

Comparative Market Analysis



37 CROXLEY STREET HARRISTOWN QLD 4350

Prepared on 18th July 2025

Hot Property

2/200 Hume Street
TOOWOOMBA QLD 4350

w: (07) 4637 8633

Rental CMA

37 CROXLEY STREET HARRISTOWN QLD 4350

4 

3 

1 

802m² 

174m² 



Your Property History

- 18 Jul, 2025** - Listed for sale at \$689,000
- 17 Jan, 2014** - Sold for \$350,000
- 31 Dec, 2013** - Listed for sale at \$389,000
- 5 Feb, 2013** - Sold for \$330,000
- 4 Dec, 2012** - Listed for sale at OFFERS OVER \$329,000
- 9 Oct, 2010** - Sold for \$185,000

Introducing Qld Hot Property

Founded in 2002 by Leon Carlile, Qld Hot Property was born out of a love for the local Toowoomba region and the people who live here. Since then QHP have grown and evolved with the changing times of Toowoomba having successfully sold more then \$3 Billion worth of property locally.

Comparables Map: Rentals



Comparable Rentals

1 2 CANBERRA STREET HARRISTOWN QLD 4350



4 2 1 579m² 124m²
 Year Built 1960 DOM 22 days
 Listing Date 15-Apr-25 Distance 0.07km
 Listing Price \$580/WEEKLY

2 22 FROMALLS STREET HARRISTOWN QLD 4350



3 1 2 539m² 113m²
 Year Built 1960 DOM 4 days
 Listing Date 14-Jul-25 Distance 0.35km
 Listing Price \$520/WEEKLY

3 21 MERINO STREET HARRISTOWN QLD 4350



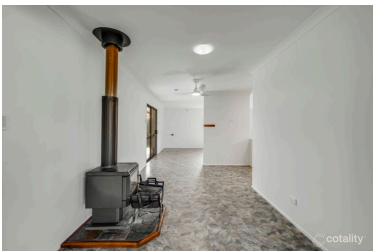
4 1 1 587m² 151m²
 Year Built 1970 DOM 19 days
 Listing Date 17-Feb-25 Distance 0.42km
 Listing Price \$620/WEEKLY

4 25 WARWICK STREET HARRISTOWN QLD 4350



3 1 2 543m² 93m²
 Year Built 1910 DOM 16 days
 Listing Date 26-Mar-25 Distance 0.47km
 Listing Price \$520/WEEKLY

5 53 MERINO STREET HARRISTOWN QLD 4350



3 1 1 553m² 129m²
 Year Built 1981 DOM 9 days
 Listing Date 18-Jun-25 Distance 0.52km
 Listing Price \$515/WEEKLY

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

Summary

37 CROXLEY STREET HARRISTOWN QLD 4350



Rental Appraisal

\$700

Appraisal Letter

Based on comparable properties and considering the shed and garage I would recommend \$700 per week

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