Your Rental Appraisal

15 October 2026

To whom it may concern,

RE: 301/45 Shelley StreetSydney, NSW 2000

Thank you for allowing McGrath Surry Hills 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 $1,050 to $1,150 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 0402 696 497, alternatively via email johntsironis@mcgrath.com.au

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

Warmest regards,



John Tsironis
Partner
0402 696 497
johntsironis@mcgrath.com.au

McGrath
Property Management

148 Foveaux Street
Surry Hills NSW 2010
McGrath Surry Hills Real Estate Pty Ltd ABN 72691113149

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.