

Your Rental Appraisal

10th February 2026

To whom it may concern,

704 WINDERMERE STREET, REDAN 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 **\$495 - \$525 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



705 Windermere Street

Redan VIC 3350

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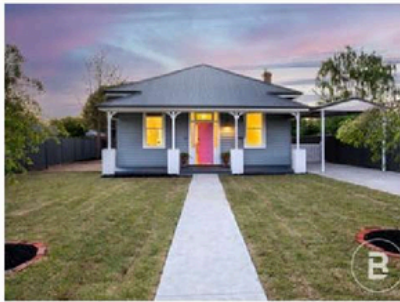
Year built - Distance 0.0km

Property type House

\$540 per week

Last leased 13 Jun 2025

8 days on site



712A Ascot Street South

Redan VIC 3350

🏠 3 🛏 2 🚗 1 🏠 Land: 600m² 🏠 -

Year built - Distance 0.1km

Property type House

\$475 per week

Last leased 27 Mar 2025

36 days on site



317 Eyre Street

Ballarat Central VIC 3350

🏠 3 🛏 1 🚗 1 🏠 Land: 256m² 🏠 -

Year built - Distance 1.3km

Property type House

\$500 per week

Last leased 23 Jan 2026

19 days on site



609 Dana Street

Ballarat Central VIC 3350

🏠 3 🛏 2 🚗 2 🏠 - 🏠 -

Year built - Distance 1.5km

Property type House

\$500 per week

Last leased 24 Feb 2025

63 days on site