

7th August 2025

To whom it may concern,

RENTAL APPRAISAL

PROPERTY: 9/454 Edgecliff Road, Edgecliff NSW 2027

Thank you for giving us the opportunity to assess your property and provide an updated rental appraisal.

Our rental estimate is based on recent successful leases in the area, as well as insights from our extensive McGrath database, which reflects what tenants are currently seeking.

We believe that your property, in its current condition, could achieve a rental rate in the vicinity of \$1050 - \$1150 per week.

If you would like to discuss this further or need additional information, please feel free to contact me at 0429 529 146.

Kind Regards



Melissa Rocha
Business Development Manager
McGrath Surry Hills

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.

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