

Comparative Rental Analysis



15 YOUNG STREET RUTHERFORD NSW 2320

Prepared on 14th August 2025



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Comparable Rentals






1 84 GILLIES STREET RUTHERFORD NSW 2320



 4  2  2  559m²  154m²
 Year Built 2016 DOM 29 days
 Listing Date 24-Feb-25 Distance 0.12km
 Listing Price \$650/WEEKLY

2 28 MELBEE STREET RUTHERFORD NSW 2320



 4  1  2  612m²  107m²
 Year Built 1950 DOM 54 days
 Listing Date 14-Apr-25 Distance 0.13km
 Listing Price \$600/WEEKLY






3 32 MELBEE STREET RUTHERFORD NSW 2320



 4  1  1  618m²  100m²
 Year Built - DOM 17 days
 Listing Date 24-Mar-25 Distance 0.15km
 Listing Price \$650/WEEKLY


4 20 JOAN STREET RUTHERFORD NSW 2320



 4  1  2  594m²  123m²
 Year Built 1960 DOM 48 days
 Listing Date 27-Mar-25 Distance 0.41km
 Listing Price \$600/WEEKLY

5 24 ARTHUR STREET RUTHERFORD NSW 2320








 3  2  2  556m²  107m²
 Year Built 1950 DOM 9 days
 Listing Date 01-May-25 Distance 0.53km
 Listing Price \$610/WEEKLY

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

Comparable Rentals






6 42 VINDIN STREET RUTHERFORD NSW 2320



 4  1  1  517m²  94m²
 Year Built 1970 DOM 12 days
 Listing Date 28-Feb-25 Distance 0.67km
 Listing Price \$600/WEEKLY






7 3 JASON PLACE RUTHERFORD NSW 2320



 4  2  2  666m²  159m²
 Year Built - DOM 27 days
 Listing Date 03-Jan-25 Distance 0.83km
 Listing Price \$650/WEEKLY


8 171 REGIMENT ROAD RUTHERFORD NSW 2320



 3  2  1  768m²  143m²
 Year Built 1980 DOM 23 days
 Listing Date 23-Jun-25 Distance 1.01km
 Listing Price \$600/WEEKLY

9 26 WOLSTENHOLME STREET RUTHERFORD NSW 2320



 3  2  2  570m²  157m²
 Year Built 1970 DOM 20 days
 Listing Date 12-Feb-25 Distance 0.99km
 Listing Price \$600/WEEKLY

10 18 DEE STREET RUTHERFORD NSW 2320








 4  2  1  677m²  117m²
 Year Built - DOM 67 days
 Listing Date 05-Jul-24 Distance 0.25km
 Listing Price \$650/WEEKLY

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

Comparable Rentals

11 3 ARTHUR STREET RUTHERFORD NSW 2320



 4  1  1  534m²  129m²
 Year Built 1970 DOM 20 days
 Listing Date 16-Oct-24 Distance 0.42km
 Listing Price \$610/WEEKLY


12 20 RUSSELL STREET TELARAH NSW 2320



 4  2  1  423m²  118m²
 Year Built 1920 DOM 33 days
 Listing Date 11-Oct-24 Distance 0.66km
 Listing Price \$610/WEEKLY






13 52 ABERGLASSLYN ROAD RUTHERFORD NSW 2320



 4  1  2  502m²  -
 Year Built 2002 DOM 7 days
 Listing Date 30-Aug-24 Distance 0.74km
 Listing Price \$600/WEEKLY



14 13 BRIGANTINE STREET RUTHERFORD NSW 2320



 4  1  1  608m²  99m²
 Year Built 1980 DOM 17 days
 Listing Date 17-Apr-25 Distance 0.83km
 Listing Price \$600/WEEKLY

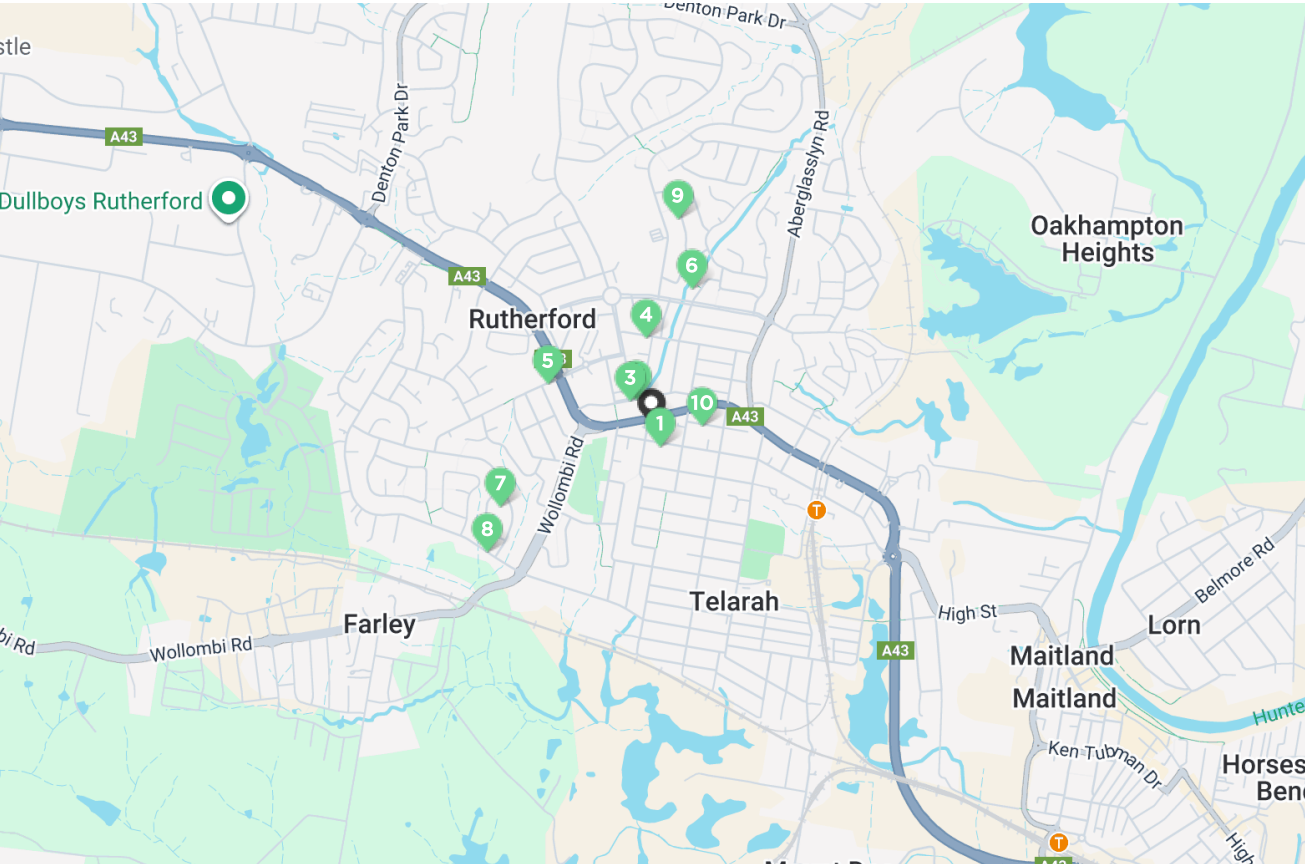
15 26 WILLIAM STREET TELARAH NSW 2320



 4  1  1  460m²  98m²
 Year Built 1960 DOM 29 days
 Listing Date 31-Jul-24 Distance 0.89km
 Listing Price \$620/WEEKLY

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

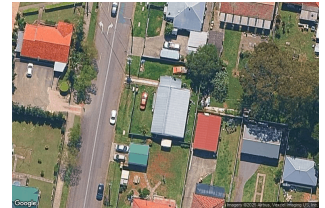
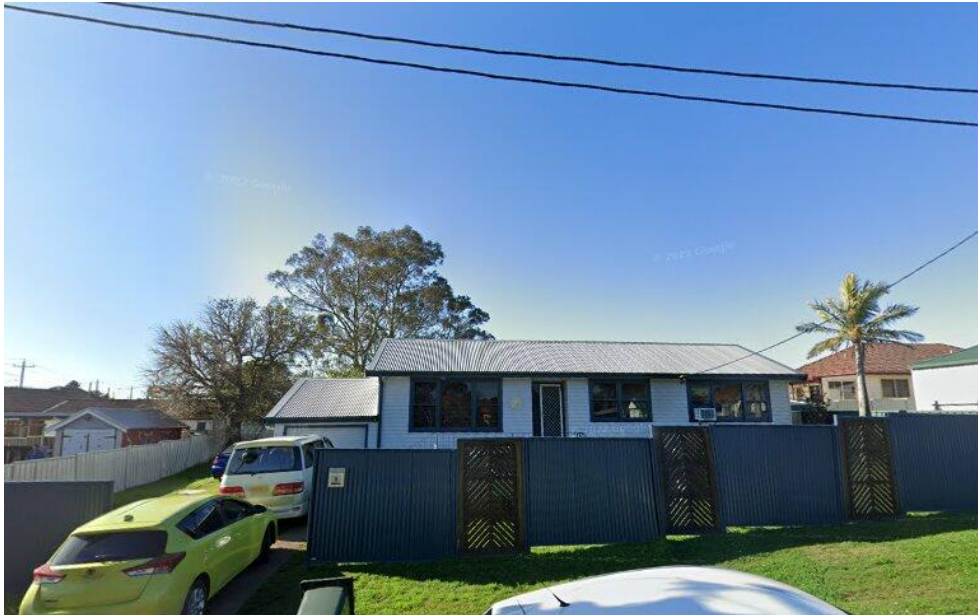
Comps Map: Rentals



1	84 GILLIES STREET RUTHERFORD NSW	4	2	2	\$650
	2320				
2	28 MELBEE STREET RUTHERFORD NSW	4	1	2	\$600
	2320				
3	32 MELBEE STREET RUTHERFORD NSW	4	1	1	\$650
	2320				
4	20 JOAN STREET RUTHERFORD NSW	4	1	2	\$600
5	24 ARTHUR STREET RUTHERFORD NSW	3	2	2	\$610
	2320				
6	42 VINDIN STREET RUTHERFORD NSW	4	1	1	\$600
	2320				
7	3 JASON PLACE RUTHERFORD NSW	4	2	2	\$650
8	171 REGIMENT ROAD RUTHERFORD NSW	3	2	1	\$600
	2320				
9	26 WOLSTENHOLME STREET RUTHERFORD	3	2	2	\$600
	NSW 2320				
10	18 DEE STREET RUTHERFORD NSW	4	2	1	\$650

Current Market Review

15 YOUNG STREET RUTHERFORD NSW 2320



Market Assessment

\$600 - \$650 per week

Notes from your agent

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

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