

Your Rental Appraisal

June 17th 2026

To whom it may concern,

RE: 13 RYAN STREET, BROWN HILL 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 **\$530 - \$560 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



9 Ritchie Street

Brown Hill VIC 3350

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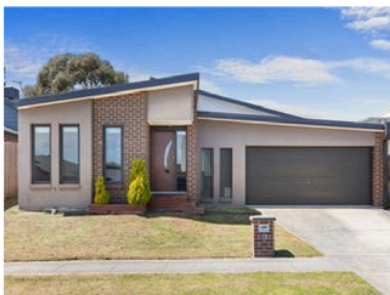
Year built - Distance 0.6km

Property type House

\$450 per week

Last leased 15 Apr 2026

16 days on site



18 Catalina Court

Ballarat East VIC 3350

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Year built - Distance 1.4km

Property type House

\$460 per week

Last leased 19 Feb 2026

9 days on site



27 Illana Street

Brown Hill VIC 3350

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Year built - Distance 1.4km

Property type House

\$620 per week

Last leased 27 Jan 2026

43 days on site



18 Chiara Court

Brown Hill VIC 3350

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Year built - Distance 1.4km

Property type House

\$560 per week

Last leased 01 Dec 2025

32 days on site