

3<sup>rd</sup> September 2025

To Whom It May Concern,

**Re: 9B Lyrebird Street, Ocean Grove**

Thank you for inviting Bellarine Property to provide a rental appraisal.

After careful review and consideration of the current market conditions, we believe we can achieve a weekly rental amount of between:

**\$550-\$580 per week.**

Our educated valuation is based on comparable rental returns and properties in the area over the last 6 months.

If you require any further information, please contact me on 0409 098 140 to discuss your requirements in more detail.

Regards,



Carmela Barbaro  
Leasing Manager  
0409 098 140  
[carmela@bellarineproperty.com.au](mailto:carmela@bellarineproperty.com.au)

*This opinion has been prepared solely for the information of the client for the purpose of considering the rental of the property, and not for any other third party.*