

13th April 2026

Rental Appraisal: 9/122a Russell Street, Toowoomba City 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 Toowoomba City and the surrounding suburbs, and taking into consideration comparable properties advertised recently, we would anticipate, an at-market weekly rent would be as follows:

\$320 - \$340 Per Week

We note that the property is currently tenanted at a rate of \$310 Per Week on a fixed term agreement expiring 9 November 2026. Upon expiry of the current fixed term agreement, we would recommend increasing the rent in line with the above market rate.

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

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

m: 0447 404 251

e: jacob@hotproperty.realestate