Your Rental
Appraisal

OCTOBER 8TH 2026

To whom it may concern,

RE: 2 LINKS COURT, INVERMAY PARK 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 reaslistic rental value would be in the vicinity of **$475 - $495 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

1217 Doveton Street

Invermay Park VIC 3350

3 2 2 – –

Year built –
Distance 0.6km
Property type House

$480 per week

Last leased 29 Jun 2026

40 days on site

320 Heinz Lane

Invermay Park VIC 3350

3 2 2 Land: 723m² –

Year built –
Distance 0.1km
Property type House

$460 per week

Last leased 15 Dec 2025

25 days on site

1128 Armstrong Street North

Ballarat North VIC 3350

3 1 1 – –

Year built –
Distance 0.9km
Property type House

$450 per week

Last leased 10 Aug 2026

13 days on site

4 Club Cres

Invermay Park VIC 3350

3 1 1 – –

Year built –
Distance 0.7km
Property type House

$470 per week

Last leased 24 Feb 2026

14 days on site

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