

Your Rental Appraisal

20 JANUARY 2026

To whom it may concern,

RE: 10 BUNNY HOP COURT, MOUNT CLEAR 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 **\$460 - \$480 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



2 Doherty Close

Mount Clear VIC 3350

🏠 4 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 0.3km

Property type House

\$540 per week

Last leased 22 Jul 2025

18 days on site



8 Horwood Drive

Mount Clear VIC 3350

🏠 4 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 0.6km

Property type House

\$505 per week

Last leased 06 Jun 2025

31 days on site



2 Henlix Court

Mount Clear VIC 3350

🏠 4 🚗 2 🚘 2 🏠 Land: 469m² 🏠 -

Year built - Distance 0.9km

Property type House

\$470 per week

Last leased 21 Nov 2025

22 days on site



6 Jabiru Close

Mount Clear VIC 3350

🏠 4 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 1.1km

Property type House

\$480 per week

Last leased 19 Dec 2025

17 days on site