

Your Rental Appraisal

June 23rd 2026

To whom it may concern,

RE: 2 RIPON STREET SOUTH, BALLARAT CENTRAL VIC 3350

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 **\$450 per week unrenovated.**

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

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

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



18 Church Street

Newington VIC 3350

🏠 4 🚗 1 🚲 1 🚪 - 🏠 -

Year built - Distance 0.1km

Property type House

\$440 per week..

Last leased 19 May 2026

65 days on site



2 Ascot St South

Ballarat Central VIC 3350

🏠 4 🚗 1 🚲 0 🚪 - 🏠 -

Year built - Distance 0.3km

Property type House

\$450 per week..

Last leased 02 Mar 2026

49 days on site



803 Eyre Street

Ballarat Central VIC 3350

🏠 3 🚗 1 🚲 2 🚪 - 🏠 -

Year built - Distance 0.5km

Property type House

\$450 per week..

Last leased 24 Apr 2026

4 days on site



30 Ascot Street South

Ballarat Central VIC 3350

🏠 3 🚗 1 🚲 1 🚪 - 🏠 -

Year built - Distance 0.3km

Property type House

\$450 per week..

Last leased 23 Apr 2026

21 days on site