Your Rental Appraisal

July 28th 2026

To whom it may concern,

RE: 3/313 FOREST STREET, BUNINYONG VIC 3357

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 **$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

1/507 Warrenheip Street
Buninyong VIC 3357

3 1 1 – –

Year built –
Distance 0.1km
Property type House

$440 per week

Last leased 09 Jun 2026

7 days on site

6/400 Barkly St
Buninyong VIC 3357

2 1 1 – –

Year built –
Distance 0.5km
Property type Unit

$390 per week

Last leased 21 Jul 2026

19 days on site

108B Scott Street
Buninyong VIC 3357

2 1 1 – –

Year built –
Distance 0.5km
Property type Unit

$420 per week

Last leased 10 Jul 2026

7 days on site

505A Warrenheip Street
Buninyong VIC 3357

2 1 0 – –

Year built –
Distance 0.1km
Property type Unit

$420 per week

Last leased 15 Dec 2025

32 days on site

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