

Your Rental Appraisal

April 29th 2026

To whom it may concern,

RE 10 HARDING GROVE, CARDIGAN VILLAGE VIC 3352

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 **\$550 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



18 Powell Ave

Cardigan Village VIC 3352

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 0.4km

Property type House

\$520 per week..

Last leased 22 Jan 2026

7 days on site



49 Madden Road

Cardigan Village VIC 3352

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 0.6km

Property type House

\$720 per week..

Last leased 27 Aug 2025

14 days on site



3 Diamond Drive

Cardigan Village VIC 3352

🏠 4 🚗 2 🚘 2 🏡 Land: 6830m² 🏠 -

Year built - Distance 0.9km

Property type House

\$630 per week..

Last leased 14 Jul 2025

45 days on site