Your Rental
Appraisal

SEPTEMBER 23rd 2026

To whom it may concern,

RE: 7/12 PISGAH STREET, BALLARAT CENTRAL 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 reaslistic rental value would be in the vicinity of **$400 - $420 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.

Leonie Croft
HEAD OF PROPERTY MANAGEMENT

LEASED PROPERTIES

6/12 Pisgah St

Ballarat Central VIC 3350

2 1 1 – –

Year built –
Distance 0.1km
Property type Unit

$420 per week

Last leased 02 Jul 2026

9 days on site

3/21 High Street

Lake Wendouree VIC 3350

2 1 2 – –

Year built –
Distance 0.6km
Property type Unit

$440 per week

Last leased 06 May 2026

28 days on site

21 High St

Lake Wendouree VIC 3350

2 1 1 – –

Year built –
Distance 0.6km
Property type Unit

$430 per week

Last leased 01 Apr 2026

7 days on site

4/12 Pisgah Street

Ballarat Central VIC 3350

2 1 1 – –

Year built –
Distance 0.1km
Property type Unit

$400 per week

Last leased 03 Dec 2025

16 days on site

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