

Your Rental Appraisal

25th February 2026

To whom it may concern,

RE: 32 SHORTRIDGE DRIVE, LUCAS

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 **\$585- \$615 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



33 Shortridge Drive

Lucas VIC 3350

🚗 4 🚲 2 🚘 2 🏠 Land: 512m² 📍 -

Year built - Distance 0.0km

Property type House

\$590 per week..

Last leased 05 Feb 2026

6 days on site



48 Shortridge Dr

Lucas VIC 3350

🚗 4 🚲 2 🚘 2 🏠 - 📍 -

Year built - Distance 0.2km

Property type House

\$575 per week..

Last leased 02 May 2025

24 days on site



57 Shortridge Drive

Lucas VIC 3350

🚗 4 🚲 2 🚘 3 🏠 - 📍 -

Year built - Distance 0.3km

Property type House

\$630 per week..

Last leased 11 Apr 2025

11 days on site



37 Tremain Drive

Lucas VIC 3350

🚗 4 🚲 2 🚘 2 🏠 - 📍 -

Year built - Distance 0.3km

Property type House

\$650 per week..

Last leased 02 May 2025

36 days on site