

Your Rental Appraisal

June 1st 2026

To whom it may concern,

RE: 308A LYONS STREET, BALLARAT CENTRALVIC 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 **\$410 - \$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



18 Catalina Court

Ballarat East VIC 3350

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Year built - Distance 1.9km

Property type House

\$460 per week..

Last leased 19 Feb 2026

9 days on site



1A Oliver Street

Ballarat East VIC 3350

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Year built - Distance 0.8km

Property type House

\$485 per week..

Last leased 10 Apr 2026

30 days on site



202A Victoria Street

Ballarat East VIC 3350

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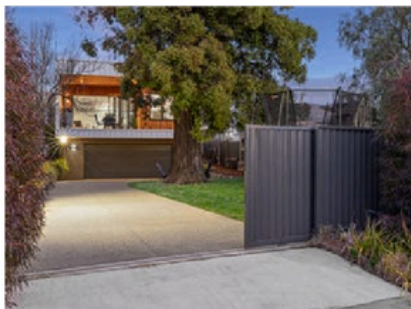
Year built - Distance 0.6km

Property type House

\$680 per week..

Last leased 29 May 2026

17 days on site



141 Humffray St North

Ballarat East VIC 3350

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Year built - Distance 1.3km

Property type House

\$795 per week..

Last leased 23 Jan 2026

10 days on site



291 Clissold Street

Black Hill VIC 3350

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Year built - Distance 1.5km

Property type House

\$640 per week..

Last leased 06 Jan 2026

35 days on site



14 Cecile Court

Ballarat East VIC 3350

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Year built - Distance 1.7km

Property type House

\$510 per week..

Last leased 08 Dec 2025

21 days on site



27A Ryan Street

Brown Hill VIC 3350

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Year built - Distance 1.6km

Property type House

\$540 per week..

Last leased 07 Nov 2025

14 days on site