

Your Rental Appraisal

18th February 2026

To whom it may concern,

RE: 424A ASCOT STREET SOUTH, BALLARAT CENTRAL 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 **\$450 - \$465 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



328 Drummond St S

Ballarat Central VIC 3350

🚗 3 🏠 1 🚲 2 🏠 - 🏠 -

Year built - Distance 0.4km

Property type House

\$450 per week..

Last leased 27 Jan 2026

22 days on site



23 Salisbury Avenue

Newington VIC 3350

🚗 3 🏠 1 🚲 2 🏠 - 🏠 -

Year built - Distance 0.7km

Property type House

\$460 per week..

Last leased 05 Feb 2026

6 days on site



31 Salisbury Avenue

Newington VIC 3350

🚗 3 🏠 1 🚲 0 🏠 Land: 446m² 🏠 -

Year built - Distance 0.7km

Property type House

\$460 per week..

Last leased 12 Jan 2026

6 days on site



36 Peake St

Golden Point VIC 3350

🚗 3 🏠 2 🚲 1 🏠 Land: 547m² 🏠 -

Year built - Distance 1.7km

Property type House

\$460 per week..

Last leased 16 Dec 2025

27 days on site