

Your Rental Appraisal

SEPTEMBER 9th 2026

To whom it may concern

RE: 4 PARKSIDE ROAD, DELACOMBE VIC 3356

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 **\$360-\$380 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 0498 487 556, alternatively via email at taneyaburke@mcgrath.com.au

I look forward to hearing from you in the near future.

Warmest regards,



Taneya Burke

Property Manager

0498 487 556

taneyaburke@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



3 Jordan Avenue

Delacombe VIC 3356

2 1 1 - -

Year built - Distance 0.6km

Property type House

\$365 per week..

Last leased 28 Oct 2025

15 days on site



16 Oscar Dr

Sebastopol VIC 3356

2 1 1 - -

Year built - Distance 0.6km

Property type House

\$400 per week..

Last leased 25 Aug 2026

15 days on site



4 Miller St

Sebastopol VIC 3356

2 1 0 - -

Year built - Distance 1.0km

Property type House

\$380 per week..

Last leased 02 Jul 2026

34 days on site



5/91 Grant St

Sebastopol VIC 3356

2 1 1 - -

Year built - Distance 1.0km

Property type House

\$370 per week..

Last leased 18 Nov 2025

13 days on site



1A Zora Court

Sebastopol VIC 3356

2 1 2 - -

Year built - Distance 1.1km

Property type House

\$380 per week..

Last leased 29 May 2026

58 days on site



3 Scotcher Court

Delacombe VIC 3356

2 1 2 - -

Year built - Distance 1.4km

Property type House

\$380 per week..

Last leased 24 Nov 2025

41 days on site