

# Your Rental Appraisal

April 23rd 2026

To whom it may concern,

## RE 2/306 FOREST STREET, BUNINYONG 3357 VIC

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 **\$370 - \$390 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



3/607 Learmonth Street

Buninyong VIC 3357

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Year built - Distance 0.8km

Property type Unit

\$350 per week..

Last leased 10 Feb 2026

18 days on site



4/415 Learmonth Street

Buninyong VIC 3357

🏠 2 🚶 1 🚗 1 🏠 Land: 340m<sup>2</sup> 🏠 -

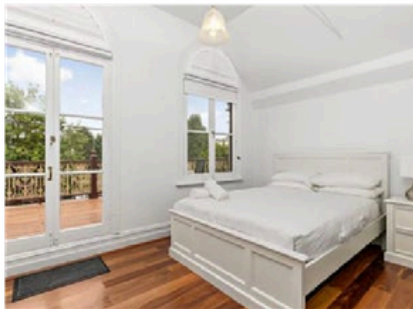
Year built - Distance 0.4km

Property type Unit

\$365 per week..

Last leased 10 Apr 2026

18 days on site



505A Warrenheip Street

Buninyong VIC 3357

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Year built - Distance 0.2km

Property type Unit

\$420 per week..

Last leased 15 Dec 2025

32 days on site



505 Warrenheip Street

Buninyong VIC 3357

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Year built - Distance 0.2km

Property type Unit

\$420 per week..

Last leased 24 Oct 2025

37 days on site