

# Your Rental Appraisal

July 8th 2026

To whom it may concern,

**RE: 17 ORKNEY COURT, 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 **\$520 – \$540 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](mailto: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](mailto: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



6 Loren Close

Ballarat North VIC 3350

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Year built - Distance 0.8km

Property type House

**\$515 per week**

Last leased 16 Jun 2026

48 days on site



6 Park View Court

Ballarat North VIC 3350

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Year built - Distance 0.5km

Property type House

**\$520 per week**

Last leased 20 Mar 2026

30 days on site



16 Hurley Street

Ballarat North VIC 3350

🚗 4 🚲 2 🚘 3 🏠 Land: 704m<sup>2</sup> 🏠 Floor: 207m<sup>2</sup>

Year built - Distance 0.8km

Property type House

**\$470 per week**

Last leased 13 Oct 2025

46 days on site



1216 Havelock Street

Ballarat North VIC 3350

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Year built - Distance 0.2km

Property type House

**\$600 per week**

Last leased 04 Dec 2025

37 days on site