

# Your Rental Appraisal

May 6th 2026

To whom it may concern,

**RE: 23 WILSONS LANE, SEBASTOPOL 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 **\$410 - \$430 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



10 Alma Street

Sebastopol VIC 3356

🏠 3 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 1.7km

Property type House

**\$410 per week..**

Last leased 29 Apr 2026

36 days on site



14 Carmichael Court

Sebastopol VIC 3356

🏠 3 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 1.6km

Property type House

**\$440 per week..**

Last leased 30 Apr 2026

29 days on site



5 Bolton Street

Sebastopol VIC 3356

🏠 3 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 1.2km

Property type House

**\$410 per week..**

Last leased 15 Apr 2026

8 days on site



7 Zinnia Lane

Bonshaw VIC 3352

🏠 3 🚗 2 🚘 2 🏠 - 🏠 -

Year built - Distance 1.8km

Property type House

**\$400 per week..**

Last leased 01 May 2026

23 days on site