

# Your Rental Appraisal

29th JANUARY 2026

To whom it may concern,

**RE: 128 DAYLESFORD ROAD, 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 **\$460 - \$480 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](mailto: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](mailto: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



3 Florence Court

Brown Hill VIC 3350

🚗 3 🏠 1 🚗 2 🏠 - 🏠 -

Year built - Distance 1.8km

Property type House

**\$430 per week**

Last leased 27 Nov 2025

17 days on site



12 Ritchie Street

Brown Hill VIC 3350

🚗 3 🏠 1 🚗 2 🏠 - 🏠 -

Year built - Distance 1.6km

Property type House

**\$380 per week**

Last leased 22 Dec 2025

21 days on site



19 Catherine Court

Brown Hill VIC 3350

🚗 3 🏠 2 🚗 2 🏠 - 🏠 -

Year built - Distance 0.9km

Property type House

**\$440 per week**

Last leased 19 Nov 2025

8 days on site



9 Gracefield Road

Brown Hill VIC 3350

🚗 3 🏠 2 🚗 3 🏠 - 🏠 -

Year built - Distance 0.4km

Property type House

**\$450 per week**

Last leased 17 Nov 2025

75 days on site