

Your Rental Appraisal

SEPTEMBER 9th 2026

To whom it may concern

RE:80A VALE STREET, ALFREDTON 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 **\$410 - \$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 0498 487 556, alternatively via email at taneyaburke@mcgrath.com.au

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

Warmest regards,



Taneya Burke

Property Manager

0498 487 556

taneyaburke@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



9B Vale Street,
Alfredton VIC 3350

\$420 per week..

Last leased 05 May 2026

12 days on site

3 2 2 - -

Year built - Distance 0.6km

Property type Unit



24 Lake Gardens Avenue
Lake Gardens VIC 3355

\$420 per week..

Last leased 18 Mar 2026

21 days on site

3 2 1 - -

Year built - Distance 1.7km

Property type Unit



6 Norfolk Avenue
Lake Gardens VIC 3355

\$400 per week..

Last leased 11 Sep 2025

34 days on site

3 2 2 - -

Year built - Distance 1.9km

Property type Unit



121A Winter Street
Redan VIC 3350

\$430 per week..

Last leased 07 Aug 2026

17 days on site

3 1 2 Land: 201m² Floor: 137m²

Year built - Distance 1.7km

Property type Unit



2/917 Urquhart Street
Ballarat Central VIC 3350

3 2 1 - -

Year built - Distance 2.1km
Property type Unit

\$430 per week..

Last leased 10 Mar 2026

15 days on site