

Your Rental Appraisal

4th March 2026

To whom it may concern,

RE: 405 RUSSELL STREET, NEWINGTON 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 **\$430 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



41 Salisbury Avenue

Newington VIC 3350

3 1 2 - -

Year built - Distance 0.1km

Property type House

\$430 per week..

Last leased 10 Nov 2025

20 days on site



21 Muir Crescent

Newington VIC 3350

3 1 1 - -

Year built - Distance 0.2km

Property type House

\$430 per week..

Last leased 07 Aug 2025

27 days on site



18 Salisbury Avenue

Newington VIC 3350

3 1 1 - -

Year built - Distance 0.3km

Property type House

\$430 per week..

Last leased 17 Jul 2025

8 days on site



16 Muir Cres

Newington VIC 3350

3 1 2 - -

Year built - Distance 0.3km

Property type House

\$440 per week..

Last leased 02 Oct 2025

30 days on site