

# Your Rental Appraisal

04th June 2026

To whom it may concern,

RE: 15B Victoria Crescent, Toowong

Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of **\$1700.00 per week** in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

## LEASED COMPARABLES

113 Gregory Street, Auchenflower	5 Bed, 3 Bath, 3 Car	426 m <sup>2</sup>	\$1,500 per week
29 Penrose Street, Auchenflower	4 Bed, 4 Bath, 2 Car	483 m <sup>2</sup>	\$1,800 per week
5 Shaw Street, Auchenflower	5 Bed, 3 Bath, 2 Car	445 m <sup>2</sup>	\$1,850 per week

Should you require any further information or have any further questions, please do not hesitate to contact our office at (07) 3111 4500, alternatively via email and [ascot@mcgrath.com.au](mailto:ascot@mcgrath.com.au)

I look forward to hearing from you in the near future.



### Chrese Morley

Principal & Licensed Sales Agent  
McGrath Ascot  
M 0412 586 994  
W [mcgrath.com.au](http://mcgrath.com.au)

### Keith Mahon

Director & Licenced Sales Agent  
McGrath Ascot  
M 0487 250 982  
W [mcgrath.com.au](http://mcgrath.com.au)



# McGrath

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.