08/06/2026

To whom it may concern,

RE: Rental Appraisal – 42 Aughton Street, Bayswater 6053
Thinking of leasing this property?

As at today's date, and based on current market research, including recent comparable rental results, similar properties currently available, the estimated rental value for a 4 bedroom, 2 bathroom, 2 car garage property is:

Estimated Weekly Rent: $850 per week

With vacancy rates remaining low and strong enquiry from well-qualified tenants, properties like this are leasing quickly. We currently have good tenants actively searching for homes in Bayswater, which further supports the demand for similar properties.

If you would like a full rental appraisal or more detail on the rental market in this area, please feel free to contact us, we're here to help you make an informed investment decision.

Kind regards,

Jessica Brewer

Head of
Property Management
08 9208 1999



Andrew Jones

Business Development
Manager
0428 110 741

