

Your Rental Appraisal

June 11th 2026

To whom it may concern,

RE: 6 IRIS AVENUE, 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 **\$410 - \$430 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 0457 670 549, alternatively via email at amyloader@mcgrath.com.au

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

Warmest regards,



Amanda Robinson

Property Manager

0457 670 549

amandarobinson@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

**29 Grandview Grove**

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.8km

Property type House

\$415 per week..

Last leased 22 Apr 2026

22 days on site

**59 Pauls Crescent**

Wendouree VIC 3355

3 1 2 - -

Year built - Distance 0.9km

Property type House

\$410 per week..

Last leased 21 Apr 2026

6 days on site

**5 Oak Street**

Wendouree VIC 3355

3 1 2 - -

Year built - Distance 0.8km

Property type House

\$430 per week..

Last leased 16 Apr 2026

14 days on site

**10 Grammar Street**

Wendouree VIC 3355

3 1 1 - -

Year built - Distance 0.8km

Property type House

\$420 per week..

Last leased 07 Apr 2026

20 days on site