

McGrath

Wednesday 4th March 2026

To whom it may concern

RE: Rental Appraisal – 63 Melbourne St Aberdare NSW 2325

Thank you for allowing McGrath Hunter Valley Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

When looking at current market activity and recently leased comparable properties, we believe the above property would achieve a total rental return in the vicinity of **\$590 per week**.

Should you require any additional information in regard to the above appraisal or our property management services, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tina Edwards', with a stylized flourish at the end.

Tina Edwards
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DISCLAIMER: The above figure represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation and valid for three months.