

Your Rental Appraisal

May 6th 2026

To whom it may concern,

RE: 5 LOTUS LANE, SMYTHES CREEK VIC 3351

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 - \$600 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

**39 Kensington Boulevard**

Smythes Creek VIC 3351

🏠 4 🚗 2 🚗 2 📏 Land: 766m² 📍 -

Year built - Distance 0.1km

Property type House

\$580 per week..

Last leased 08 Sep 2025

21 days on site

**12 Plymouth way**

Smythes Creek VIC 3351

🏠 4 🚗 2 🚗 2 📏 Land: 515m² 📏 Floor: 265m²

Year built - Distance 0.4km

Property type House

\$630 per week..

Last leased 30 Apr 2026

26 days on site

**25 Invicta Drive**

Smythes Creek VIC 3351

🏠 4 🚗 2 🚗 2 📏 Land: 445m² 📍 -

Year built - Distance 0.4km

Property type House

\$620 per week..

Last leased 14 Apr 2026

4 days on site

**78 Kensington Blvd**

Smythes Creek VIC 3351

🏠 4 🚗 2 🚗 2 📏 Land: 576m² 📏 Floor: 279m²

Year built - Distance 0.4km

Property type House

\$550 per week..

Last leased 12 Jan 2026

48 days on site