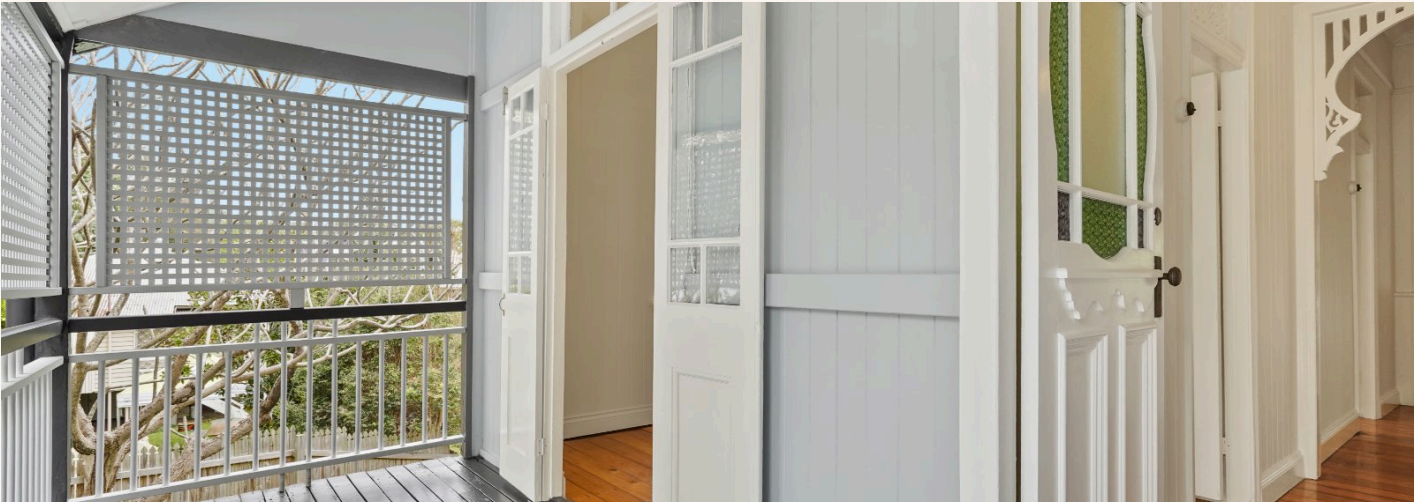




RENTAL ESTIMATE FOR INVESTORS

87 Heussler Terrace, Milton

Circa-1890 Queenslander · 3 bedrooms · 1 bathroom · 2 car · in-ground pool · 405 m² (approx.) block · interior fully repainted

ESTIMATED MARKET RENT

\$1,300 – \$1,400

per week, unfurnished

CURRENT RENT

\$1,050

per week, set 8 December 2025

RENT HISTORY

DATE	RENT	CHANGE
Before 8 Dec 2025	\$1,025 pw	—
8 Dec 2025	\$1,050 pw	+\$25 pw
From 8 Dec 2026	\$1,300 – \$1,400 pw	Next permitted increase

HOW WE REACHED THE ESTIMATE

We compared similar houses currently advertised and recently leased in Milton and surrounding suburbs online, along with RP Data (CoreLogic) rental records.

OUTGOINGS

Council rates: \$723.99 per quarter (Category 7, the rental rate).

ANNUAL INCOME AT ESTIMATE

WEEKLY	ANNUAL	GROSS YIELD*
\$1,300	\$67,600	4.2%
\$1,400	\$72,800	4.6%

*Gross yield based on a purchase price of \$1,600,000, before outgoings.

QUEENSLAND RENT INCREASE RULE

In Queensland, rent can only be increased once every 12 months. The last increase took effect on 8 December 2025, so the next increase can take effect from 8 December 2026.

Water: \$241.64 per quarter plus usage. Usage can be passed on to a tenant where the property meets water-efficiency requirements.

PROPERTY MANAGEMENT ENQUIRIES

Michael Carr

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This rental estimate is an opinion of the likely rent based on market information available at the date of issue. It is not a valuation and does not guarantee a rent will be achieved. Rents change with market conditions. Any rent increase must comply with the Residential Tenancies and Rooming Accommodation Act 2008 (Qld). Interested parties should make their own enquiries and seek independent financial advice.