Your Rental Appraisal

NOVEMBER 5TH 2026

To whom it may concern,

RE: 37 LAWRENCE STREET, BEAUFORT VIC 3373

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 **$320 - $340 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



7a Becker Street
Beaufort VIC 3373

2 1 1 – –

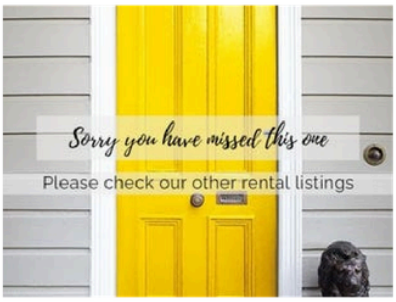
Year built – **Distance** 0.4km

Property type House

$300 per week

Last leased 09 Feb 2026

47 days on site



48 Lawrence Street
Beaufort VIC 3373

2 1 1 – –

Year built – **Distance** 0.2km

Property type House

$350 per week

Last leased 24 Nov 2025

20 days on site



23 Lawrence
Beaufort VIC 3373

2 1 1 – –

Year built – **Distance** 0.3km

Property type House

$325 per week

Last leased 12 Nov 2025

30 days on site

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