

Your Rental Appraisal

August 12th 2026

To whom it may concern,

RE: 1/16 CARMICHAEL COURT, SEBASTOPOL VIC 3356

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 **\$400 - \$420 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



1/6 Damon Court

Sebastopol VIC 3356

3 2 1 - -

Year built - Distance 0.2km

Property type Unit

\$380 per week..

Last leased 23 Sep 2025

29 days on site



112 Morgan Street

Sebastopol VIC 3356

3 1 1 - -

Year built - Distance 0.5km

Property type Unit

\$370 per week..

Last leased 01 Apr 2026

22 days on site



5/312 Albert Street

Sebastopol VIC 3356

3 1 2 - -

Year built - Distance 0.5km

Property type Unit

\$410 per week..

Last leased 21 Jul 2026

35 days on site



2/261 Albert Street

Sebastopol VIC 3356

3 1 2 Land: 203m² Floor: 90m²

Year built - Distance 0.8km

Property type Unit

\$400 per week..

Last leased 01 Apr 2026

30 days on site