

Your Rental Appraisal

July 29th 2026

To whom it may concern,

RE: 8 MELVYN CRESCENT , MOUNT CLEAR 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 **\$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 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



6 Landale Avenue

Mount Clear VIC 3350

3 1 2 - -

Year built - Distance 0.3km

Property type House

\$430 per week..

Last leased 19 Jun 2026

25 days on site



12 Jones Avenue

Mount Clear VIC 3350

3 1 1 - -

Year built - Distance 0.4km

Property type House

\$400 per week..

Last leased 23 Apr 2026

10 days on site



23 Bradby Avenue

Mount Clear VIC 3350

3 1 1 - -

Year built - Distance 0.3km

Property type House

\$440 per week..

Last leased 26 Mar 2026

42 days on site



140 Mansfield Avenue

Mount Clear VIC 3350

3 1 2 - -

Year built - Distance 0.7km

Property type House

\$420 per week..

Last leased 22 Jan 2026

13 days on site