

Your Rental Appraisal

28th January
2026

ATTN: Property investor

Dear Property Investor

RE: 10 Armitage Avenue Mandalay

Thank you for allowing McGrath Whitsunday 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 \$830-\$900 per week** in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

Features:

3 Bedroom, 2 Bathroom, 2 Car

42 Mandalay Road Mandalay QLD 4802 - \$850p/w (Leased 21/01/2026)

47 Erromango Drive Jubilee Pocket QLD 4802 - \$900p/w (Leased 22/09/2025)

42 Catherine Crescent Jubilee Pocket QLD 4802 - \$850 p/w (Leased 26/09/2025)

Should you require any further information or have any further questions, please do not hesitate to contact me on 07 4860 1739, alternatively via email mcgrathwhitsunday@mcgrath.com.au

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

Warmest regards,

Property Management
McGrath Whitsunday

McGrath
Property Management

1/297 Shute Harbour Road, Airlie Beach,
QLD 4800

AJTW Pty Ltd T/A McGrath Whitsunday
ABN: 686 730 570 59 | License: 3014733

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.