

13th March 2026

Rental Appraisal: 1/31 John Street, East Toowoomba QLD 4350

To whomever it may concern,

Thank you for the opportunity to provide you with a rental appraisal on the above property.

Based on similar properties currently rented in East Toowoomba and the surrounding suburbs, and taking into consideration comparable properties advertised recently, we would anticipate, an at-market weekly rent would be as follows:

\$500 Per Week

According to the most recent REIQ Vacancy Rates Report, the average vacancy rate for the Toowoomba Local Government Area (LGA), is approximately 0.70%.

Please note, in line with Queensland legislation, rent on a property can only be increased once per year. This appraisal letter has not considered the last rental increase date for the subject property and as such this should form part of your due diligence as to when the last rental increase occurred.

The figures quoted above may vary depending on market conditions. It should be noted that we are not qualified property valuers, this appraisal is based on our knowledge of the local area combined with our own research. Hot Property takes every care when arriving at our appraisal price.

Should you have any questions or concerns regarding this rental appraisal or wish to discuss this further please feel free to contact me.

Kind Regards,



Jacob Carlile

Director & Licensee

Hot Property

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