

# 3/20 Byron Street, Lennox Head Rental Appraisal

7th April 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 \$650 to \$700 per week in the current market.

Recent comparables;

1/29 Gibbon Street, Lennox Head - Leased March 2025 for \$700 per week

2/29 Gibbon Street, Lennox Head - Leased March 2026 for \$700 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.

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## 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 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  
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay