

Your Rental Appraisal

May 6th 2026

To whom it may concern,

RE: 38 APPLE ORCHARD DRIVE, BROWN HILL 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 **\$530 - \$560 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 Chiara Court

Brown Hill VIC 3350

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 0.4km

Property type House

\$560 per week..

Last leased 01 Dec 2025

32 days on site



27A Ryan Street

Brown Hill VIC 3350

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 1.4km

Property type House

\$540 per week..

Last leased 07 Nov 2025

14 days on site



15 Blanc Court

Brown Hill VIC 3350

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 0.8km

Property type House

\$560 per week..

Last leased 28 Oct 2025

15 days on site



4 Ambience Place

Brown Hill VIC 3350

🏠 4 🚗 2 🚘 2 🏡 Land: 492m² 🏠 Floor: 210m²

Year built - Distance 0.5km

Property type House

\$490 per week..

Last leased 23 Sep 2025

18 days on site