



COMPARATIVE MARKET ANALYSIS

62 CARDIGAN STREET, GRANVILLE, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST, OFFICE PHONE: 07 4123 7005



62 Cardigan Street
Granville, QLD, 4650

03 July 2025

To Whom It May Concern

Thank you for the opportunity to appraise the above property. Based on current market conditions and our comprehensive knowledge of the local rental market, we are pleased to provide you with an estimate of the weekly rental value this property may achieve.

We trust this information assists you in understanding the potential rental return of your investment. Should you have any questions regarding this appraisal or wish to discuss the next steps in leasing your property, please do not hesitate to contact our office for further assistance.

Thank you once again for considering LJ Hooker Fraser Coast. We look forward to the opportunity of assisting you further with your property needs.

This appraisal has been prepared on 103 /07/ 2025 and all the information is based on current market analysis for the property presented iaccording to minimum Housing Standards legislation.

Estimated Rental Price Range: \$530 - \$550 per week

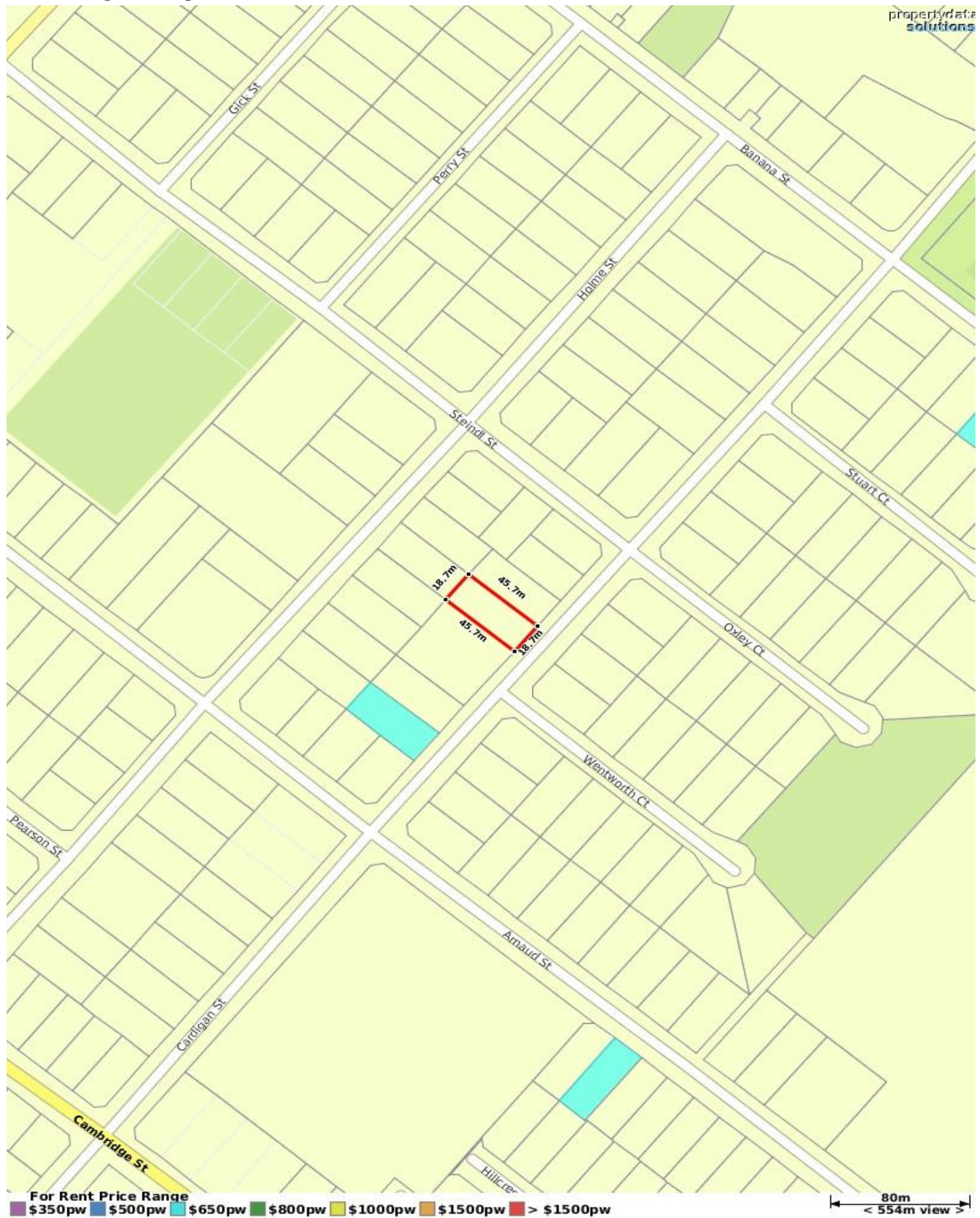
Kind Regards

A handwritten signature in cursive script, appearing to read 'Julie Wyvill'.

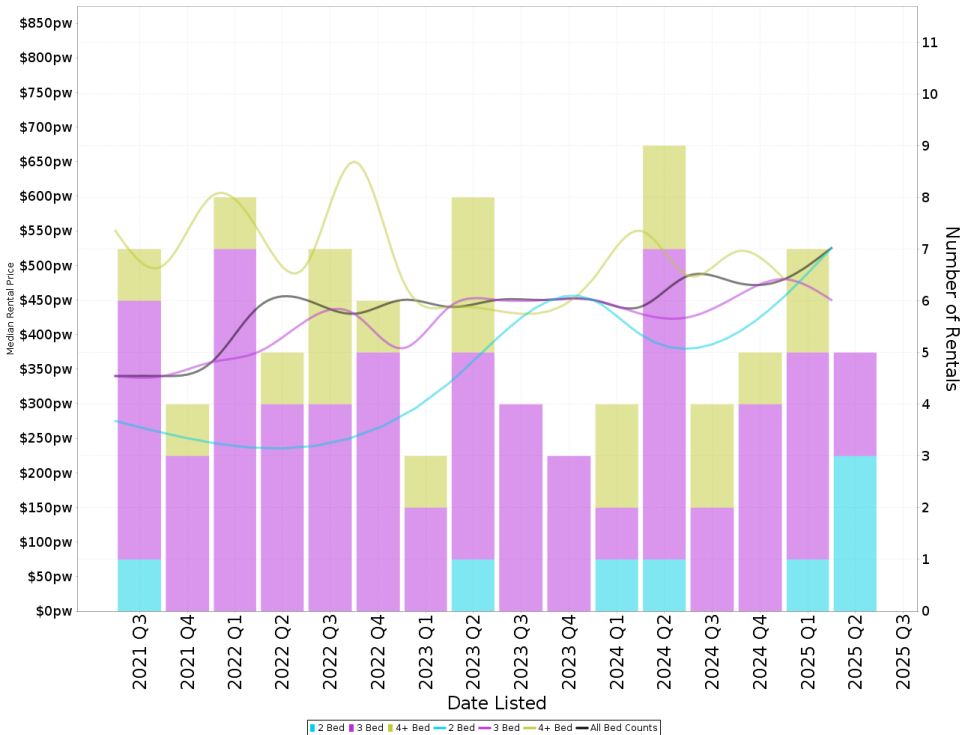
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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.9%

Current Median Price: \$460,000
Previous Median Price: \$387,000

Based on 99 registered House sales compared over the last two rolling 12 month periods.

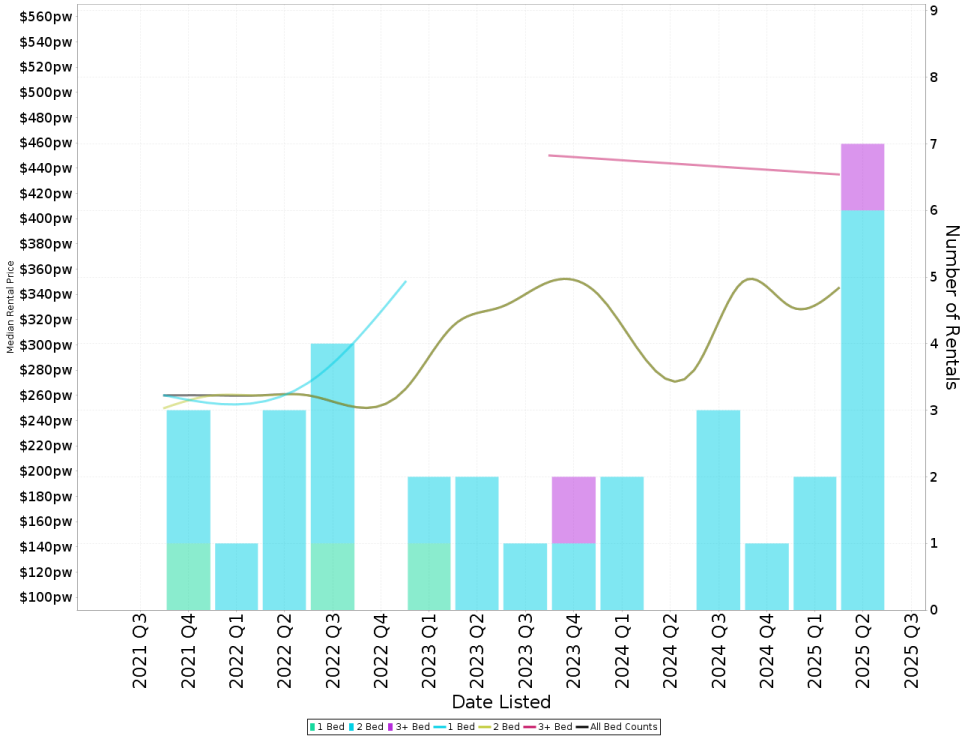
Suburb Rental Yield

+5.6%

Current Median Price: \$460,000
Current Median Rent: \$495

Based on 21 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.6%

Current Median Price: \$312,250
Previous Median Price: \$370,000

Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

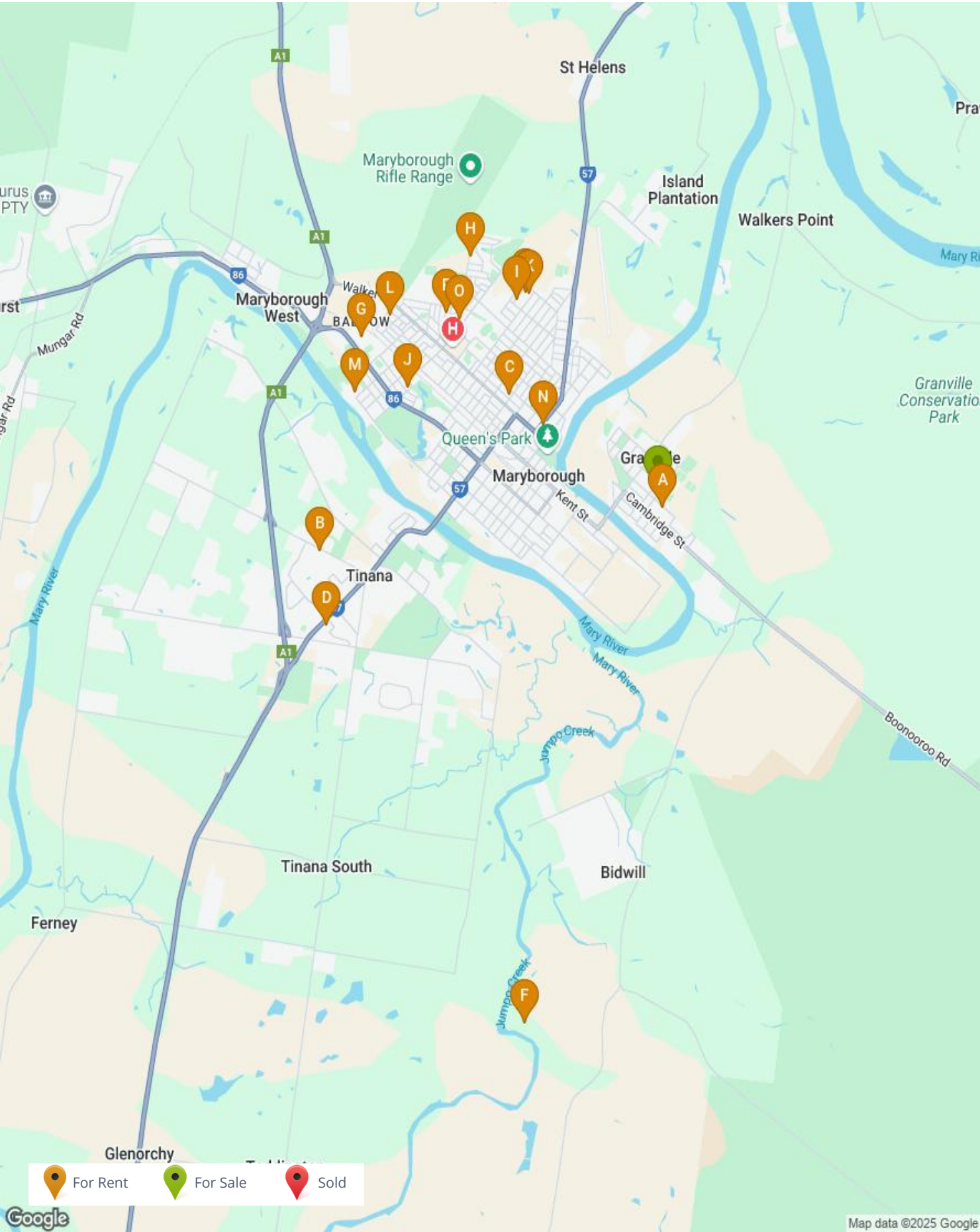
Suburb Rental Yield

+5.7%

Current Median Price: \$312,250
Current Median Rent: \$345

Based on 13 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 16 rental properties selected within the radius of 15000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$600 with a median rental price of \$550. Days listed ranges from 2 to 44 days with the average currently at 22 days for these selected properties.

173 ARNAUD ST, GRANVILLE 4650

 3  1  7



Property Type: House
Area: 792 m² (94 m²)
RPD: L61 RP91856

Current Rent Price: **\$565**
First Rent Price: **\$565**
Month Listed: **July 2025**
Days on Market: **2 Days**

Features: STOREYS: 2, DOUBLE STOREY, SOLAR PANELS, FIRE PLACE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS,



87 CENTRAL RD, TINANA 4650

 3  1  2



Property Type: House
Area: 2,970 m²
RPD: L1 RP869296

Current Rent Price: **\$540**
First Rent Price: **\$540**
Month Listed: **July 2025**
Days on Market: **2 Days**

Features: LOWSET, CONTEMPORARY, GARAGE, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT



178 TOOLEY ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 959 m²
RPD: L9 RP3463

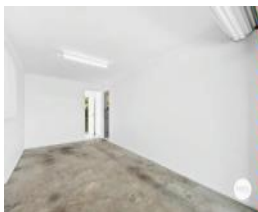
Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2025**
Days on Market: **7 Days**

Features: LOWSET, POST WAR, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



7 WILLOW CRT, TINANA 4650

 3  1  2



Property Type: House
Area: 715 m²
RPD: L8 RP850431

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **June 2025* (Rented)**
Days on Market: **8 Days**

Features: FULLY FENCED, IMPROVEMENTS: INTERNAL LAUNDRY



26 DYMOCK ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 577 m²
RPD: L48 RP100944

Current Rent Price: **\$515.00 Per Week**
First Rent Price: **\$515.00 Per Week**
Month Listed: **May 2025* (Rented)**
Days on Market: **43 Days**

Features:



Prepared on 03/07/2025 by LJ Hooker Fraser Coast, 07 4123 7000 at LJ Hooker Fraser Coast. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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80 KINBACHER RD, BIDWILL 4650

 3  1  1



Property Type: House
Area: 27.11 ha
RPD: L1-2 RP863202

Current Rent Price: **\$500**
First Rent Price: **\$520**
Month Listed: **June 2025**
Days on Market: **29 Days**

Features:



15 CHARLEMONT ST, MARYBOROUGH 4650

 3  1  4



Property Type: House
Area: 615 m²
RPD: L3 RP93184

Current Rent Price: **\$550**
First Rent Price: **\$570**
Month Listed: **June 2025**
Days on Market: **30 Days**

Features: HIGHSET, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SEPARATE DINING ROOM,



55 BRYANT ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 703 m²
RPD: L155 RP845485

Current Rent Price: **\$505**
First Rent Price: **\$505**
Month Listed: **June 2025**
Days on Market: **22 Days**

Features:



7 GILLHESPY ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 564 m²
RPD: L62 RP109099

Current Rent Price: **\$550.00 Per Week**
First Rent Price: **\$550.00 Per Week**
Month Listed: **June 2025* (Rented)**
Days on Market: **12 Days**

Features: BUILT IN ROBES, FULLY FENCED



52 NEPTUNE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 733 m²
RPD: L10 RP67083

Current Rent Price: **\$550.00 Per Week**
First Rent Price: **\$550.00 Per Week**
Month Listed: **May 2025* (Rented)**
Days on Market: **20 Days**

Features: LOWSET, STUDY, FULLY FENCED



29 DYMOCK ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 625 m²
RPD: L21 RP100944

Current Rent Price: **\$500 Per Week**
First Rent Price: **\$530 Per Week**
Month Listed: **May 2025* (Rented)**
Days on Market: **37 Days**

Features: HIGHSET, SOLAR PANELS, DECK, FAMILY/RUMPUS ROOM, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO



5 CLARKE PL, MARYBOROUGH 4650

 3  2  3



Property Type: House
Area: 836 m²
RPD: L3 RP209456

Current Rent Price: **\$600.00 Per Week**
First Rent Price: **\$600.00 Per Week**
Month Listed: **April 2025* (Rented)**
Days on Market: **35 Days**

Features:



349 QUEEN ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 809 m²
RPD: L3 RP68802

Current Rent Price: **\$540.00 per week**
First Rent Price: **\$540.00 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **44 Days**

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER



189 JOHN ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 516 m²
RPD: L1 RP79206

Current Rent Price: **\$535.00 Per Week**
First Rent Price: **\$535.00 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **30 Days**

Features: HIGHSET, QUEENSLANDER, GARAGE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



21 WYNNE PDE, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 498 m²
RPD: L11 RP89057

Current Rent Price: **\$550 per Week**
First Rent Price: **\$550 per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **8 Days**

Features: HIGHSET, POST WAR, GARAGE, AIR CONDITIONED, CLOSE TO SCHOOLS, IMPROVEMENTS: FLOORBOARDS, SECURE PARKING



21 DUNN ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 607 m²
RPD: L94 RP73964

Current Rent Price: **\$550.00 Per Week**
First Rent Price: **\$550.00 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **23 Days**

Features:



62 CARDIGAN STREET, GRANVILLE, QLD 4650

Appraisal Price

This market analysis has been prepared on 03/07/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$530pw to \$550pw

Contact your agent for further information:

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