



Your Rental Appraisal

10th July 2026

To whom it may concern,

RE: 148 Magnolia Avenue, Mildura VIC 3500

Thank you for allowing McGrath 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 value would be in the **vicinity of \$480-\$520 per week** in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

Should you require any further information or have any further questions, please do not hesitate to contact me on 0478 787 263, alternatively via email at mikaylaburns@mcgrath.com.au.

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

Warmest regards,

Mikayla Burns
Senior Asset & Growth Manager
0478 787 263
mikaylaburns@mcgrath.com.au

162a Eighth Street
Mildura VIC 3500
McGrath Mildura - ABN 14 669 193 597

McGrath
Property Management

Disclaimer: The appraisal figure in this report represents an estimate of the rent for 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. It is valid for 30 days from the date of this appraisal.

RECENT COMPARABLE LEASES

3 | 1 | 2
Beds | Baths | Cars

144 Magnolia Avenue, Mildura, Vic
3500

Leased Price
\$530 per week

Leased date
04 Jun 2026

Land size
660sqm



3 | 1 | 2
Beds | Baths | Cars

144 Lemon Avenue, Mildura, Vic 3500

Leased Price
\$530 per week

Leased date
10 Jul 2026

Land size
474sqm



3 | 1 | 2
Beds | Baths | Cars

88 Twelfth Street, Mildura, Vic 3500

Leased Price
\$500 per week

Leased date
21 Oct 2025



McGrath