Your Rental
Appraisal

SEPTEMBER 23rd 2026

To whom it may concern,

RE: 5 HAMMOND STREET, LUCAS 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 reaslistic rental value would be in the vicinity of **$570-$590 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.

Leonie Croft
HEAD OF PROPERTY MANAGEMENT

LEASED PROPERTIES

25 Groat St

Lucas VIC 3350

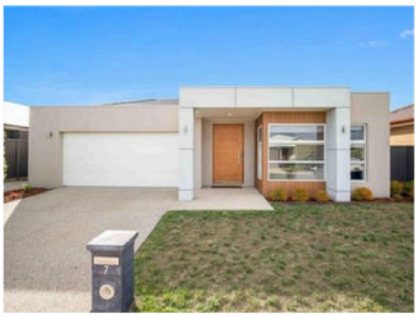
4 2 2 – –

Year built –
Distance 0.5km
Property type House

$575 per week

Last leased 17 Aug 2026

10 days on site



7 Cockerall St

Lucas VIC 3350

4 2 2 – –

Year built –
Distance 0.4km
Property type House

$580 per week

Last leased 04 Aug 2026

14 days on site

27 Moore Way

Lucas VIC 3350

4 2 2 – –

Year built –
Distance 0.3km
Property type House

$570 per week

Last leased 30 Jul 2026

22 days on site

63 Grainger Parade

Lucas VIC 3350

4 2 2 – –

Year built –
Distance 0.5km
Property type House

$550 per week

Last leased 10 Jul 2026

37 days on site

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