

Your Rental Appraisal

July 1st 2026

To whom it may concern,

RE: 5 GINGELL WAY, LUCAS 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 **\$530 - \$550 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



11 Hubbard Street

Lucas VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 0.3km

Property type House

\$540 per week

Last leased 19 Jun 2026

11 days on site



30 Lakeland Drive

Lucas VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 0.4km

Property type House

\$570 per week

Last leased 11 Jun 2026

13 days on site



169 Shortridge Drive

Lucas VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 0.4km

Property type House

\$520 per week

Last leased 19 May 2026

27 days on site



13 Whatman Street

Lucas VIC 3350

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built - Distance 0.3km

Property type House

\$520 per week

Last leased 19 May 2026

28 days on site