

# McGrath

3<sup>rd</sup> October 2025

To whom it may concern,

**RE: Rental Estimate – 40 Neptune Road, Newport NSW 2106**

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 \$1,300 - \$1,400 per week.

Should you require any additional information or have any further questions, please do not hesitate to contact me directly.

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

Yours faithfully,



**Mel van Bentum**  
**McGrath Pittwater 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. In addition, this appraisal is subject to the property meeting compliance requirements.