



February | 2026

Re: Holiday Appraisal

Property: 126 Bay Road, Toowoon Bay

We are pleased to provide a holiday rental estimate for the above-mentioned property.

Based on market comparable listings we believe the home would achieve the below as an estimate;

Entire House

Low Season: Between \$395 mid-week to \$595+ per night weekend

High Season: Between \$495 mid-week to \$745+ per night weekend

Holidays | Christmas: \$995++ per night

Occupancy: 60% averaged per annum

2 bedroom Apartment (Individual)

Low Season: Between \$145 mid-week to \$195 per night weekend

High Season: Between \$195+ mid-week to \$245+ per night weekend

Holidays | Christmas: \$295++ per night

Occupancy: 65% averaged per annum

Minimum Night Stay: 2 nights – 7 nights in peak periods

*This estimate is based on the current condition of the property and current market conditions

Warm regards,

Lane Dixon

Director

Coast Hosting

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