

Your Rental Appraisal

SEPTEMBER 9th 2026

To whom it may concern

RE: 24 EYCKENS ROAD, LUCAS 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 **\$495 - \$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 0498 487 556, alternatively via email at taneyaburke@mcgrath.com.au

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

Warmest regards,



Taneya Burke

Property Manager

0498 487 556

taneyaburke@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

	23 Eyckens Road Lucas VIC 3350 4 2 2 - - Year built - Distance 0.0km Property type House
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14 Eyckens Rd

Lucas VIC 3350

🚗 4 🚲 2 🚲 2 🏠 Land: 512m² 📍 -

Year built -

Distance 0.1km

Property type House

\$570 per week..

Last leased 21 Jan 2026

17 days on site



13 Holst Way

Lucas VIC 3350

🚗 4 🚲 2 🚲 2 🏠 - 📍 -

Year built -

Distance 0.1km

Property type House

\$550 per week..

Last leased 08 Sep 2026

43 days on site



21 Holst Way

Lucas VIC 3350

🚗 4 🚲 2 🚲 2 🏠 Land: 392m² 📍 -

Year built -

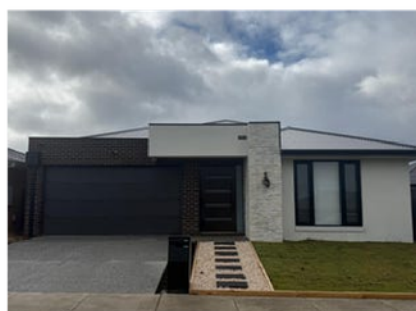
Distance 0.1km

Property type House

\$500 per week..

Last leased 17 Aug 2026

13 days on site



4 Eyckens Road

Lucas VIC 3350

🚗 4 🚲 2 🚲 2 🏠 - 📍 -

Year built -

Distance 0.2km

Property type House

\$560 per week..

Last leased 26 Aug 2026

61 days on site