

Your Rental Appraisal

August 5th 2026

To whom it may concern,

RE: 37 GRANDVIEW GROVE, 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 **\$420 - \$440 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

**19 Elizabeth Street**

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.5km

Property type House

\$435 per week..

Last leased 30 Jul 2026

22 days on site

**28 Eton Street**

Wendouree VIC 3355

3 1 2 - -

Year built - Distance 0.3km

Property type House

\$400 per week..

Last leased 03 Jul 2026

16 days on site

**10 Ercil Street**

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.4km

Property type House

\$400 per week..

Last leased 24 Jun 2026

72 days on site

**22 Shirley Street**

Wendouree VIC 3355

3 1 2 - -

Year built - Distance 0.4km

Property type House

\$450 per week..

Last leased 19 Jun 2026

36 days on site