

Your Rental Appraisal

4th March 2026

To whom it may concern,

RE: 12 WINDERMERE STREET, BALLARAT CENTRAL 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 **\$430 - \$450 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



328 Humffray Street South

Ballarat Central VIC 3350

3 1 0 - -

Year built - Distance 1.6km

Property type House

\$430 per week..

Last leased 25 Feb 2026

8 days on site



705 Barkly St

Mount Pleasant VIC 3350

3 1 2 - -

Year built - Distance 1.8km

Property type House

\$410 per week..

Last leased 20 Feb 2026

21 days on site



210 Dawson St South

Ballarat Central VIC 3350

3 1 1 - -

Year built - Distance 0.8km

Property type House

\$450 per week..

Last leased 06 Feb 2026

16 days on site



309 Macarthur Street

Soldiers Hill VIC 3350

3 2 1 - -

Year built - Distance 1.6km

Property type House

\$390 per week..

Last leased 06 Feb 2026

33 days on site