

Your Rental Appraisal

SEPTEMBER 9th 2026

To whom it may concern

RE: 4 GIBBS VIEW, MINERS REST, BROWN HILL 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 **\$460-\$480 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 0498 487 556, alternatively via email at taneyaburke@mcgrath.com.au

I look forward to hearing from you in the near future.

Warmest regards,



Taneya Burke

Property Manager

0498 487 556

taneyaburke@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

**13 Namron Court**

Miners Rest VIC 3352

3 2 2 - -

Year built - Distance 1.0km

Property type House

\$480 per week..

Last leased 14 Aug 2026

24 days on site

**5 Waterside Close**

Miners Rest VIC 3352

3 2 1 - -

Year built - Distance 0.5km

Property type House

\$450 per week..

Last leased 29 Jul 2026

13 days on site

**3 Calloway Close**

Miners Rest VIC 3352

3 2 2 Land: 348m² -

Year built - Distance 0.6km

Property type House

\$470 per week..

Last leased 02 Jul 2026

36 days on site

**22 Selwyn Street**

Miners Rest VIC 3352

3 2 6 - -

Year built - Distance 1.0km

Property type House

\$470 per week..

Last leased 30 Apr 2026

13 days on site



6 Selwyn Street

Miners Rest VIC 3352

3 2 2 - -

Year built - Distance 0.9km

Property type House

\$470 per week..

Last leased 17 Mar 2026

13 days on site



56 Delaney Drive

Miners Rest VIC 3352

3 2 3 - -

Year built - Distance 1.2km

Property type House

\$470 per week..

Last leased 04 Mar 2026

5 days on site



12 Dadswell Way

Miners Rest VIC 3352

3 2 2 - -

Year built - Distance 0.2km

Property type House

\$450 per week..

Last leased 15 Jan 2026

9 days on site



13 Namron Court

Miners Rest VIC 3352

3 2 0 - -

Year built - Distance 1.0km

Property type House

\$480 per week..

Last leased 07 Jan 2026

54 days on site



6 Megan Street

Miners Rest VIC 3352

3 2 2 - -

Year built - Distance 1.0km

Property type House

\$460 per week..

Last leased 16 Oct 2025

23 days on site