

13A Ross Street, Lennox Head

Rental Appraisal

22nd June 2026

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal. As requested, I have viewed the property and considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program & current market & condition, we believe the property at the above-mentioned property could achieve a rental figure in the vicinity of \$900 to \$950 per week in the current market.

Recent closest comparables for the property:

6 Pintail Lane, Lennox Head - Leased April 2026 for \$900 per week

29 Ibis Place, Lennox Head - Leased May 2026 for \$995 per week

6 Bombora Place, Lennox Head - Leased February 2026 for \$950 per week

If you have any questions or would like to discuss your leasing options further, please don't hesitate to contact me.

Yours sincerely



Corinne Tickle

Business Development Manager

Encl.

Please note this is an appraisal only and not to be taken as a formal valuation. This appraisal is current as at today's date and market, and is subject to change in line with market conditions.

McGrath

Ballina

176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville

3/78a Main Street
Alstonville NSW 2477
+61 2 6618 3399

Lennox Head

47 Ballina Street
Lennox Head NSW 2478
+61 2 6687 6155

Byron Bay

7A/21-25 Fletcher Street
Byron Bay NSW 2481
+61 2 6639 1200

Riverwalk Realty Pty Limited ABN 63 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capcycle Pty Ltd ABN 42 865 154 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head
NRGC Byron Bay Pty Ltd ABN 37 653 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay