



25A BROADHURST STREET KELVIN GROVE QLD 4059

Prepared on 30th June 2025

hodge.

HODGE ESTATE AGENTS

30th June 2025

Dear Prospective Purchaser,

RENTAL APPRAISAL FOR 25A BROADHURST STREET KELVIN GROVE QLD 4059

Thank you for your interest in purchasing 25A Broadhurst Street Kelvin Grove.

I am pleased to provide you with a rental appraisal for the property based on careful research and expert analysis of the current rental market in Kelvin Grove and surrounds.

The current market suggests that 25A Broadhurst Street Kelvin Grove could achieve a weekly rental income of approximately \$1,000 to \$1,100 per week. This estimate is based on recent comparable rental properties in the area, which I have listed below in this letter, and other factors such as location, property features, property condition, and market demand.

Please note that rental market conditions can fluctuate, and actual rental income may vary depending on specific circumstances at the time of leasing.

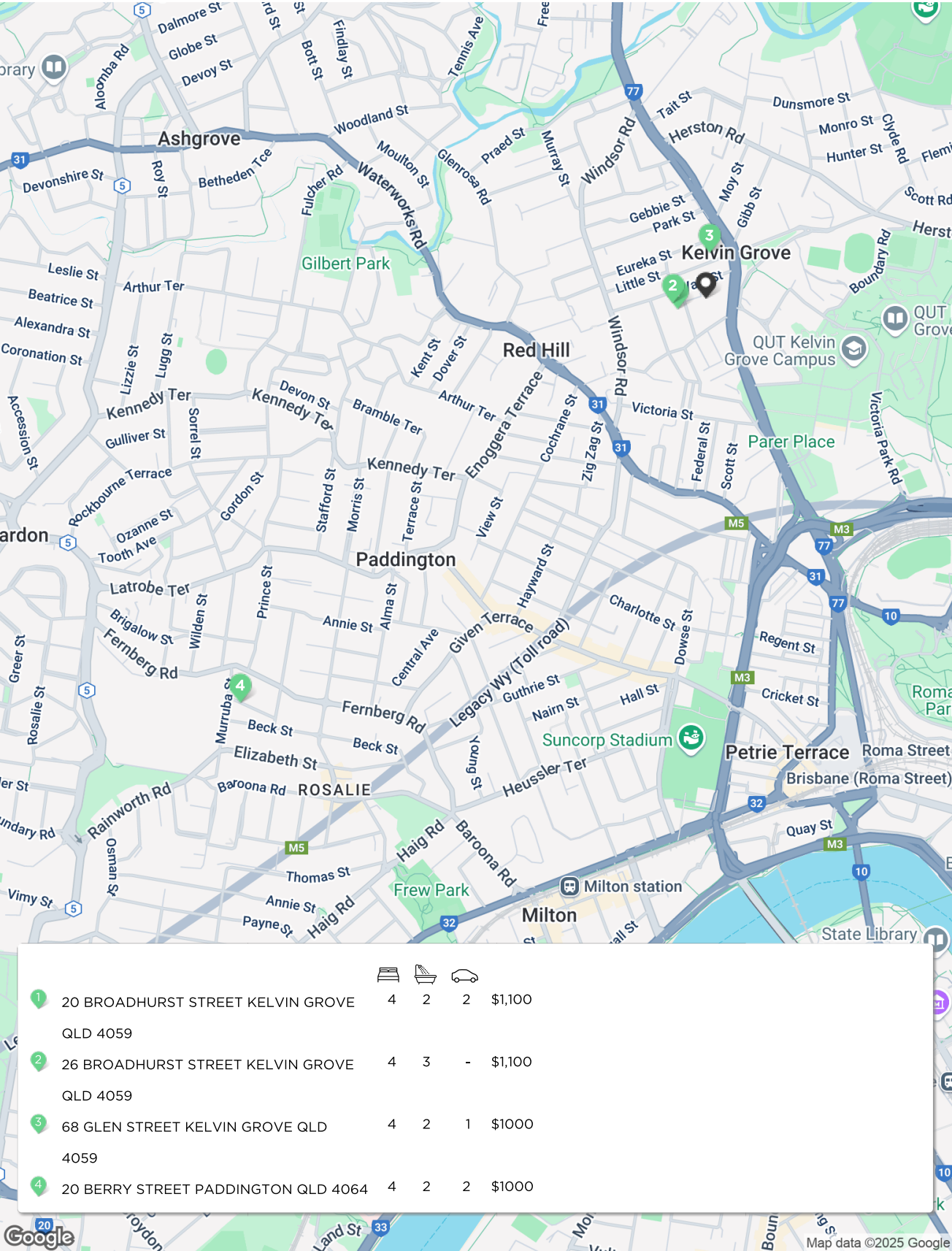
Should you require further information or wish to discuss this appraisal in more detail, please do not hesitate to contact me on the details below.

The team and I at Hodge Estate Agents look forward to the possibility of working with you to achieve your real estate goals.

Yours Sincerely,

























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Comparables: Rentals



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

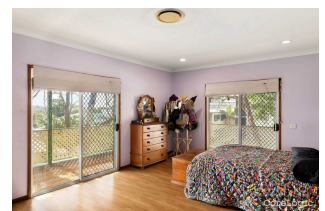
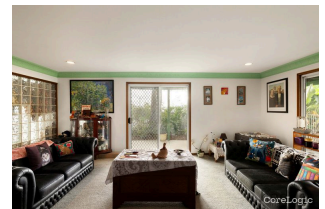
Map: Comparable Rentals

1	20 BROADHURST STREET KELVIN GROVE QLD 4059		 4  2  2  513m ²	 104m ²
	Year Built	1920	DOM	10 days
	Listing Date	20-Jun-25	Distance	0.1km
	Listing Price	\$1,100 per week		
2	26 BROADHURST STREET KELVIN GROVE QLD 4059		 4  3  -  529m ²	 -
	Year Built	-	DOM	39 days
	Listing Date	06-Jan-25	Distance	0.11km
	Listing Price	\$1,100 per week		
3	68 GLEN STREET KELVIN GROVE QLD 4059		 4  2  1  212m ²	 139m ²
	Year Built	1910	DOM	8 days
	Listing Date	09-Jun-25	Distance	0.15km
	Listing Price	\$1000 per week		
4	20 BERRY STREET PADDINGTON QLD 4064		 4  2  2  255m ²	 172m ²
	Year Built	2008	DOM	29 days
	Listing Date	19-May-25	Distance	2.15km
	Listing Price	\$1000 WEEKLY		

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

25A BROADHURST STREET KELVIN GROVE QLD 4059



Appraisal price range
\$1,000 to \$1,100

Disclaimer

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