

# Rental Opinion



March 2026

**Dear Investor,**

**Re: Rental Opinion – 23a Illalong Avenue, North Balgowlah**

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

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental return for this property would be in the vicinity of **\$1,700 - \$1,800 per week** in its current presentation.

If you wish to discuss the valuation further or enquire regarding our property management services, we welcome you to contact our team.

We look forward to hearing from you in the near future.

Yours faithfully,

Stone Seaforth/Forest Property Management Team  
02 9949 2822

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