

863 Eltham Road, Booyong

Rental Appraisal

19th 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 & condition, we believe the property could achieve a rental figure in the vicinity of \$900 to \$1,000 per week in the current market.

Recent comparable rental;

26 Federation Drive, Eltham - leased January 2026 for \$1,000 per week

1138 Booyong Road, Clunes - leased July 2025 for \$1,000 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

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
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