

# Your Rental Appraisal

May 25th 2026

To whom it may concern,

**RE: 9 FLEWIN AVENUE, MINERS REST VIC 3352**

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 **\$520 - \$540 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



14 Pettett Close

Miners Rest VIC 3352

🚗 4 🚲 2 🚊 2 🏠 Land: 725m<sup>2</sup> 📍 -

Year built - Distance 0.2km

Property type House

**\$600 per week**

Last leased 12 May 2026

7 days on site



21 Arranmore Drive

Miners Rest VIC 3352

🚗 4 🚲 2 🚊 2 🏠 - 📍 -

Year built - Distance 0.2km

Property type House

**\$550 per week**

Last leased 13 Apr 2026

13 days on site



7 Barley Sheaf Drive

Miners Rest VIC 3352

🚗 4 🚲 2 🚊 2 🏠 - 📍 -

Year built - Distance 0.7km

Property type House

**\$500 per week**

Last leased 26 Mar 2026

42 days on site



11 Pettett Close

Miners Rest VIC 3352

🚗 4 🚲 2 🚊 4 🏠 Land: 664m<sup>2</sup> 📍 -

Year built - Distance 0.3km

Property type House

**\$550 per week**

Last leased 03 Mar 2026

12 days on site