

Your Rental Appraisal

July 8th 2026

To whom it may concern,

RE: 117B LONSDALE STREET, REDAN 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 - \$390 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



1 Grech Close

Sebastopol VIC 3356

🏠 2 🚗 1 🚘 1 📏 Land: 183m² 📍 -

Year built - Distance 0.9km

Property type Unit

\$380 per week

Last leased 08 Jul 2026

19 days on site



5/4 Alfred Street

Sebastopol VIC 3356

🏠 2 🚗 1 🚘 1 📏 - 📍 -

Year built - Distance 0.8km

Property type Unit

\$380 per week

Last leased 30 Jun 2026

7 days on site



1/1016 South St

Ballarat Central VIC 3350

🏠 2 🚗 1 🚘 1 📏 - 📍 -

Year built - Distance 0.9km

Property type Unit

\$370 per week

Last leased 19 Jun 2026

9 days on site



1/112 Lonsdale St

Redan VIC 3350

🏠 2 🚗 1 🚘 2 📏 - 📍 -

Year built - Distance 0.1km

Property type Unit

\$380 per week

Last leased 01 Jun 2026

12 days on site