

# Your Rental Appraisal

3rd March 2026

To whom it may concern,

**RE: 30 OLYMPIC AVENUE, MOUNT CLEAR 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 **\$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](mailto: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](mailto: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

**4 Platform Close**

Mount Clear VIC 3350

 4 2 2 Land: 993m<sup>2</sup> -

Year built - Distance 0.2km

Property type House

**\$575 per week..**

Last leased 18 Feb 2026

20 days on site

**2 Doherty Close**

Mount Clear VIC 3350

4 2 2 - -

Year built - Distance 1.6km

Property type House

**\$540 per week..**

Last leased 22 Jul 2025

18 days on site

**22 Shakespeare Avenue**

Mount Helen VIC 3350

4 2 2 - -

Year built - Distance 1.9km

Property type House

**\$530 per week..**

Last leased 21 Oct 2025

15 days on site

**7 Oakbank Drive**

Mount Helen VIC 3350

4 2 2 - -

Year built - Distance 1.5km

Property type House

**\$515 per week..**

Last leased 12 Jun 2025

37 days on site