

Your Rental Appraisal

August 19th 2026

To whom it may concern,

RE: 62 CHERRY FLAT ROAD, 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 **\$470 - \$490 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 0456 895 295 alternatively via email at tanyahill@mcgrath.com.au.

I look forward to hearing from you in the near future.

Warmest regards,



Tanya Hill
Property Manager
0456 895 295
tanyahill@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



7 Gretta Street

Smythes Creek VIC 3351

4 2 2 Land: 512m² -

Year built - Distance 0.2km

Property type House

\$470 per week..

Last leased 13 Aug 2026

29 days on site



7 Gretta Street

Smythes Creek VIC 3351

4 2 2 Land: 512m² -

Year built - Distance 0.2km

Property type House

\$470 per week..

Last leased 25 Feb 2026

16 days on site



82 Kensington Boulevard

Smythes Creek VIC 3351

4 2 2 - -

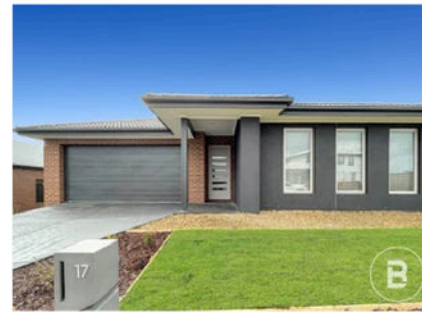
Year built - Distance 0.4km

Property type House

\$475 per week..

Last leased 26 Mar 2026

15 days on site



17 Plymouth Way

Smythes Creek VIC 3351

4 2 2 - -

Year built - Distance 0.4km

Property type House

\$465 per week..

Last leased 09 Oct 2025

49 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



6 Kimball St

Smythes Creek VIC 3351

🚗 4 🚲 2 🚲 2 🏠 - 📍 -

Year built -

Distance 0.5km

Property type House

\$460 per week..

Last leased 06 Aug 2026

23 days on site



8 Kimball Street

Smythes Creek VIC 3351

🚗 4 🚲 2 🚲 2 🏠 - 📍 -

Year built -

Distance 0.5km

Property type House

\$470 per week..

Last leased 02 Mar 2026

111 days on site



78 Kensington Blvd

Smythes Creek VIC 3351

🚗 4 🚲 2 🚲 2 🏠 Land: 576m² 📍 Floor: 279m²

Year built -

Distance 0.5km

Property type House

\$550 per week..

Last leased 12 Jan 2026

48 days on site