

Your Rental Appraisal

SEPTEMBER 2ND 2026

To whom it may concern,

RE: 13 PERENDALE STREET, ALFREDTON 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 **\$575 - \$595 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



42 Wexford Street

Alfredton VIC 3350

4 2 2 - -

Year built - Distance 0.4km

Property type House

\$540 per week..

Last leased 29 Jul 2026

21 days on site



44 Kilkenny Drive

Alfredton VIC 3350

4 2 2 Land: 576m² -

Year built - Distance 0.5km

Property type House

\$520 per week..

Last leased 16 Jul 2026

20 days on site



44 Merino Dr

Alfredton VIC 3350

4 2 2 - -

Year built - Distance 0.5km

Property type House

\$600 per week..

Last leased 06 Jul 2026

12 days on site



83 Wexford Street

Alfredton VIC 3350

4 2 2 - -

Year built - Distance 0.2km

Property type House

\$570 per week..

Last leased 22 Jun 2026

11 days on site