



**SJS Property
Partners**
Real Estate Specialists

15/09/2025

To Whom it may concern;

RE: 10/140 Eagleby Rd, Eagleby

After an inspection of the above properties, it is our opinion that each property would achieve \$590.00 - \$610.00 per week in rent.

This opinion of market worth has been prepared solely for your information and not for any third party. Although every care has been taken in arriving at this figure; we stress that it is an opinion only and not to be taken as a sworn valuation.

Regards

**Shane
Crosbie**

SJS Property Partners

shane@sjspropertypartners.com.au

0735589631

Shane Crosbie

0400 696 966



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0400 696 966

SHANE@SJSPROPERTYPARTNERS.COM.AU

Samantha Marshall

0429 623 644

SAM@SJSPROPERTYPARTNERS.COM.AU

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 \$550 and the highest for rent price is \$600 with a median rental price of \$590. Days listed ranges from 3 to 37 days with the average currently at 23 days for these selected properties.

59/140-142 EAGLEBY RD, EAGLEBY 4207

UBD Ref: Brisbane - 264 K9



3



2



2



Property Type: Unit
Area: 135 m² (129 m²)
RPD: L59 SP248647

Current Rent Price: **\$590**
First Rent Price: **\$590**
Month Listed: **September 2025**
Days on Market: **3 Days**

Features: HIGHSET, BRICK AND TILE, GARAGE, BUILT IN ROBES, POOL, CLOSE TO SCHOOLS, IMPROVEMENTS: SECURE PARKING



13/140 EAGLEBY RD, EAGLEBY 4207

UBD Ref: Brisbane - 264 K8



3



2



1



Property Type: Unit
Area: 136 m²
RPD: L13 SP248645

Current Rent Price: **\$550 per week**
First Rent Price: **\$580 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **37 Days**

Features:



45/140 EAGLEBY RD, EAGLEBY 4207

UBD Ref: Brisbane - 264 K8



3



2



2



Property Type: Unit
Area: 137 m²
RPD: L45 SP248647

Current Rent Price: **\$600**
First Rent Price: **\$600**
Month Listed: **June 2025* (Rented)**
Days on Market: **30 Days**

Features: BUILD YR: 2003, DOUBLE STOREY, BRICK AND TILE, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY



10/140-142 EAGLEBY ROAD, EAGLEBY, QLD 4207



Appraisal Price

This market analysis has been prepared on 15/09/2025 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:

\$590pw to \$620pw

Contact your agent for further information:



Agent Name: Shane Crosbie
Mobile: 0400 696 966
Office: SJS Property Partners
Office Phone: 07 3558 9631
Email: shane@sjspropertypartners.com.au
Website: www.sjspropertypartners.com.au