Your Rental Appraisal

July 29th 2026

To whom it may concern,

RE: 7 ST CLARE AVENUE, LAKE GARDENS VIC 3355

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 reaslistic rental value would be in the vicinity of **$445 - $465 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

23 Stirling Drive
Lake Gardens VIC 3355

3 2 2 – –

Year built – **Distance** 0.2km

Property type House

$490 per week

Last leased 12 Jun 2026

14 days on site

20 Norfolk Avenue
Lake Gardens VIC 3355

3 2 2 – –

Year built – **Distance** 0.1km

Property type House

$460 per week

Last leased 25 Feb 2026

24 days on site

52 Norfolk Avenue
Lake Gardens VIC 3355

3 1 1 – –

Year built – **Distance** 0.2km

Property type House

$440 per week

Last leased 06 Nov 2025

31 days on site

8 Norfolk Avenue
Lake Gardens VIC 3355

3 2 2 – –

Year built – **Distance** 0.2km

Property type House

$470 per week

Last leased 05 Nov 2025

5 days on site

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