

Your Rental Appraisal

8th September
2026

To whom it may concern,

RE: 670 Beechmont Road, Lower Beechmont

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 \$700 - \$750 per week.

This estimate considers important factors like the property's size, condition, amenities, and the current market demand.

Should you require any further information or have any further questions, please do not hesitate to contact me on 0458 396 199, alternatively via email at jessicataylor@mcgrath.com.au

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

Warmest regards,



Jessica Taylor
Property Investment & Growth Manager
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McGrath
Property Management

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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.