

Your Rental Appraisal

August 12th 2026

To whom it may concern,

RE: 2/406 DRUMMOND STREET SOUTH, BALLARAT CENTRAL 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 **\$370 - \$390 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



3/420 Windermere Street

Ballarat Central VIC 3350

2 1 1 - -

Year built -

Distance 0.1km

Property type House

\$390 per week..

Last leased 16 Jun 2026

19 days on site



321 Ripon St S

Ballarat Central VIC 3350

2 1 1 - -

Year built -

Distance 0.5km

Property type House

\$360 per week..

Last leased 21 May 2026

14 days on site



608B Drummond Street South

Redan VIC 3350

2 1 1 - -

Year built -

Distance 0.5km

Property type House

\$365 per week..

Last leased 23 Feb 2026

15 days on site



422 Skipton St

Redan VIC 3350

2 1 1 - -

Year built -

Distance 0.4km

Property type House

\$360 per week..

Last leased 18 Sep 2025

16 days on site