

Your Rental Appraisal

July 8th 2026

To whom it may concern,

RE: 51 SWAN BOULEVARD, WINTER VALLEY VIC 3358

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 **\$480 - \$500 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

**8 Verona Street**

Winter Valley VIC 3358

4 2 3 - -

Year built - Distance 0.4km

Property type House

\$490 per week..

Last leased 29 Jun 2026

10 days on site

**5 Sandpiper Avenue**

Winter Valley VIC 3358

 4 2 2 Land: 490m² -

Year built - Distance 0.1km

Property type House

\$500 per week..

Last leased 22 Jun 2026

12 days on site

**17 Wedgetail Drive**

Winter Valley VIC 3358

 4 2 2 Land: 589m² -

Year built - Distance 0.2km

Property type House

\$490 per week..

Last leased 15 Jun 2026

31 days on site

**10 Fantail Street**

Winter Valley VIC 3358

 4 2 2 Land: 507m² Floor: 216m²

Year built - Distance 0.1km

Property type House

\$500 per week..

Last leased 04 Jun 2026

31 days on site