

# Your Rental Appraisal

24th March 2026

To whom it may concern,

**RE: 95 GRANDVIEW GROVE, WENDOUREE**

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 **\$430 - \$450 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



1 Essex Street

Wendouree VIC 3355

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 1.8km

Property type House

**\$440 per week**

Last leased 10 Mar 2026

14 days on site



1071 Norman Street

Wendouree VIC 3355

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 1.2km

Property type House

**\$440 per week**

Last leased 06 Mar 2026

24 days on site



253 Dowling Street

Wendouree VIC 3355

🏠 4 🚗 1 🚘 4 🏡 Land: 609m<sup>2</sup> 🏠 -

Year built - Distance 1.2km

Property type House

**\$450 per week**

Last leased 25 Feb 2026

15 days on site



42 HASTINGS STREET

Wendouree VIC 3355

🏠 4 🚗 1 🚘 2 🏡 - 🏠 -

Year built - Distance 1.4km

Property type House

**\$440 per week**

Last leased 24 Feb 2026

36 days on site