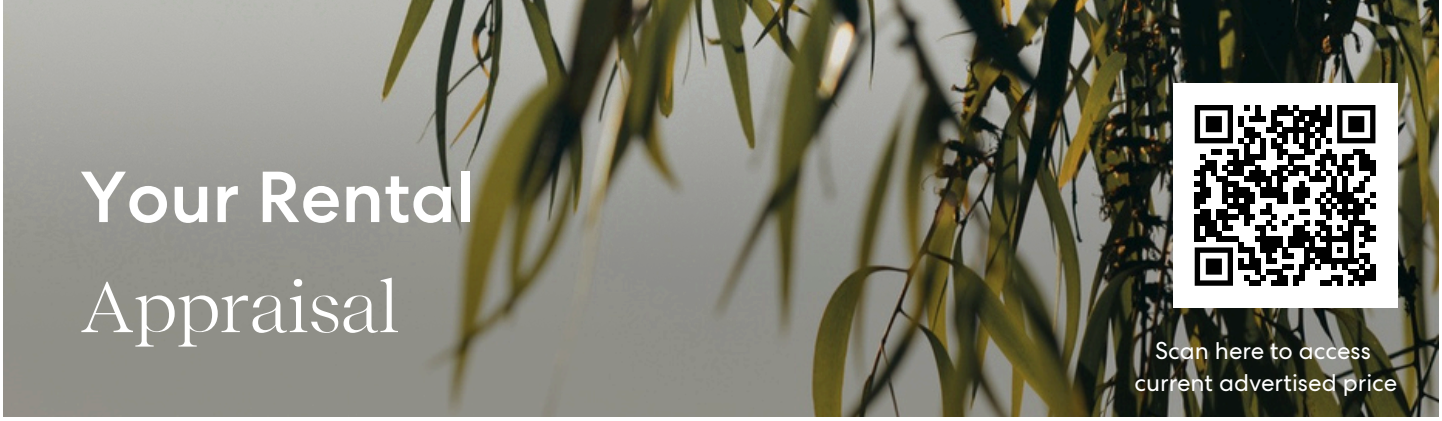


16th November 2026

To whom it may concern,

RE: 10/11-15 Ben Boyd Road, Neutral Bay NSW 2089

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 **$900.00 - $950.00 per week** in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

Should you require any further information or have any further questions, please do not hesitate to contact me on 0449 902 189, alternatively via email and brookedebree@mcgrath.com.au

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

Warmest regards,

Brooke de Bree
New Client Consultant
0449 902 189
brookedebree@mcgrath.com.au

McGrath
Property Management

Shop 2, 1 Mandolong Road
Mosman NSW 2088
Love Local Mosman Property Management Pty Ltd ABN 38 822 098 717

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.