



April | 2026

Re: Holiday Appraisal
Property: 181 The Round Drive, Avoca Beach

We are pleased to provide a holiday rental estimate for the above-mentioned property.

Based on market comparable listings we believe the home would achieve the below as an estimate;

Low Season: Between \$1,195 mid-week to \$1,495+ per night weekend

High Season: Between \$1,295 mid-week to \$1,695+ per night weekend

Holidays | Christmas: \$2,395++ per night

Occupancy: 65% averaged per annum

Minimum Night Stay: 2 nights – 7 nights in peak periods

*This estimate is based on the current condition of the property and current market conditions

Warm regards,

Lane Dixon

Director

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