

# Your Rental Appraisal

May 20th 2026

To whom it may concern,

**RE: 1 CURNOW STREET, GOLDEN POINT 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 **\$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



825 Laurie St

Mount Pleasant VIC 3350

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 0.6km

Property type House

**\$450 per week..**

Last leased 04 Mar 2026

14 days on site



4 Haymes Crescet

Golden Point VIC 3350

🏠 4 🚗 1 🚘 1 🏡 - 🏠 -

Year built - Distance 0.9km

Property type House

**\$495 per week..**

Last leased 08 Jan 2026

3 days on site



608 Humffray Street South

Golden Point VIC 3350

🏠 4 🚗 2 🚘 1 🏡 Land: 358m<sup>2</sup> 🏠 Floor: 209m<sup>2</sup>

Year built - Distance 0.6km

Property type House

**\$650 per week..**

Last leased 03 Feb 2026

13 days on site



2/711 Bond Street

Mount Pleasant VIC 3350

🏠 4 🚗 2 🚘 2 🏡 - 🏠 -

Year built - Distance 0.4km

Property type House

**\$465 per week..**

Last leased 06 Mar 2026

11 days on site