

Your Rental Appraisal

May 14th 2026

To whom it may concern

RE: 22 GALWAY DRIVE, ALFREDTON

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 **\$470 - \$490 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 0498 487 556, alternatively via email at taneyaburke@mcgrath.com.au

I look forward to hearing from you in the near future.

Warmest regards,

Taneya Burke

Taneya Burke

Property Manager

0498 487 556

taneyaburke@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

**78 Alfredton Drive**

Alfredton VIC 3350

Year built - Distance 0.6km

Property type House

\$470 per week..

Last leased 14 May 2026

15 days on site

**13 Gribble Street**

Lucas VIC 3350

Year built - Distance 1.7km

Property type House

\$480 per week..

Last leased 13 May 2026

13 days on site

**10 Sunpeaks Street**

Winter Valley VIC 3358

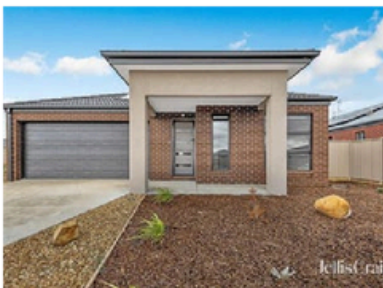
Year built - Distance 1.4km

Property type House

\$490 per week..

Last leased 05 May 2026

11 days on site

**10 Cockatoo Drive**

Winter Valley VIC 3358

Year built - Distance 1.0km

Property type House

\$470 per week..

Last leased 04 May 2026

14 days on site