

Your Rental Appraisal

May 18th 2026

To whom it may concern,

RE: 115 RAGLAN STREET SOUTH, BALLARAT CENTRAL 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 **\$600 - \$630 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

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



128 Raglan Street South

Ballarat Central VIC 3350

🏠 4 🚶 2 🚗 2 📏 Land: 999m² 🏠 -

Year built - Distance 0.1km

Property type House

\$580 per week..

Last leased 21 Jan 2026

31 days on site



428 Sturt Street

Ballarat Central VIC 3350

🏠 4 🚶 2 🚗 2 📏 - 🏠 -

Year built - Distance 0.5km

Property type House

\$700 per week..

Last leased 17 Apr 2026

17 days on site



608 Humffray Street South

Golden Point VIC 3350

🏠 4 🚶 2 🚗 1 📏 Land: 358m² 🏠 Floor: 209m²

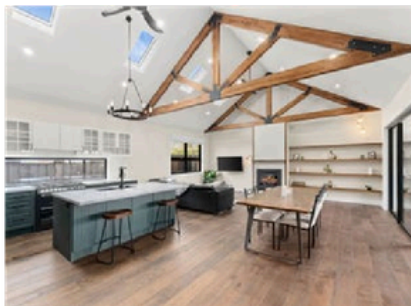
Year built - Distance 0.8km

Property type House

\$650 per week..

Last leased 03 Feb 2026

13 days on site



505 Sebastopol Street

Redan VIC 3350

🏠 4 🚶 2 🚗 1 📏 Land: 520m² 🏠 -

Year built - Distance 0.9km

Property type House

\$750 per week..

Last leased 14 Dec 2025

10 days on site