

Your Rental Appraisal

18th February 2026

To whom it may concern,

RE: 24 SPRINGS ROAD, 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 - \$525 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

**18 Chiara Court**

Brown Hill VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 0.7km

Property type House

\$560 per week..

Last leased 01 Dec 2025

32 days on site

**27A Ryan Street**

Brown Hill VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 1.3km

Property type House

\$540 per week..

Last leased 07 Nov 2025

14 days on site

**15 Blanc Court**

Brown Hill VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 1.2km

Property type House

\$560 per week..

Last leased 28 Oct 2025

15 days on site

**4 Ambience Place**

Brown Hill VIC 3350

🚗 4 🚶 2 🚲 2 🏠 Land: 492m² 🏠 Floor: 210m²

Year built - Distance 0.9km

Property type House

\$490 per week..

Last leased 23 Sep 2025

18 days on site