

Your Rental Appraisal

August 19th 2026

To whom it may concern,

RE: 4 ERCIL STREET, WENDOUREE VIC 3355

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 **\$400 - \$420 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 0456 895 295 alternatively via email at tanyahill@mcgrath.com.au.

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

Warmest regards,



Tanya Hill
Property Manager
0456 895 295
tanyahill@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



6 Ercil Street

Wendouree VIC 3355

3 1 6 Land: 599m² -

Year built - Distance 0.0km

Property type House

\$400 per week..

Last leased 03 Nov 2025

42 days on site



10 Ercil Street

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.1km

Property type House

\$400 per week..

Last leased 24 Jun 2026

72 days on site



9 Ercil Street

Wendouree VIC 3355

3 1 2 - -

Year built - Distance 0.1km

Property type House

\$410 per week..

Last leased 10 Oct 2025

18 days on site



12 Ercil Street

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.1km

Property type House

\$405 per week..

Last leased 02 Oct 2025

58 days on site