

# Your Rental Appraisal

May 7th 2026

To whom it may concern,

**RE: 79 POST OFFICE ROAD, SMYTHES CREEK 3351**

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 **\$550 - \$580 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



83 Kirks Road

Smythes Creek VIC 3351

4 2 6 - -

Year built - Distance 2.0km

Property type House

\$700 per week..

Last leased 11 Mar 2025

13 days on site

more renovated



24 Bellclover Court

Smythes Creek VIC 3351

4 2 2 - -

Year built - Distance 1.9km

Property type House

\$650 per week..

Last leased 04 Sep 2023

35 days on site

newer property



969 Glenelg Hwy

Smythes Creek VIC 3351

4 2 2 - - Floor: 135m²

Year built - Distance 1.5km

Property type House

\$660 per week..

Last leased 14 Jul 2023

30 days on site

much more land