

1 Albatross Street, Ballina

Rental Appraisal

28th January 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 photos 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, we believe the property could achieve a rental figure in the vicinity of \$750.00 to \$800.00 per week in the current market.

Closest comparable rental that has recently leased;

156 Fox Street, Ballina - Leased September 2025 for \$800 per week

14 Hamilton Street, Ballina - Leased December 2025 for \$750 per week

Should you have any queries or would like to discuss your leasing options further, please ensure to reach out.



Head of Property Management

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 | Alstonville | Lennox Head | Byron Bay |
|---|--|--|---|
| 176 River St Ballina NSW 2478 +61 2 6618 3399 | 3/78a Main Street Alstonville NSW 2477 +61 2 6618 3399 | 47 Ballina Street Lennox Head NSW 2478 +61 2 6687 6155 | 7A/21-25 Fletcher Street Byron Bay NSW 2481 +61 2 6639 1200 |

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