

10th November 2026

Rental Appraisal - 9A Frederick Street, Merewether

Stone Real Estate is pleased to provide a rental appraisal for the above-mentioned property.

In our professional opinion, we believe that in the current rental market, the above-mentioned property would achieve in the vicinity of $1,550 - $1,650 per week.

This appraisal may vary depending on the supply and demand of other properties and tenants available at the time of renting. Please note as a property investor you should be aware that market changes, time of year and vacancy rates are all factors which can impact the rent achievable.

The following items were considered whilst appraising your property:

- Condition, presentation and modifications to the property
- Comparison to similar properties in the area
- Current tenant demands and the current rental market
- Property features such as; number of bedrooms/bathrooms/car spaces, living areas, views, position, location, nearby amenities and conveniences such as dishwasher, heating and cooling etc

If you purchase this property and require an updated rental market appraisal closer to settlement, please reach out to me. I will happily keep you updated to the market trends in this suburb. Should you require any further information regarding this appraisal, or our property management services please do not hesitate to contact me.

Kind Regards,

Claire McBeath

Business Development Manager
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