

Your Rental Appraisal

April 7th 2026

To whom it may concern,

RE: 310 SEBASTOPOL-SMYTHESDALE ROAD, ROSS CREEK VIC 3351

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 **\$450 - \$480 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



4 Platform Close

Mount Clear VIC 3350

🏠 4 🚗 2 🚘 2 📏 Land: 993m² 🏠 -

Year built - Distance 0.5km

Property type House

\$575 per week..

Last leased 18 Feb 2026

20 days on site



15 Canadian Crescent

Canadian VIC 3350

🏠 4 🚗 2 🚘 2 📏 - 🏠 -

Year built - Distance 1.7km

Property type House

\$550 per week..

Last leased 12 Feb 2026

21 days on site



14 Landale Avenue

Mount Clear VIC 3350

🏠 4 🚗 2 🚘 2 📏 - 🏠 -

Year built - Distance 0.6km

Property type House

\$500 per week..

Last leased 17 Nov 2025

26 days on site



913 Geelong Road

Canadian VIC 3350

🏠 4 🚗 2 🚘 0 📏 - 🏠 -

Year built - Distance 1.8km

Property type House

\$490 per week..

Last leased 25 Nov 2025

8 days on site