

Your Rental Appraisal

July 1st 2026

To whom it may concern,

RE: 313 WARRENHEIP STREET, BUNINYONG VIC 3357

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 - \$515 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



1015 Lal Lal Street

Buninyong VIC 3357

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Year built - Distance 1.4km

Property type House

\$480 per week

Last leased 06 Mar 2026

11 days on site



608 Somerville Street

Buninyong VIC 3357

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Year built - Distance 1.3km

Property type House

\$420 per week

Last leased 11 Feb 2026

34 days on site



505 Cornish Street

Buninyong VIC 3357

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Year built - Distance 0.5km

Property type House

\$600 per week

Last leased 02 Dec 2025

14 days on site



207 Cornish St

Buninyong VIC 3357

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Year built - Distance 0.5km

Property type House

\$600 per week

Last leased 17 Sep 2025

27 days on site