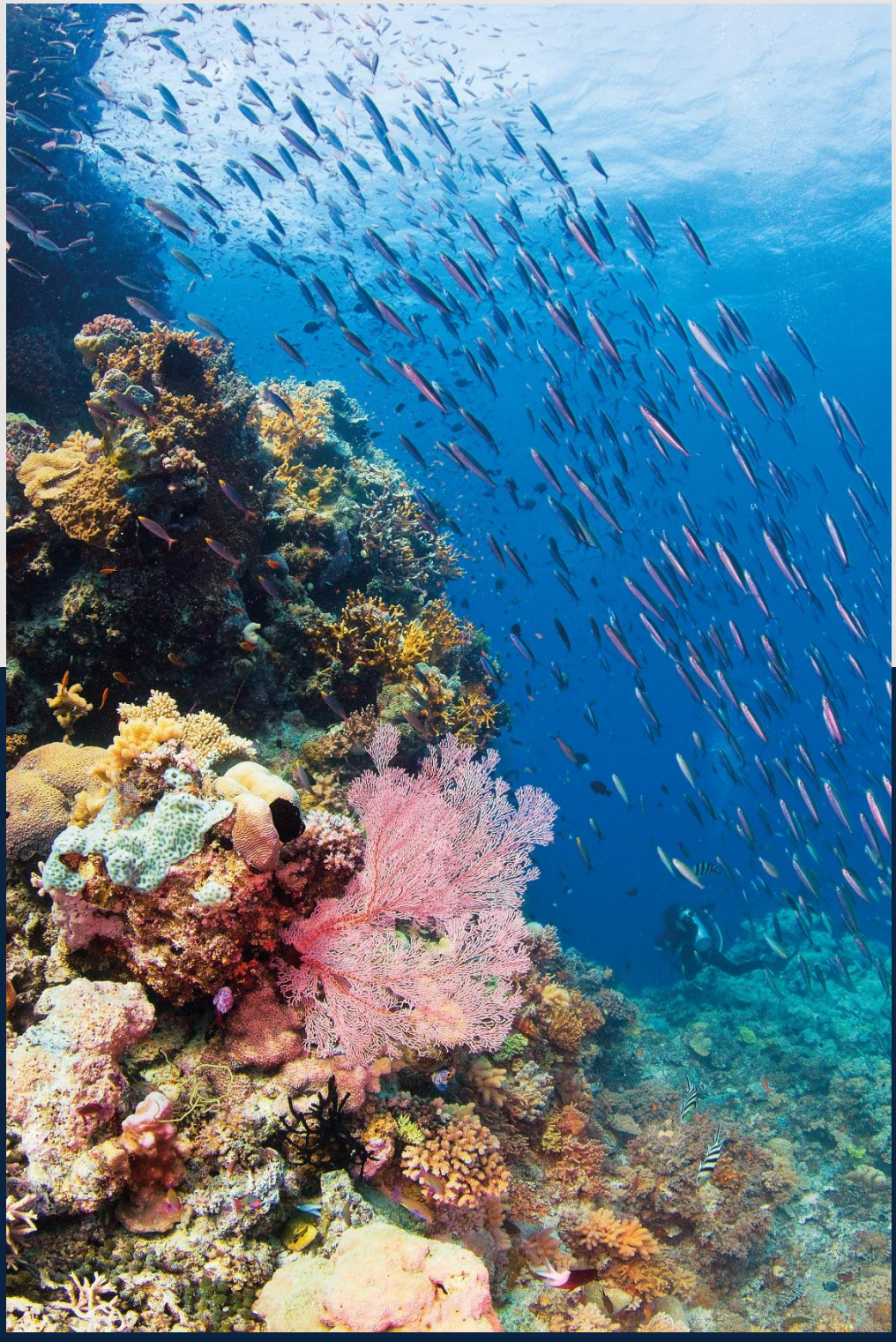
SETTING THE BENCHMARK IN

PROPERTY MANAGEMENT



TAYLORS

PROPERTY SPECIALISTS

TAYLORS
PROPERTY SPECIALISTS

Experience the difference...

Rental APPRAISAL

13 November 2026

TO WHOM IT MAY CONCERN,

RE: 23 WARRAIN STREET, SHUTE HARBOUR QLD 4802

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

- $1,000 - $1,150 per week
- Furnished: $1,150 - $1,300 per week, most likely $1,250 per week
- Property: 4 bed | 3 bath | House on 630m² with pool and separate downstairs guest accommodation

HOW WE ARRIVED AT THIS FIGURE

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

- 27 Warrain Street, Shute Harbour - 3 bed / 2 bath / 2 car - $1,050 per week - leased July 2025
- 10 Passage Avenue, Shute Harbour - 4 bed / 2 bath / 2 car - $950 per week - leased March 2026
- 1 Passage Avenue, Shute Harbour - 3 bed / 2 bath / 1 car - $900 per week - leased March 2026

The comparables above were leased unfurnished. As the property is currently fully furnished for holiday letting, we would expect a furnished long-term lease to achieve around $150 per week more.

Shute Harbour is a small, tightly held rental market, so we reviewed all 8 house rental listings in the suburb over the past 24 months (rents from $720 to $1,050 per week): the median time on market was 34 days and the average 49 days, and 6 Shutehaven Close (3 bed / 2 bath / 2 car) is currently advertised at $950 per week. realestate.com.au reports a Shute Harbour median house rent of $950 per week, a 5.0% gross rental yield.

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 Cannonvale portfolio and be managed by Natalie McKellin, your dedicated Cannonvale 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
m. 0411 439 437 e. beau@tpsre.com.au

Scan to book a time

