Your Rental Appraisal

NOVEMBER 5TH 2026

To whom it may concern,

RE: 22 FISHER STREET, WENDOUREE 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 **$440 - $460 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 Essex Street
Wendouree VIC 3355

4 2 2 – –

Year built –
Distance 0.5km
Property type House

$440 per week

Last leased 10 Mar 2026

14 days on site



16 Margaret Street
Wendouree VIC 3355

4 1 4 Land: 580m² –

Year built –
Distance 1.2km
Property type House

$460 per week

Last leased 14 Sep 2026

34 days on site



8 Stamford Street
Wendouree VIC 3355

4 2 2 – –

Year built –
Distance 1.2km
Property type House

$500 per week

Last leased 16 Jul 2026

23 days on site



48 Browns Parade
Wendouree VIC 3355

4 2 3 Land: 709m² –

Year built –
Distance 0.4km
Property type House

$430 per week

Last leased 25 Feb 2026

13 days on site

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