

# Your Rental Appraisal

April 29th 2026

To whom it may concern,

**RE 1/607 CRESWICK ROAD, WENDOUREE VIC 3355**

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 **\$290 - \$310 per week**

This is based on its current presentation and 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 0438 749 835, alternatively via email at [leoniecroft@mcgrath.com.au](mailto:leoniecroft@mcgrath.com.au)

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

Warmest regards,



**Leonie Croft**

Head of Property Management

0438 749 835

[leoniecroft@mcgrath.com.au](mailto:leoniecroft@mcgrath.com.au)

927 Sturt Street  
Ballarat VIC 3350  
TNE Holdings Ballarat Pty Ltd ABN 90 631 439 720  
(an independently owned and operated franchise  
business) t/as McGrath Ballarat

**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.



LEASED PROPERTIES



2/1046 Norman Street

Wendouree VIC 3355

1 
 1 
 1 
 - 
 -

Year built - Distance 1.7km

Property type Unit

**\$310 per week..**

Last leased 23 Apr 2026

22 days on site



5/603 Peel Street North

Black Hill VIC 3350

1 
 1 
 1 
 - 
 -

Year built - Distance 1.5km

Property type Unit

**\$260 per week..**

Last leased 02 Apr 2026

16 days on site



3/2 Edlyn Street

Wendouree VIC 3355

1 
 1 
 1 
 - 
 -

Year built - Distance 1.4km

Property type Unit

**\$310 per week..**

Last leased 13 Mar 2026

21 days on site



2/16 Symons Street

Wendouree VIC 3355

1 
 1 
 0 
 - 
 -

Year built - Distance 1.4km

Property type Unit

**\$310 per week..**

Last leased 02 Feb 2026

11 days on site