

Your Rental Appraisal

SEPTEMBER 16th 2026

To whom it may concern,

RE: 3 LOVENEAR GROVE, BALLARAT EAST 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 **\$435- \$455 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



57 Loveneer Grove

Ballarat East VIC 3350

3 1 2 - -

Year built - Distance 0.1km

Property type House

\$400 per week..

Last leased 01 Sep 2026

11 days on site



7 Loveneer Grove

Ballarat East VIC 3350

3 1 2 - -

Year built - Distance 0.0km

Property type House

\$400 per week..

Last leased 28 Jul 2026

42 days on site



55 Loveneer Grove

Ballarat East VIC 3350

3 1 3 - -

Year built - Distance 0.1km

Property type House

\$450 per week..

Last leased 20 Jul 2026

13 days on site



218 Rodier Street

Canadian VIC 3350

3 1 3 Land: 541m² -

Year built - Distance 0.3km

Property type House

\$450 per week..

Last leased 22 Jun 2026

18 days on site