

Your Rental Appraisal

24th February 2026

To whom it may concern,

RE: 75 Nellie Street, Nundah

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of \$800.00 - \$850.00 per week in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

LEASED COMPARABLES

57 Killeen Street, Nundah	3 Bed, 1 Bath, 1 Car	450 m ²	\$750 per week
30 Killeen Street, Nundah	3 Bed, 1 Bath, 1 Car	398 m ²	\$800 per week
83 Killeen Street, Nundah	3 Bed, 2 Bath, 3 Car	521 m ²	\$925 per week
3/132 Nellie Street, Nundah	3 Bed, 2 Bath, 2 Car	170 m ²	\$850 per week

Should you require any further information or have any further questions, please do not hesitate to contact me on 0412 586 994, alternatively via email and ascot@mcgrath.com.au

I look forward to hearing from you in the near future.



Chrese Morley

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McGrath

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.