February 2026

**Re: Holiday Appraisal**
**Property: 21 Warren Avenue, 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 $995 mid-week to $1,495+ per night weekend

**High Season**: Between $1,195 mid-week to $1,895+ per night weekend

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

**Occupancy:** 60% 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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