

Your Rental Appraisal

April 29th 2026

To whom it may concern,

RE 9 BAXTER STREET, MINERS REST VIC 3352

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 **\$500 - \$520 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



7 Barley Sheaf Drive

Miners Rest VIC 3352

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Year built - Distance 0.8km

Property type House

\$500 per week..

Last leased 26 Mar 2026

42 days on site



3 Keating Court

Miners Rest VIC 3352

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Year built - Distance 0.2km

Property type House

\$520 per week..

Last leased 01 Apr 2026

20 days on site



2 Darcy Drive

Miners Rest VIC 3352

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Year built - Distance 0.2km

Property type House

\$480 per week..

Last leased 10 Apr 2026

11 days on site



7 Pettett Close

Miners Rest VIC 3352

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Year built - Distance 1.1km

Property type House

\$540 per week..

Last leased 13 Jan 2026

7 days on site