

Your Rental Appraisal

August 19th 2026

To whom it may concern,

RE: 6 MANCEV COURT, BROWN HILL 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 - \$515 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 0456 895 295 alternatively via email at tanyahill@mcgrath.com.au.

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

Warmest regards,



Tanya Hill
Property Manager
0456 895 295
tanyahill@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



27A Ryan Street

Brown Hill VIC 3350

🏠 4 🚗 2 🚲 2 🏡 - 🏠 -

Year built - Distance 0.7km

Property type House

\$540 per week..

Last leased 07 Nov 2025

14 days on site



19 Middlin Street

Brown Hill VIC 3350

🏠 4 🚗 2 🚲 2 🏡 Land: 656m² 🏠 -

Year built - Distance 0.5km

Property type House

\$550 per week..

Last leased 14 Jul 2026

7 days on site



15 Cavanagh Ct

Ballarat East VIC 3350

🏠 4 🚗 2 🚲 2 🏡 - 🏠 -

Year built - Distance 1.6km

Property type House

\$470 per week..

Last leased 05 Sep 2025

8 days on site



18 Catalina Court

Ballarat East VIC 3350

🏠 4 🚗 2 🚲 2 🏡 - 🏠 -

Year built - Distance 1.6km

Property type House

\$460 per week..

Last leased 15 Jul 2026

21 days on site



18 Catalina Court

Ballarat East VIC 3350

🚗 4 🚲 2 🚲 2 🏠 - 🏠 -

Year built - Distance 1.6km

Property type House

\$460 per week..

Last leased 19 Feb 2026

9 days on site



221 Kline Street

Ballarat East VIC 3350

🚗 4 🚲 1 🚲 4 🏠 - 🏠 -

Year built - Distance 1.8km

Property type House

\$520 per week..

Last leased 26 Nov 2025

15 days on site