

Your Rental Appraisal

SEPTEMBER 9th 2026

To whom it may concern

RE : 406 FINCH STREET, BALLARAT EAST 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 **\$360-\$380 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 0498 487 556, alternatively via email at taneyaburke@mcgrath.com.au

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

Warmest regards,



Taneya Burke

Property Manager

0498 487 556

taneyaburke@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



108 Nelson Street

Ballarat East VIC 3350

2 1 0 - -

Year built - Distance 0.3km

Property type House

\$365 per week..

Last leased 28 Jul 2026

14 days on site



516 Doveton Street North

Soldiers Hill VIC 3350

2 1 1 - -

Year built - Distance 2.0km

Property type House

\$430 per week..

Last leased 01 Sep 2026

50 days on site



36 Princes St South

Ballarat East VIC 3350

2 1 0 - -

Year built - Distance 1.3km

Property type House

\$420 per week..

Last leased 17 Aug 2026

12 days on site



1/160 Humffray St N

Ballarat East VIC 3350

2 1 1 - -

Year built - Distance 0.2km

Property type House

\$385 per week..

Last leased 27 Jul 2026

15 days on site



14 Hopetoun Street

Ballarat East VIC 3350

2 1 1 - -

Year built - Distance 0.9km

Property type House

\$360 per week..

Last leased 28 May 2026

29 days on site



904 Ligar Street

Ballarat North VIC 3350

2 1 1 - -

Year built - Distance 1.8km

Property type House

\$380 per week..

Last leased 30 Apr 2026

9 days on site