



COMPARATIVE MARKET ANALYSIS

47 LENTHALL STREET, ALDERSHOT, QLD 4650

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



47 Lenthall Street
Aldershot, QLD, 4650

31 July 2025

To Whom It May Concern

Thank you for the opportunity to appraise this property at 364 Lennox Street Maryborough.

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 this investment property may achieve.

Should you have any questions regarding this appraisal or wish to discuss the steps in leasing a property with LJ Hooker Fraser Coast; please do not hesitate to contact me.

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

Estimated Rental Price Range: \$470 to \$510 per week

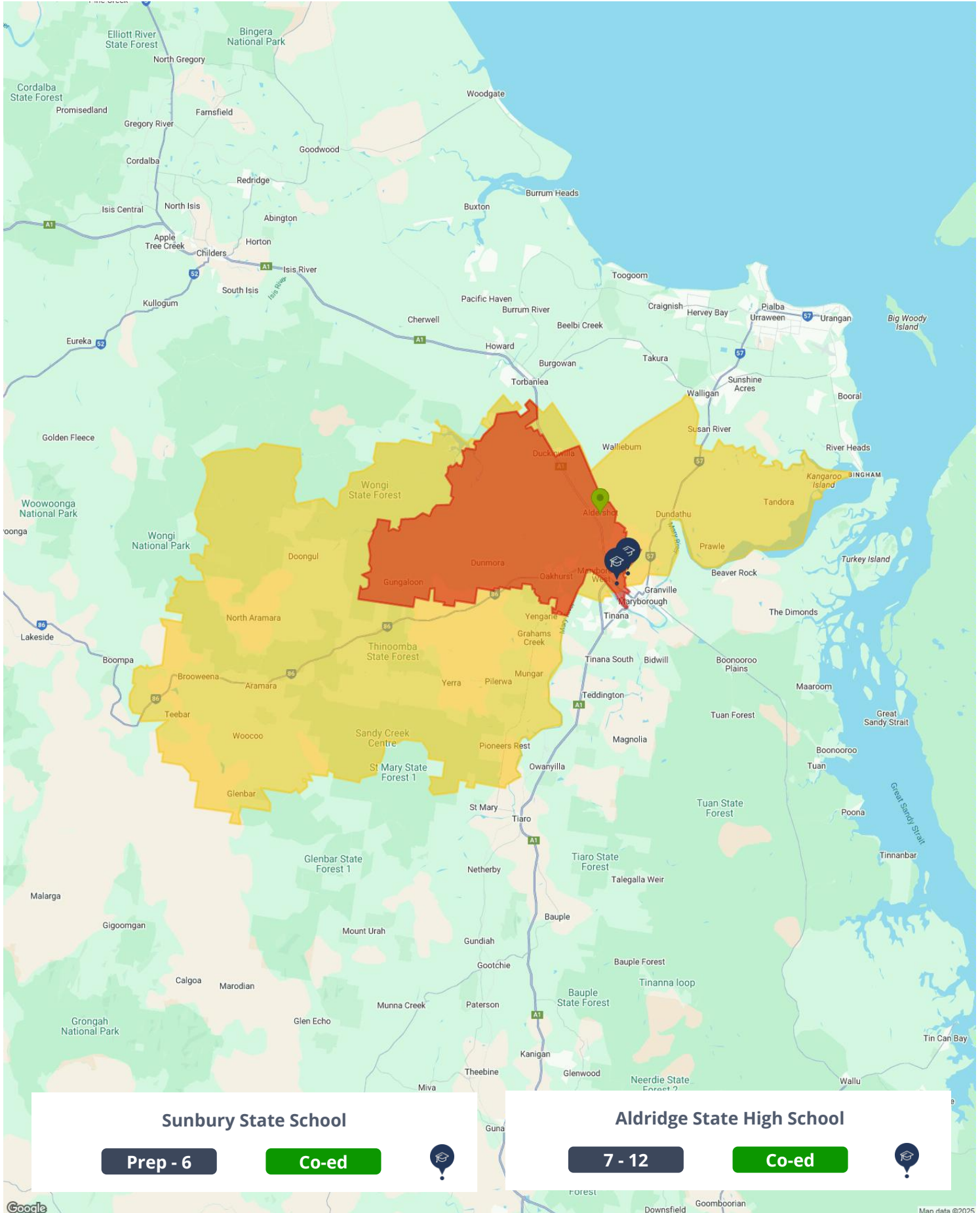
Kind Regards

A handwritten signature in black ink, appearing to read 'Julie Wyvill', written in a cursive style.

Julie Wyvill
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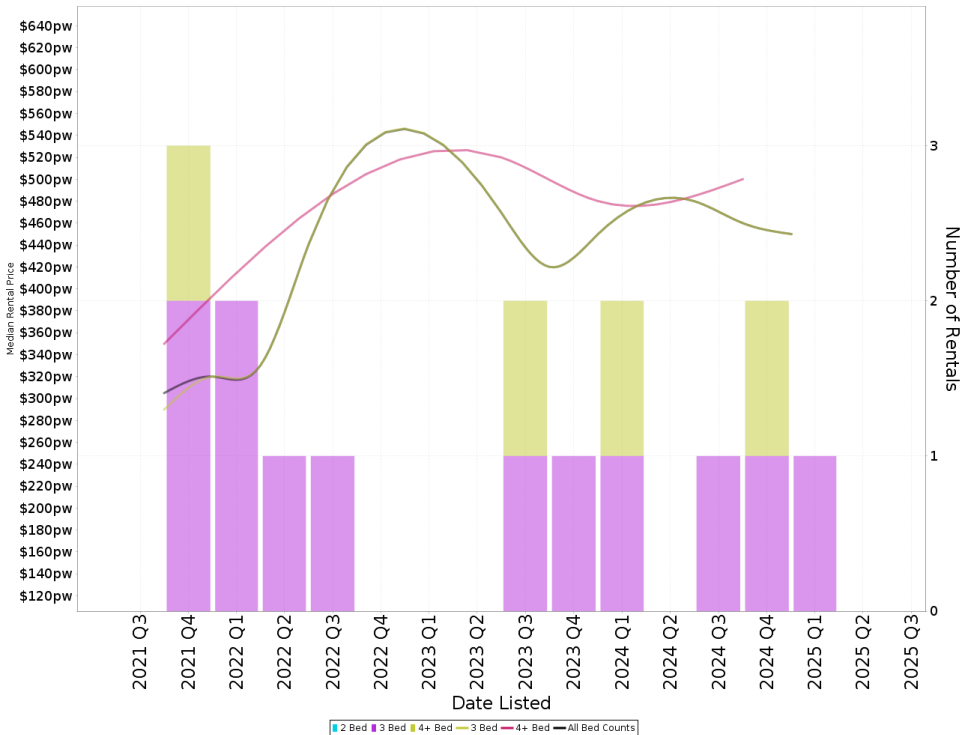
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.6%

Current Median Price: \$418,000
Previous Median Price: \$385,000

Based on 39 registered House sales compared over the last two rolling 12 month periods.

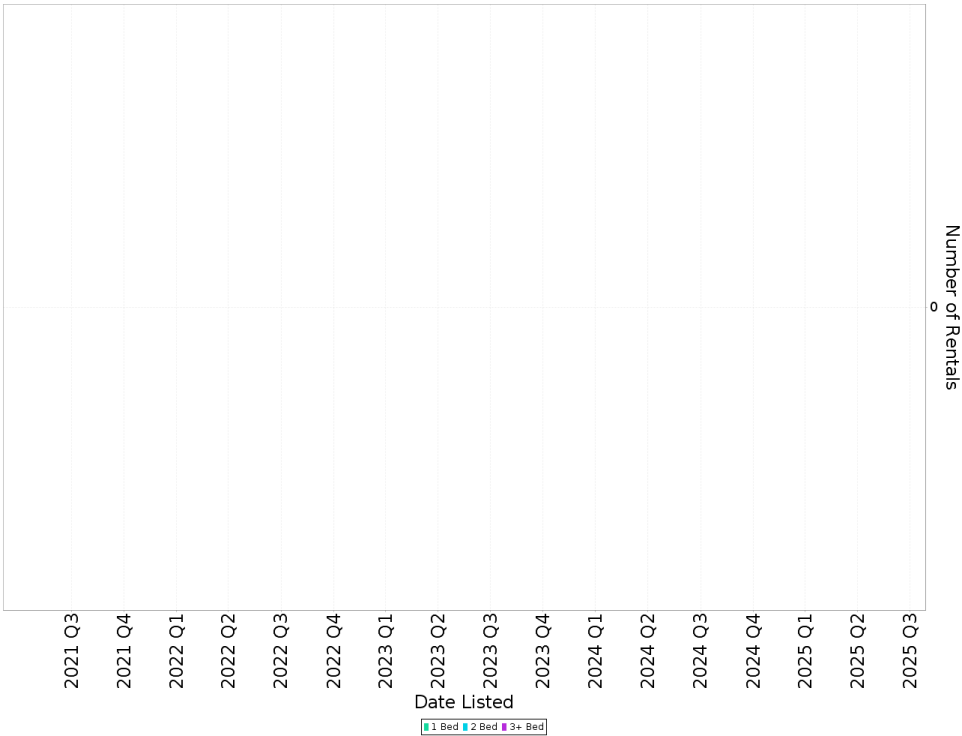
Suburb Rental Yield

+5.7%

Current Median Price: \$418,000
Current Median Rent: \$460

Based on 4 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



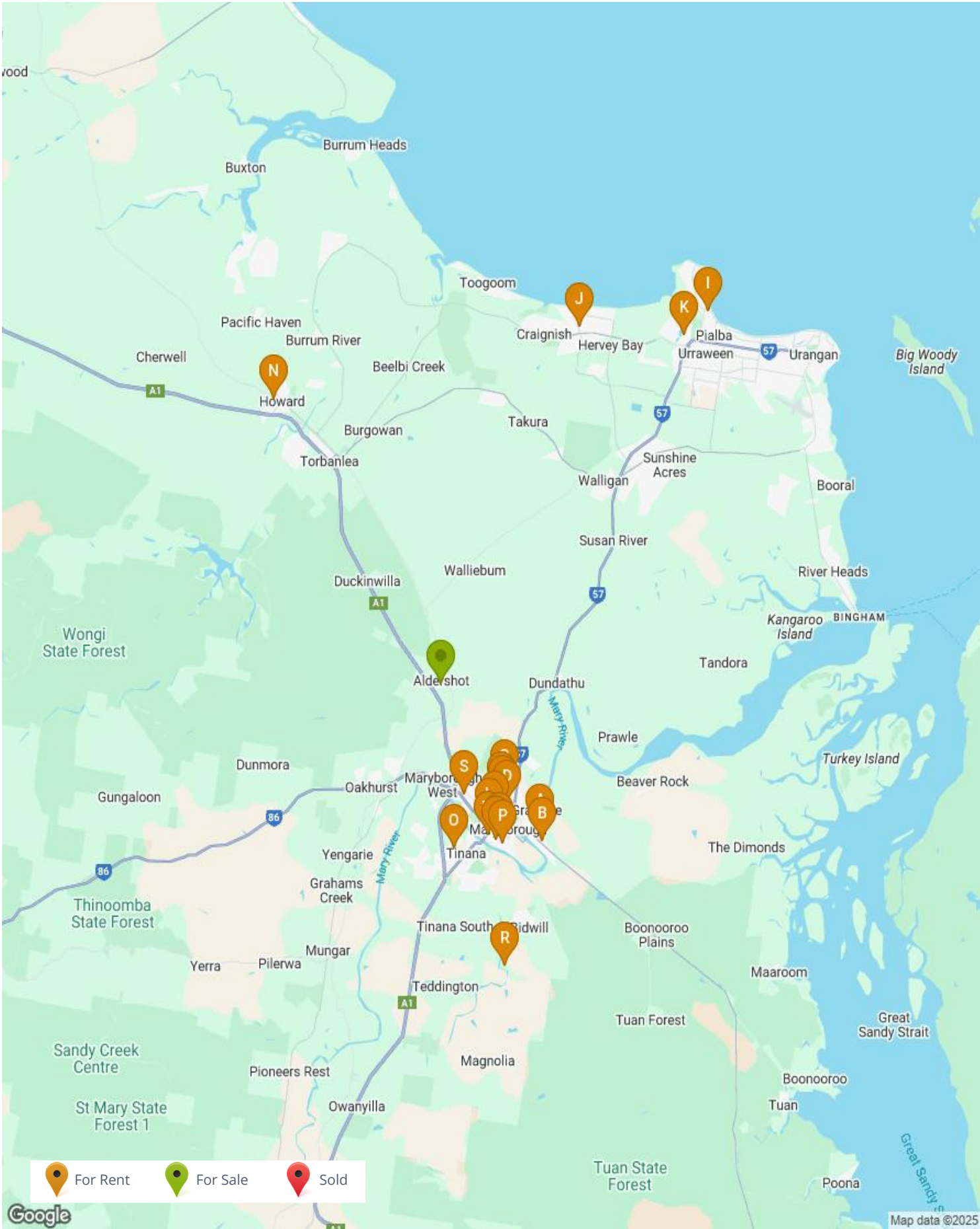
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 19 rental properties selected within the radius of 25000.0m from the focus property. The lowest for rent price is \$465 and the highest for rent price is \$580 with a median rental price of \$510. Days listed ranges from 2 to 57 days with the average currently at 23 days for these selected properties.

129 BANANA ST, GRANVILLE 4650

 3  1  2



Property Type: House
Area: 809 m²
RPD: L1 RP27173

Current Rent Price: **\$530**
First Rent Price: **\$530**
Month Listed: **July 2025**
Days on Market: **2 Days**

Features: LOWSET, POST WAR, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



6 JOCELYN PDE, GRANVILLE 4650

 3  1  3



Property Type: House
Area: 600 m²
RPD: L61 RP153017

Current Rent Price: **\$510**
First Rent Price: **\$510**
Month Listed: **July 2025**
Days on Market: **3 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, INTERNAL LAUNDRY



35 LENNOX ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,196 m²
RPD: L1 RP42559

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **July 2025**
Days on Market: **11 Days**

Features: HIGHSET, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



12 EVA ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 506 m²
RPD: L2 RP86428

Current Rent Price: **\$540**
First Rent Price: **\$540**
Month Listed: **July 2025* (Rented)**
Days on Market: **6 Days**

Features: HIGHSET, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED



76 FRANK ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 854 m²
RPD: L53 RP4007

Current Rent Price: **520.00 Per Week**
First Rent Price: **520.00 Per Week**
Month Listed: **July 2025**
Days on Market: **17 Days**

Features: STUDY



Prepared on 31/07/2025 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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56 WARD ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 854 m²
RPD: L113 RP4007

Current Rent Price: **\$500**
First Rent Price: **\$500.00**
Month Listed: **July 2025**
Days on Market: **28 Days**

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING



8 PROSPECT ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 794 m²
RPD: L1 RP83473

Current Rent Price: **\$520 p/w Close to CBD**
First Rent Price: **\$550 wk**
Month Listed: **July 2025**
Days on Market: **22 Days**

Features: AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA



276 ALBERT ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 615 m²
RPD: L2 RP3668

Current Rent Price: **\$470**
First Rent Price: **\$470**
Month Listed: **July 2025* (Rented)**
Days on Market: **17 Days**

Features:



15 HALCRO ST, PIALBA 4655

 3  1  1



Property Type: House
Area: 598 m²
RPD: L2 SP287910

Current Rent Price: **\$490 weekly**
First Rent Price: **\$490 weekly**
Month Listed: **July 2025**
Days on Market: **18 Days**

Features: LOWSET, POST WAR, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: PETS ALLOWED, INTERNAL LAUNDRY



4 CAROLYN ST, DUNDOWRAN BEACH 4655

 3  1  2



Property Type: House
Area: 800 m²
RPD: L77 RP143089

Current Rent Price: **\$500/week Book Online 24/7**
First Rent Price: **\$500/week Book Online 24/7**
Month Listed: **July 2025* (Rented)**
Days on Market: **13 Days**

Features: BUILT IN ROBES, IMPROVEMENTS: DISHWASHER, INTERNAL LAUNDRY, GARDEN / COURTYARD



20 BROLGA CRT, ELI WATERS 4655

 3  1  4



Property Type: House
Area: 752 m²
RPD: L80 RP860676

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **16 Days**

Features:



378 ALICE ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 440 m²
RPD: L1 RP104774

Current Rent Price: **\$580 Per Week**
First Rent Price: **\$580 Per Week**
Month Listed: **July 2025**
Days on Market: **24 Days**

Features: HIGHSET, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS



109 QUEEN ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,262 m²
RPD: L2 RP3569

Current Rent Price: **\$500 wk**
First Rent Price: **\$500 wk**
Month Listed: **July 2025* (Rented)**
Days on Market: **26 Days**

Features: HIGHSET, QUEENSLANDER, DECK, FAMILY/RUMPUS ROOM, VERANDAH/DECK



51 PROSPER ST, HOWARD 4659

 3  1  2



Property Type: House
Area: 1,037 m²
RPD: L88 CK2539

Current Rent Price: **\$500 Per Week**
First Rent Price: **\$500 Per Week**
Month Listed: **July 2025**
Days on Market: **29 Days**

Features: BUILT IN ROBES, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS, SECURE PARKING



87 CENTRAL RD, TINANA 4650

 3  1  2



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

Current Rent Price: **\$500**
First Rent Price: **\$540**
Month Listed: **July 2025**
Days on Market: **30 Days**

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



232 ANN ST, MARYBOROUGH 4650

3 1 1



Property Type: House
Area: 670 m²
RPD: L2 RP75131

Current Rent Price: **\$465**
First Rent Price: **\$465**
Month Listed: **July 2025**
Days on Market: **31 Days**

Features: HIGHSET, QUEENSLANDER, DECK, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS,



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:



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: **57 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* (Rented)**
Days on Market: **51 Days**

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



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Appraisal Price | Created: 31 July 2025

This market analysis has been prepared on 31/07/2025 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:

\$470pw to \$510pw

Contact your agent for further information:

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Office Phone: 07 4123 7000
Email: rentals.ljhookerfc@email.propertyme.com