

# 105 Pearces Creek Road, Alstonville

## Rental Appraisal

2nd February 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 \$850.00 to \$900.00 per week in the current market. Included in the rent would be a monthly pool service - tenants pay treatment costs.

Closest comparable rental that has recently leased;  
65B Teven Road, Alstonville - Leased August 2025 for \$900 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.

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# McGrath

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**Alstonville**  
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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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