

Comparative Rental Analysis



177 GEORGE STREET EAST MAITLAND NSW 2323

Prepared for Ditton Investments Pty Ltd on 25th February 2025



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

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MAITLAND NSW 2320

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Comparable Rentals






1 39 PORTER AVENUE EAST MAITLAND NSW 2323



 3  1  3  835m²  99m²
 Year Built 1970 DOM 11 days
 Listing Date 13-Nov-23 Distance 0.55km
 Listing Price \$570 per week






2 1/18 MIDDLETON DRIVE EAST MAITLAND NSW 2323



 3  1  1  540m²  117m²
 Year Built - DOM 39 days
 Listing Date 27-Sep-24 Distance 1.44km
 Listing Price \$530 pw






3 28 ROUS STREET EAST MAITLAND NSW 2323



 3  1  3  765m²  139m²
 Year Built 1950 DOM 2 days
 Listing Date 16-Jan-23 Distance 0.29km
 Listing Price \$550 pw






4 24 PARK STREET EAST MAITLAND NSW 2323



 3  1  1  602m²  114m²
 Year Built 1950 DOM 29 days
 Listing Date 14-Dec-23 Distance 0.12km
 Listing Price \$500.00 per week

5 47 SINCLAIR STREET EAST MAITLAND NSW 2323








 2  1  1  658m²  95m²
 Year Built - DOM 11 days
 Listing Date 14-Feb-25 Distance 1.73km
 Listing Price \$520 Per Week

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

Comparable Rentals

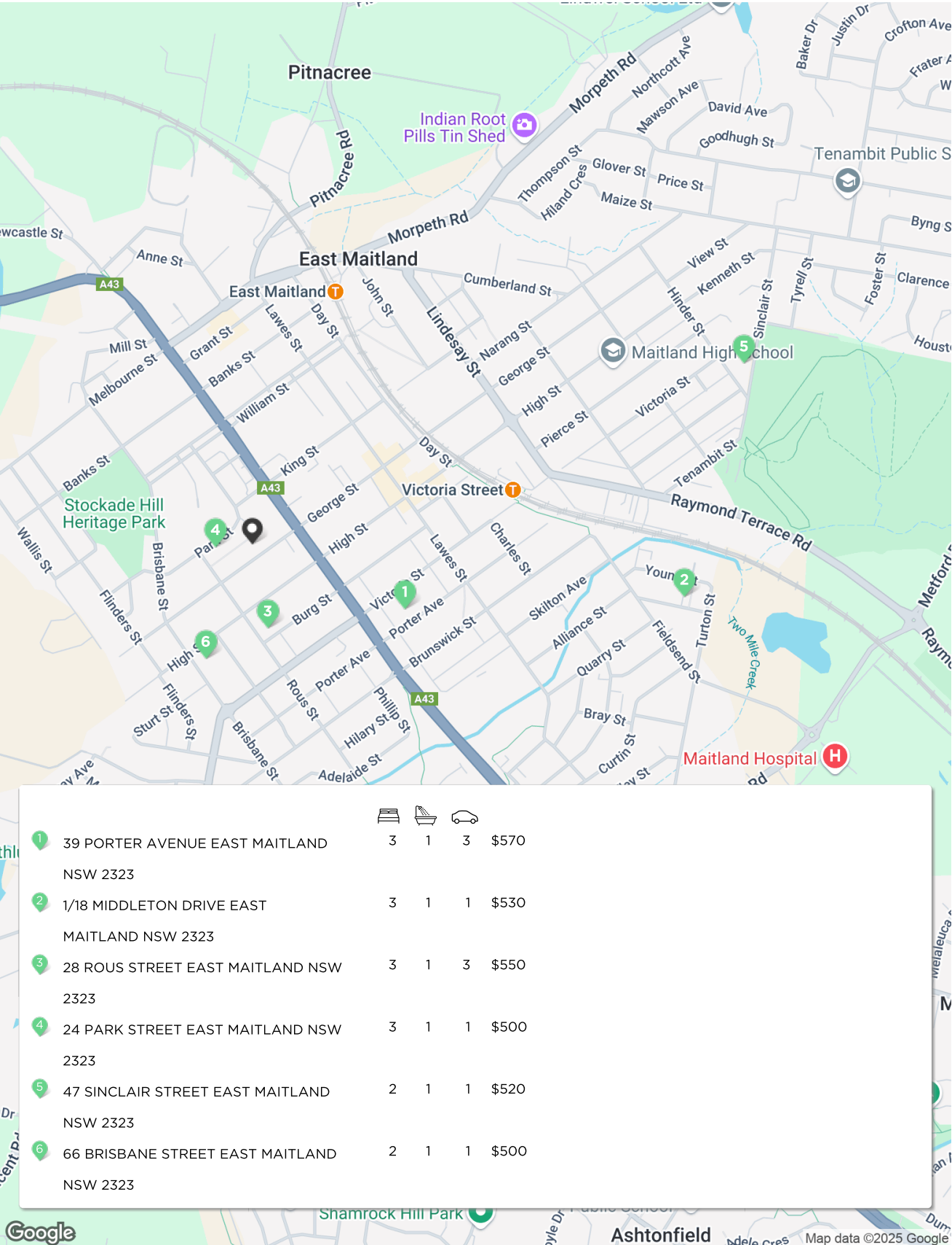
 66 BRISBANE STREET EAST MAITLAND NSW 2323



 2  1  1  955m²  92m²
Year Built 1950 DOM 11 days
Listing Date 28-Oct-24 Distance 0.41km
Listing Price \$500 Per Week

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

Comps Map: Rentals



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

Current Market Review

177 GEORGE STREET EAST MAITLAND NSW 2323



Market Assessment

Approx. \$550 - \$570 per week

Notes from your agent

All pricing put forward is based on comparable pricing evidence and should be seen as a guide only.

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