

Your Rental Appraisal

July 31th 2026

To whom it may concern,

RE: 1210 HAVELOCK STREET, BALLARAT NORTH 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 **\$500 - \$520**

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

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.

McGrath
Property Management



LEASED PROPERTIES

**13 Nikolaos Street**

Smythes Creek VIC 3351

4 2 2 - -

Year built - Distance 0.1km

Property type House

\$510 per week..

Last leased 28 May 2026

8 days on site

**11 Kimball Street**

Smythes Creek VIC 3351

4 2 2 Land: 394m² -

Year built - Distance 0.4km

Property type House

\$495 per week..

Last leased 29 Apr 2026

4 days on site

**82 Kensington Boulevard**

Smythes Creek VIC 3351

4 2 2 - -

Year built - Distance 0.4km

Property type House

\$475 per week..

Last leased 26 Mar 2026

15 days on site

**8 Kimball Street**

Smythes Creek VIC 3351

4 2 2 - -

Year built - Distance 0.5km

Property type House

\$470 per week..

Last leased 02 Mar 2026

111 days on site