COAST
HOSTING

September 2025

Re: Holiday Appraisal
Property: 9/217 Oak Road, Matcham

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

This home is truly special and a unique offering. Based on market comparable listings we believe the home would achieve the below as an estimate;

Low Season: Between $395 mid-week to $695+ per night weekend

High Season: Between $495 mid-week to $895+ per night weekend

Holidays | Christmas: $1,195++ 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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