

Your Rental Appraisal

June 24th 2026

To whom it may concern,

RE: 8 PETTETT CLOSE, MINERS REST 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 - \$570 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



7 Pettett Close

Miners Rest VIC 3352

🚗 4 🚲 2 🚿 2 🏠 - 🏠 -

Year built - Distance 0.0km

Property type House

\$540 per week

Last leased 13 Jan 2026

7 days on site



11 Pettett Close

Miners Rest VIC 3352

🚗 4 🚲 2 🚿 4 🏠 Land: 664m² 🏠 -

Year built - Distance 0.0km

Property type House

\$550 per week

Last leased 03 Mar 2026

12 days on site



14 Pettett Close

Miners Rest VIC 3352

🚗 4 🚲 2 🚿 2 🏠 Land: 725m² 🏠 -

Year built - Distance 0.1km

Property type House

\$600 per week

Last leased 12 May 2026

7 days on site



7 Carriers Arms Drive

Miners Rest VIC 3352

🚗 4 🚲 2 🚿 2 🏠 - 🏠 -

Year built - Distance 0.4km

Property type House

\$530 per week

Last leased 31 Dec 2025

20 days on site