Your Rental
Appraisal

OCTOBER 8TH 2026

To whom it may concern,

RE: 23 RED ROBIN DRIVE, WINTER VALLEY VIC 3358

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 reaslistic rental value would be in the vicinity of **$460 - $480 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

50 Verdale Drive

Alfredton VIC 3350

4 2 2 – –

Year built –
Distance 0.5km
Property type House

$460 per week

Last leased 02 Oct 2026

72 days on site

8 Lugano Avenue

Alfredton VIC 3350

4 2 2 – –

Year built –
Distance 0.3km
Property type House

$470 per week

Last leased 09 Sep 2026

19 days on site

3 Wedge Tail Drive

Winter Valley VIC 3358

4 2 2 – –

Year built –
Distance 0.1km
Property type House

$480 per week

Last leased 11 Sep 2026

8 days on site

20 Honey Eater Dr

Winter Valley VIC 3358

4 2 2 – –

Year built –
Distance 0.4km
Property type House

$480 per week

Last leased 18 Sep 2026

18 days on site

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