

Your Rental Appraisal

May 5th 2026

To whom it may concern,

RE 278 GREENHILL ROAD, MOUNT HELEN VIC 3350

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 **\$600 - \$650 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



74 Webb Rd

Bonshaw VIC 3352

4 2 6 Land: 1.41ha Floor: 267m²

Year built - Distance 8.1km

Property type House

\$750 per week..

Last leased 27 Oct 2025

20 days on site



212 Smythes Road

Delacombe VIC 3356

4 1 8 Land: 2993m² -

Year built - Distance 8.4km

Property type House

\$500 per week..

Last leased 01 May 2025

22 days on site



1733 Geelong Road

Mount Helen VIC 3350

4 2 2 Land: 4.86ha -

Year built - Distance 2.0km

Property type House

\$560 per week..

Last leased 23 Oct 2024

113 days on site



94 Webb Road

Bonshaw VIC 3352

4 2 4 Land: 1.6ha -

Year built - Distance 8.1km

Property type House

\$700 per week..

Last leased 09 Apr 2024

20 days on site