

Your Rental Appraisal

July 15th 2026

To whom it may concern,

RE: 318 RIPON STREET SOUTH, BALLARAT CENTRAL 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 **\$515 - \$530 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



724 Barkly Street

Golden Point VIC 3350

4 2 2 - -

Year built -

Distance 1.6km

Property type House

\$450 per week..

Last leased 01 Jun 2026

45 days on site



15 Drummond Street South

Ballarat Central VIC 3350

4 1 2 - -

Year built -

Distance 0.9km

Property type House

\$550 per week..

Last leased 01 Jun 2026

20 days on site



50 Loch Ave

Ballarat Central VIC 3350

4 2 0 - -

Year built -

Distance 1.9km

Property type House

\$600 per week..

Last leased 13 Jun 2026

37 days on site



23 Johnson Street

Ballarat Central VIC 3350

4 1 1 - -

Year built -

Distance 1.8km

Property type House

\$500 per week..

Last leased 14 May 2026

24 days on site