

Your Rental Appraisal

April 27th 2026

To whom it may concern,

RE 3/1446A GREGORY STREET, LAKE WENDOUREE 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 **\$450 - \$470 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



3/1114 Gregory Street

Lake Wendouree VIC 3350

3 2 2 - -

Year built - Distance 1.5km

Property type Unit

\$430 per week..

Last leased 17 Feb 2026

14 days on site



1/1334 Gregory Street

Lake Wendouree VIC 3350

3 2 2 - -

Year built - Distance 0.8km

Property type Unit

\$460 per week..

Last leased 17 Nov 2025

7 days on site



2/1364 Gregory Street

Lake Wendouree VIC 3350

3 2 2 Land: 307m² -

Year built - Distance 0.5km

Property type Unit

\$450 per week..

Last leased 13 Oct 2025

21 days on site



2/105 Forest Street

Lake Wendouree VIC 3350

3 2 2 - -

Year built - Distance 0.4km

Property type Unit

\$480 per week..

Last leased 28 Apr 2025

47 days on site