

Your Rental Appraisal

July 1st 2026

To whom it may concern,

RE: 1018 LIGAR STREET, BALLARAT NORTH 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 **\$400 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



413 Norman Street

Ballarat North VIC 3350

🏠 3 🚗 1 🚲 1 🏠 - 🏠 -

Year built - Distance 0.3km

Property type House

\$420 per week

Last leased 03 Jun 2026

27 days on site



706 Doveton St N

Soldiers Hill VIC 3350

🏠 3 🚗 1 🚲 2 🏠 - 🏠 -

Year built - Distance 0.9km

Property type House

\$410 per week

Last leased 26 May 2026

21 days on site



26 Paling Street

Ballarat North VIC 3350

🏠 3 🚗 1 🚲 1 🏠 - 🏠 -

Year built - Distance 0.6km

Property type House

\$410 per week

Last leased 04 May 2026

20 days on site



331 Landsborough Street

Ballarat North VIC 3350

🏠 3 🚗 1 🚲 1 🏠 - 🏠 -

Year built - Distance 0.3km

Property type House

\$375 per week

Last leased 23 Mar 2026

33 days on site