Your Rental Appraisal

26th August
2026

To whom it may concern,

RE: 1/45 Army Road Boronia

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 reaslistic rental value would be in the **vicinity of $500 - $550 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 0459 022 504, alternatively via email and nicolegardner@mcgrath.com.au

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

Warmest regards,

Nicole Gardner

Nicole Gardner
Partner and Senior Property Manager
0459 022 504
nicolegardner@mcgrath.com.au

207 Stud Road Wantrina South

McGrath
Property Management

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.