

Your Rental Appraisal

June 3rd 2026

To whom it may concern,

RE: 201 SMYTHES ROAD, DELACOMBE VIC 3356

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 **\$540 - \$560 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



6 Jasmine Drive

Delacombe VIC 3356

5 2 1 - -

Year built - Distance 0.6km

Property type House

\$515 per week..

Last leased 02 Apr 2026

23 days on site



203 Smythes Road

Delacombe VIC 3356

7 3 0 - -

Year built - Distance 0.1km

Property type House

\$1,000 per week..

Last leased 16 Dec 2025

12 days on site