TAYLORS
PROPERTY SPECIALISTS

Experience the difference...

Rental APPRAISAL

13 November 2026

TO WHOM IT MAY CONCERN,

RE: 35 BRAEMAR ROAD, MOUNT JULIAN QLD 4800

Thank you for the opportunity to appraise your investment property. Below is our assessment of its current rental value, based on comparable properties and what we are seeing in the Whitsundays market right now.

APPRAISED WEEKLY RENT

- $690 - $750 per week
- Estimated time to lease: 19 days
- Property: 3 bed | 2 bath | 4 car | House on 2.64ha acreage

HOW WE ARRIVED AT THIS FIGURE

This appraisal is based on recently leased and currently advertised properties of comparable size, condition and location:

- 100 Brandy Creek Road, Brandy Creek - 3 bed / 1 bath / 2 car - $825 per week - leased October 2026
- 2A Demi Close, Strathdickie - 4 bed / 2 bath / 2 car - $620 per week - leased October 2026
- 192 Staniland Drive, Strathdickie - 3 bed / 1 bath / 2 car - $530 per week - leased December 2025

We reviewed 13 rural houses leased or advertised across Mount Julian, Strathdickie, Riordanvale and Brandy Creek over the last 12 months: median rent $850 per week, with a median of 19 days on market (average 20 days).

The figure above assumes the property is presented in good condition, professionally photographed and available within 30 days. Presentation, timing and inclusions can move the achievable rent within the range.

YOUR PROPERTY MANAGEMENT TEAM

At Taylors we manage on a portfolio basis, not a task basis. You are allocated a dedicated Property Manager who is your single point of contact, so you are not passed around a general queue or dealing with a different person each time you call. If you own more than one property with us, they all sit with the same Property Manager regardless of which town they are in.

Your property would sit in our Proserpine portfolio and be managed by that office's dedicated Property Manager, supported by our administration and leasing team. A full schedule of our fees follows on the next page.



Kind regards,

Beau Miller

Business Operations Manager

TAYLORS Property Specialists

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Scan to book a time