

# Your Rental Appraisal

June 24th 2026

To whom it may concern,

**RE: 13 IRIS AVENUE. WENDOUREE VIC 3355**

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 **\$440 - \$460 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  
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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



14 Linden Avenue

Wendouree VIC 3355

3 2 1 - -

Year built - Distance 0.1km

Property type House

\$440 per week

Last leased 15 Jun 2026

13 days on site



225 Dowling Street

Wendouree VIC 3355

3 1 2 Land: 507m<sup>2</sup> -

Year built - Distance 0.1km

Property type House

\$430 per week

Last leased 12 Jun 2026

17 days on site



2 Form Street

Wendouree VIC 3355

3 2 2 - -

Year built - Distance 0.5km

Property type House

\$480 per week

Last leased 26 May 2026

7 days on site



6 Brinkley Avenue

Wendouree VIC 3355

3 2 2 Land: 652m<sup>2</sup> -

Year built - Distance 0.4km

Property type House

\$470 per week

Last leased 24 Apr 2026

7 days on site