

Your Rental Appraisal

April 22nd 2026

To whom it may concern,

RE: 13 VALLEY VIEW COURT, SEBASTOPOL

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 **\$480 - \$500 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



13 Ilvia Way

Sebastopol VIC 3356

🚗 4 🚶 2 🚗 2 🏠 Land: 641m² 🏠 -

Year built - Distance 1.7km

Property type House

\$500 per week..

Last leased 11 Mar 2026

12 days on site



42 Albion Street

Sebastopol VIC 3356

🚗 4 🚶 2 🚗 6 🏠 Land: 2336m² 🏠 Floor: 157m²

Year built - Distance 1.6km

Property type House

\$500 per week..

Last leased 10 Mar 2026

12 days on site



25 Josephine Way

Sebastopol VIC 3356

🚗 4 🚶 2 🚗 4 🏠 - 🏠 -

Year built - Distance 1.7km

Property type House

\$490 per week..

Last leased 22 Dec 2025

11 days on site



101 Birdwood Avenue

Sebastopol VIC 3356

🚗 4 🚶 2 🚗 3 🏠 Land: 549m² 🏠 -

Year built - Distance 1.8km

Property type House

\$490 per week..

Last leased 04 Dec 2025

18 days on site