

Your Rental Appraisal

August 12th 2026

To whom it may concern,

RE: 3/1320 GREGORY STREET, LAKE WENDOUREE 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 **\$430 - \$450 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



2/1205 Norman Street

Wendouree VIC 3355

3 2 1 - -

Year built - Distance 1.6km

Property type Unit

\$395 per week..

Last leased 14 May 2026

16 days on site



2/1305 Gregory Street

Lake Wendouree VIC 3350

3 2 1 - -

Year built - Distance 0.2km

Property type Unit

\$430 per week..

Last leased 14 May 2026

10 days on site



24 Lake Gardens Avenue

Lake Gardens VIC 3355

3 2 1 - -

Year built - Distance 1.8km

Property type Unit

\$420 per week..

Last leased 18 Mar 2026

21 days on site



48 Lake Street

Wendouree VIC 3355

3 2 1 - -

Year built - Distance 1.2km

Property type Unit

\$410 per week..

Last leased 16 Mar 2026

31 days on site