

# McGrath

20th January 2026

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 80 Richmond Street, Woodburn.

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 \$550.00 to \$600.00 per week in the current market.

Closest comparable rental that have recently leased;

83 Richmond Street, Woodburn – Leased September 2025 for \$600 per week

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

Yours sincerely



**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.*

## **BALLINA**

176 River St  
Ballina NSW 2478  
T +61 2 6618 3399

## **BYRON BAY**

Shop 7a, 21-25 Fletcher St  
Byron Bay NSW 2481  
T +61 2 6639 1200

## **ALSTONVILLE**

3/78A Main Street  
Alstonville NSW 2477  
T +61 2 6618 3399

## **LENNOX HEAD**

47 Ballina Street  
Lennox Head NSW 2478  
T +21 6687 6155