

Your Rental Appraisal

June 12th 2026

To whom it may concern,

RE: 10 SEWELL COURT, MOUNT HELEN 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 **\$490 - \$510 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



127 Yarana Drive

Mount Helen VIC 3350

4 2 1 Land: 350m² Floor: 150m²

Year built - Distance 0.4km

Property type House

\$500 per week

Last leased 20 Mar 2026

7 days on site



13 Zoe Drive

Mount Helen VIC 3350

4 2 2 - -

Year built - Distance 0.5km

Property type House

\$480 per week

Last leased 18 Dec 2025

5 days on site



11 Nevett Crescent

Mount Helen VIC 3350

4 2 4 Land: 1114m² -

Year built - Distance 0.4km

Property type House

\$550 per week

Last leased 27 Oct 2025

17 days on site



104 Shire Ave

Mount Helen VIC 3350

4 2 2 - -

Year built - Distance 0.7km

Property type House

\$550 per week

Last leased 21 May 2026

17 days on site