

Your Rental Appraisal

August 19th 2026

To whom it may concern,

RE: 204 SIMPSON STREET, BALLARAT NORTH 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 **\$450 - \$465 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 0456 895 295 alternatively via email at tanyahill@mcgrath.com.au.

I look forward to hearing from you in the near future.

Warmest regards,



Tanya Hill
Property Manager
0456 895 295
tanyahill@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

**11 Lake View Court**

Ballarat North VIC 3350

3 2 2 - -

Year built - Distance 0.1km

Property type House

\$470 per week..

Last leased 15 Dec 2025

12 days on site

**2 Robert Drive**

Ballarat North VIC 3350

3 2 2 - -

Year built - Distance 0.2km

Property type House

\$530 per week..

Last leased 12 Mar 2026

14 days on site

**8 Howitt Street**

Ballarat North VIC 3350

3 2 2 - -

Year built - Distance 0.6km

Property type House

\$650 per week..

Last leased 10 Feb 2026

12 days on site

**1020 Havelock St**

Ballarat North VIC 3350

3 1 1 - -

Year built - Distance 0.7km

Property type House

\$460 per week..

Last leased 15 May 2026

14 days on site



1001 Havelock St
Ballarat North VIC 3350

 3  1  2  Land: 667m²  -

Year built - Distance 0.8km

Property type House

\$490 per week..

Last leased 02 Jun 2026

14 days on site