

Your Rental Appraisal

June 12th 2026

To whom it may concern,

RE: 19 NIKOLAOS STREET, SMYTHES CREEK VIC 3351

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 **\$490 - \$510 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



13 Nikolaos Street

Smythes Creek VIC 3351

🚗 4 🏠 2 🚗 2 🏠 - 🏠 -

Year built - Distance 0.0km

Property type House

\$510 per week..

Last leased 28 May 2026

8 days on site



11 Kimball Street

Smythes Creek VIC 3351

🚗 4 🏠 2 🚗 2 🏠 Land: 394m² 🏠 -

Year built - Distance 0.4km

Property type House

\$495 per week..

Last leased 29 Apr 2026

4 days on site



82 Kensington Boulevard

Smythes Creek VIC 3351

🚗 4 🏠 2 🚗 2 🏠 - 🏠 -

Year built - Distance 0.4km

Property type House

\$475 per week..

Last leased 26 Mar 2026

15 days on site



13 Nosilla St

Smythes Creek VIC 3351

🚗 4 🏠 2 🚗 2 🏠 - 🏠 -

Year built - Distance 0.1km

Property type House

\$500 per week..

Last leased 29 Dec 2025

35 days on site