

# Your Rental Appraisal

April 8th 2026

To whom it may concern,

**RE: 113 HUMFFRAY STREET NORTH, BALLARAT EAST 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 **\$470 - \$490 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

**904 Armstrong St N**

Ballarat North VIC 3350

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 1.9km

Property type House

**\$475 per week..**

Last leased 09 Feb 2026

12 days on site

**115 Crompton St**

Soldiers Hill VIC 3350

🏠 4 🚗 1 🚘 2 🏡 Land: 419m<sup>2</sup> 🏠 -

Year built - Distance 1.8km

Property type House

**\$530 per week..**

Last leased 30 Jan 2026

18 days on site

**128 Raglan Street South**

Ballarat Central VIC 3350

🏠 4 🚗 2 🚘 2 🏡 Land: 999m<sup>2</sup> 🏠 -

Year built - Distance 1.9km

Property type House

**\$580 per week..**

Last leased 21 Jan 2026

31 days on site

**215 Lydiard Street Nth**

Soldiers Hill VIC 3350

🏠 4 🚗 2 🚘 0 🏡 - 🏠 -

Year built - Distance 1.0km

Property type House

**\$515 per week..**

Last leased 08 Jan 2026

24 days on site