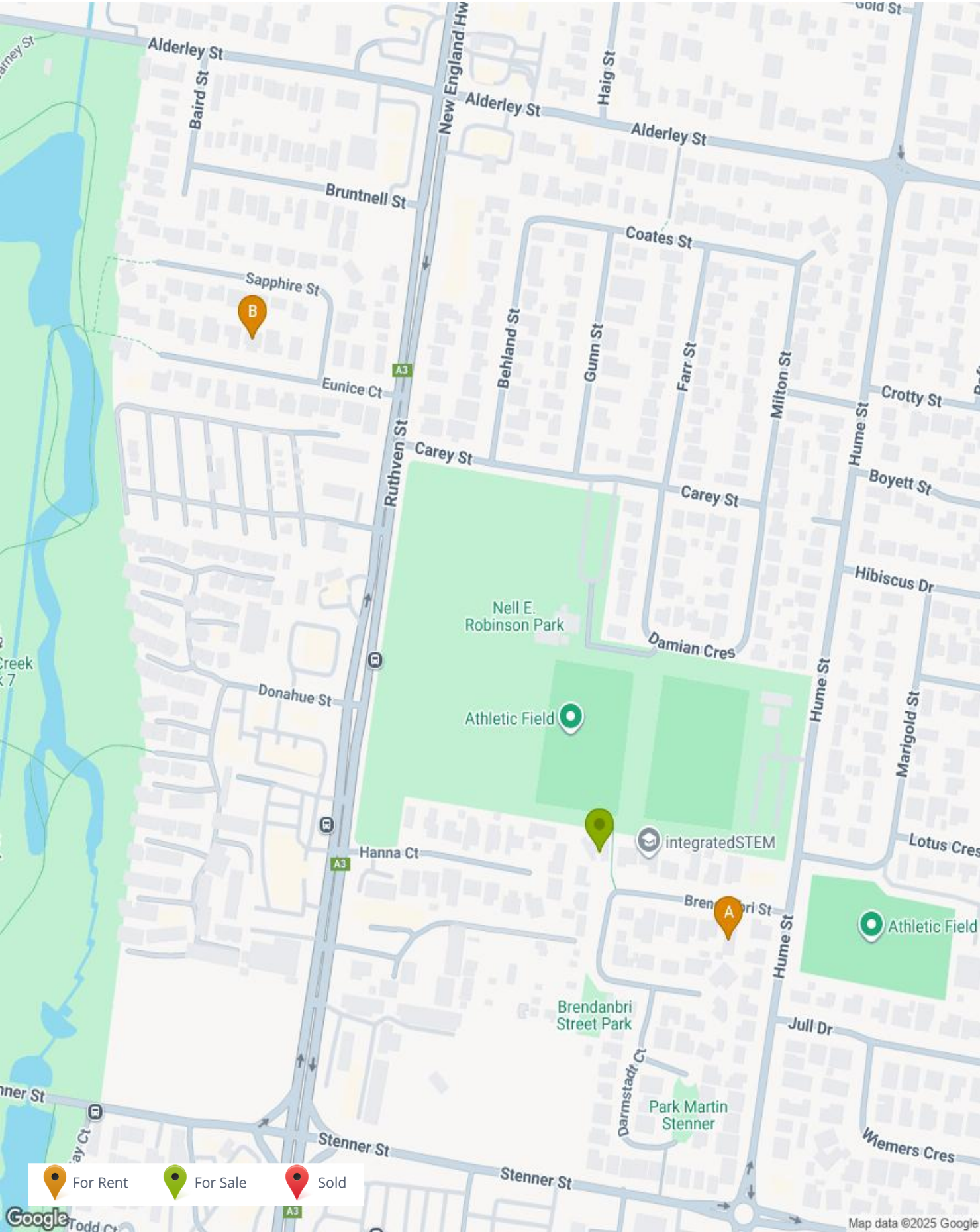
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

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
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Comparable Properties Map



Nearby Comparable Rental Properties

There are 2 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$440 and the highest for rent price is \$460 with a median rental price of \$450. Days listed ranges from 8 to 14 days with the average currently at 11 days for these selected properties.

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Property Type: Unit
Area: 849 m²
RPD: L17 RP180064

Features:

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **November 2025**
Days on Market: **14 Days**



1/11 EUNICE CRT, KEARNEYS SPRING 4350

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Property Type: Unit
Area: 712 m²
RPD: L7 RP182033

Features:

Current Rent Price: **\$460 per week**
First Rent Price: **\$460 per week**
Month Listed: **August 2025* (Rented)**
Days on Market: **8 Days**



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Appraisal Price

This market analysis has been prepared on 19/11/2025 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:

\$450pw to \$470pw

Contact your agent for further information:



Agent Name: Tracey Stewart
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