

Your Rental Appraisal

May 20th 2026

To whom it may concern,

RE: 1125 NORMAN 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 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

**34 Park Street**

Wendouree VIC 3355

3 1 2 - -

Year built - Distance 0.3km

Property type House

\$430 per week..

Last leased 19 May 2026

7 days on site

**1100 Norman Street**

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.5km

Property type House

\$430 per week..

Last leased 23 Apr 2026

27 days on site

**1148 Norman St**

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.1km

Property type House

\$380 per week..

Last leased 30 Apr 2026

16 days on site

**21 Park Street**

Wendouree VIC 3355

3 1 1 Land: 1100m² -

Year built - Distance 0.5km

Property type House

\$425 per week..

Last leased 27 Mar 2026

37 days on site