

3/33-35 Green Street Alstonville Rental Appraisal

9th March 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 & condition, we believe the property could achieve a rental figure in the vicinity of \$680 to \$730 per week in the current market.

There are no recent comparables that have leased in the past year, the closest recent comparable rental;

2/30 Adele Street, Alstonville - Leased October 2025 for \$580 per week

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



Kimberley Virtue
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

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176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
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Lennox Head
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Byron Bay
7A/21-25 Fletcher Street
Byron Bay NSW 2481
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Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capvale Pty Ltd ABN 42 865 134 743 (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
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