

COMPARATIVE MARKET ANALYSIS

241 JOHN STREET, MARYBOROUGH, QLD 4650

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





241 John Street
Maryborough, QLD, 4650

Also known as 241A John Street, Maryborough, Qld 4650

To Whom It May Concern

Thank you for the opportunity to appraise this property and assist with your enquiries. 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 this 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 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: \$660 to \$690 per week

Kind Regards

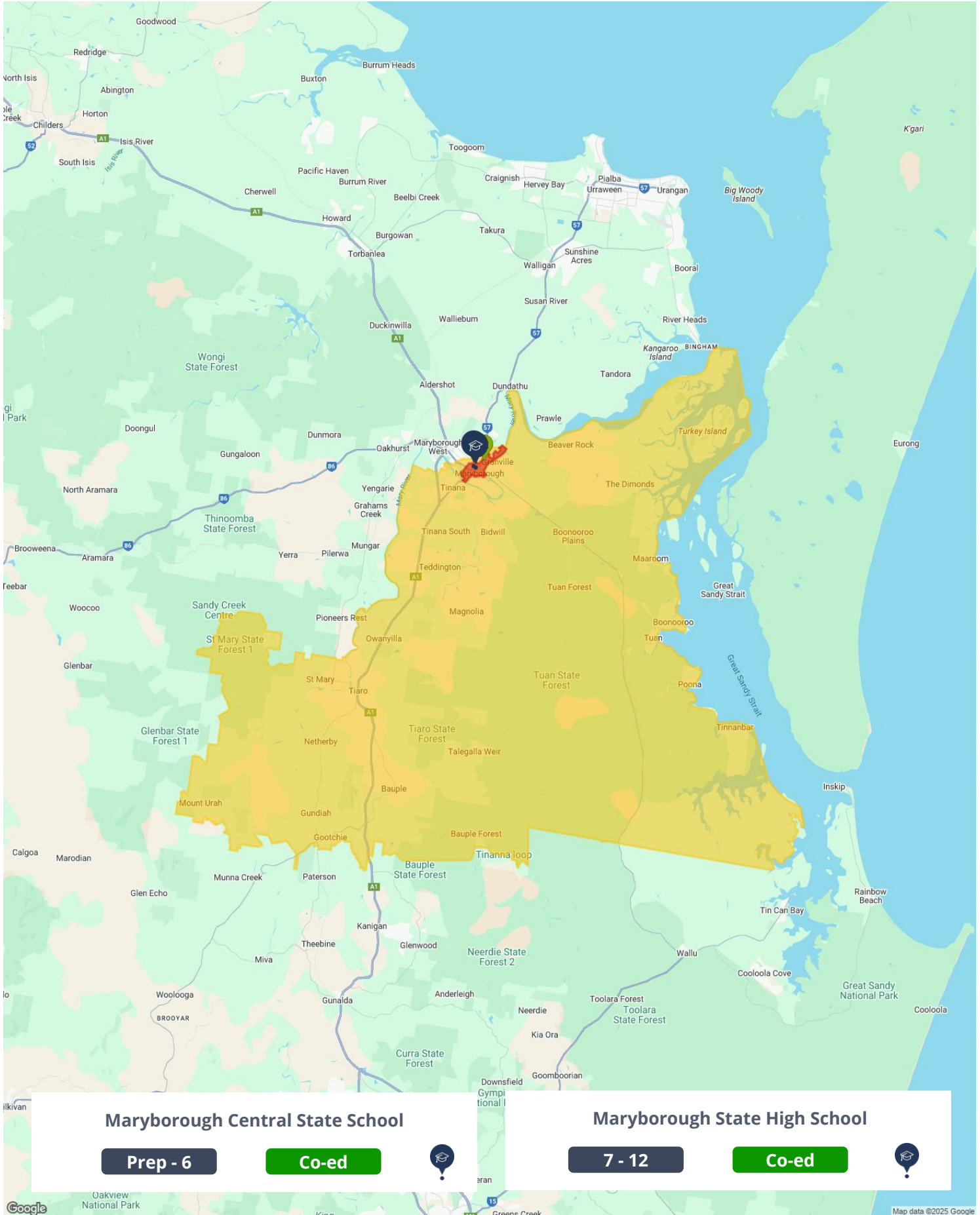
A handwritten signature in black ink, appearing to read 'Julie Wyvill'.

Julie Wyvill
LJ Hooker Fraser Coast
07 4123 7005
rentals.ljhookerfc@email.propertyme.com

Completed on: 08 August 2025

LJ Hooker Fraser Coast
Office Phone: 07 4123 7005
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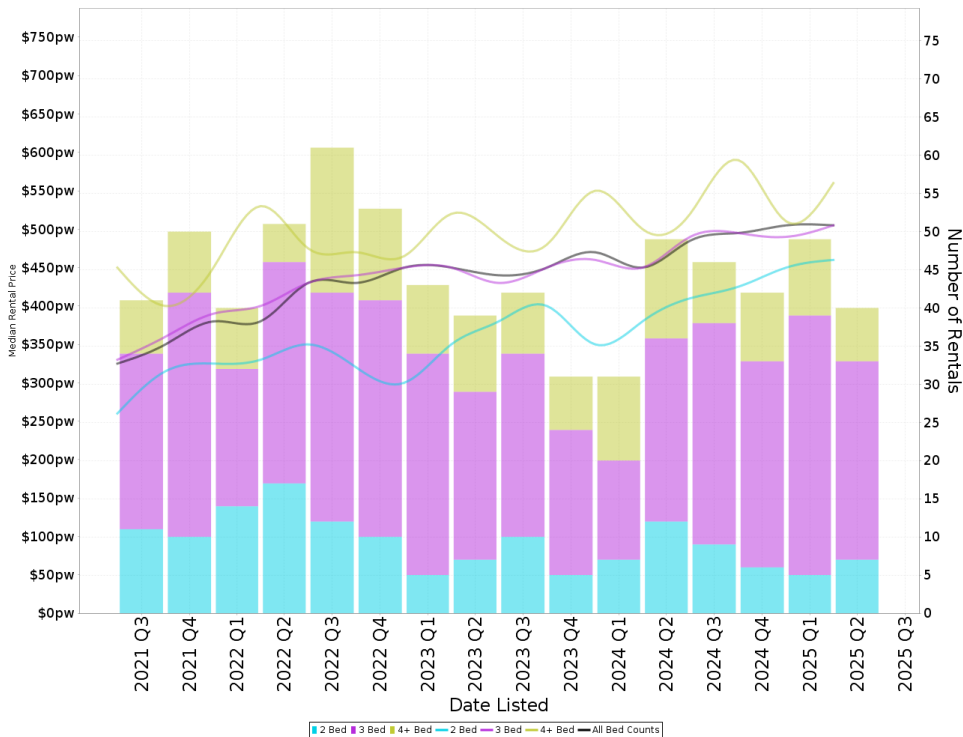
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+17.8%

Current Median Price: \$470,000
Previous Median Price: \$399,000

Based on 742 registered House sales compared over the last two rolling 12 month periods.

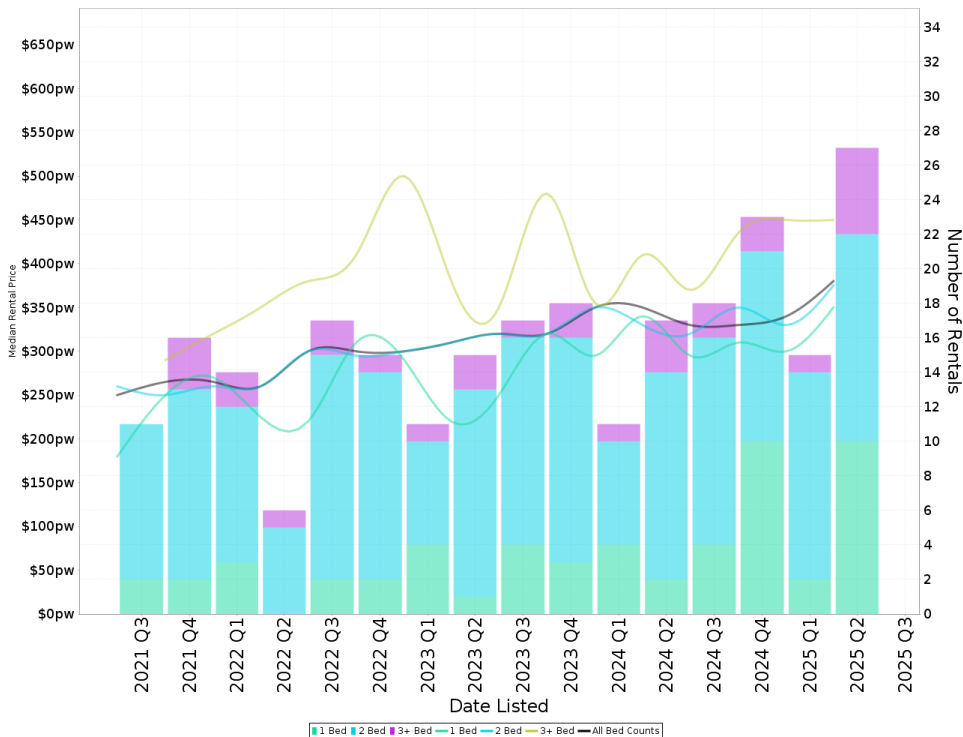
Suburb Rental Yield

+5.5%

Current Median Price: \$470,000
Current Median Rent: \$500

Based on 177 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.3%

Current Median Price: \$295,000
Previous Median Price: \$275,000

Based on 87 registered Unit sales compared over the last two rolling 12 month periods.

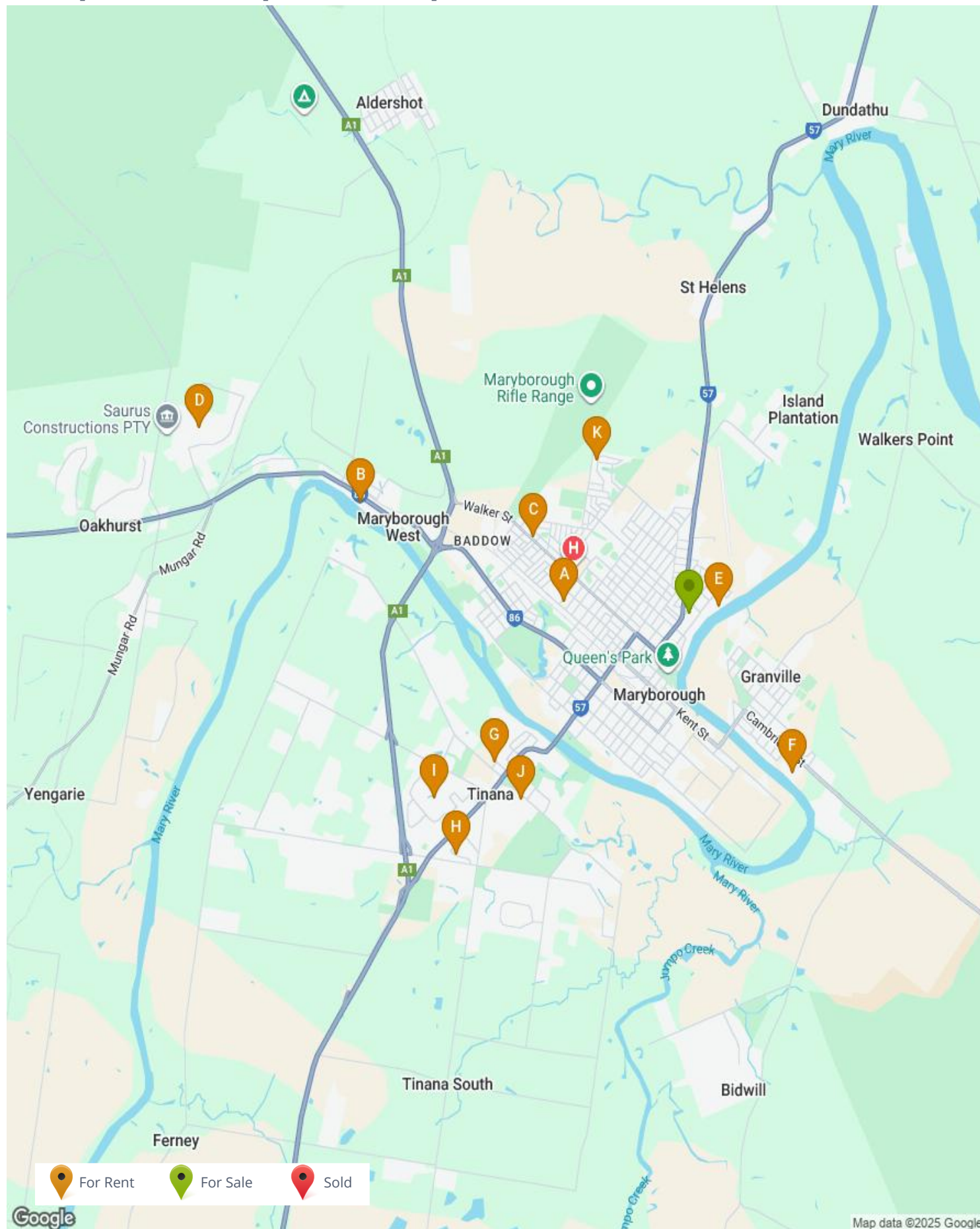
Suburb Rental Yield

+6.2%

Current Median Price: \$295,000
Current Median Rent: \$350

Based on 83 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 11 rental properties selected within the radius of 10000.0m from the focus property. The lowest for rent price is \$620 and the highest for rent price is \$715 with a median rental price of \$650. Days listed ranges from 7 to 42 days with the average currently at 18 days for these selected properties.

5 YARALLA ST, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 1,012 m²
RPD: L65 RP27154

Features: HIGHSET

Current Rent Price: **\$620**
First Rent Price: **\$620**
Month Listed: **July 2025* (Rented)**
Days on Market: **7 Days**



140 GAYNDAH RD, MARYBOROUGH WEST 4650

 3  2  2



Property Type: House
Area: 2,621 m²
RPD: L1 SP161210

Features: BUILD YR: 2004, DOUBLE STOREY, DECK, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, SCENIC VIEWS, WATER FRONTAGE,

Current Rent Price: **\$675**
First Rent Price: **\$675**
Month Listed: **July 2025**
Days on Market: **16 Days**



263 WALKER ST, MARYBOROUGH 4650

 3  2  4



Property Type: House
Area: 809 m²
RPD: L14 RP63940

Features: STUDY

Current Rent Price: **\$700**
First Rent Price: **\$850**
Month Listed: **May 2025* (Rented)**
Days on Market: **18 Days**



43 ALEXANDER DR, OAKHURST 4650

 3  2  4



Property Type: House
Area: 1.21 ha
RPD: L45 SP173310

Features: LOWSET, CONTEMPORARY, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, ENTERTAINMENT AREA, DAM/S, FULLY FENCED, SHED/S

Current Rent Price: **\$715.00 Per Week**
First Rent Price: **\$715.00 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **23 Days**



1A DOONVILLA AVE, MARYBOROUGH 4650

 4  3  3



Property Type: House
Area: 1,255 m²
RPD: L4 RP79257

Features:

Current Rent Price: **\$650.00 per week**
First Rent Price: **\$650.00 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **26 Days**



Prepared on 08/08/2025 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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3 MATTHEW PDE, GRANVILLE 4650

 4  2  7



Property Type: House
Area: 4,261 m²
RPD: L4 SP161207

Current Rent Price: **\$690**
First Rent Price: **\$690**
Month Listed: **July 2025* (Rented)**
Days on Market: **7 Days**

Features: GARAGE, MODERN KITCHEN, SCENIC VIEWS, WATER FRONTAGE



24 ISABEL ST, TINANA 4650

 4  1  6



Property Type: House
Area: 1,012 m²
RPD: L65 RP32909

Current Rent Price: **\$670 per week**
First Rent Price: **\$670 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **11 Days**

Features: HIGHSET, CONTEMPORARY, GARAGE, ENTERTAINMENT AREA, FULLY FENCED, SHED/S



1 AZALEA CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 765 m²
RPD: L19 RP145811

Current Rent Price: **\$640.00 per week**
First Rent Price: **\$640.00 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **30 Days**

Features: DECK, IMPROVEMENTS: SECURE PARKING, FLOORBOARDS



10 SATINASH CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 815 m²
RPD: L126 SP323929

Current Rent Price: **\$635.00 Per Week**
First Rent Price: **\$635.00 Per Week**
Month Listed: **May 2025* (Rented)**
Days on Market: **18 Days**

Features: LOWSET, CONTEMPORARY, GARAGE, STUDY, MODERN KITCHEN, AIR CONDITIONED, IMPROVEMENTS: PETS ALLOWED



5/38 WOONGOOL RD, TINANA 4650

 4  2  2



Property Type: House
Area: 805 m²
RPD: L5 SP211572

Current Rent Price: **\$630.00 per week**
First Rent Price: **\$630.00 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **42 Days**

Features:



36 PANORAMA DR, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 708 m²
RPD: L137 RP853464

Current Rent Price: **\$650 Per Week**
First Rent Price: **\$650 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **9 Days**

Features: LOWSET, BRICK AND TILE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, ENTERTAINMENT AREA, FULLY FENCED



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Appraisal Price

This market analysis has been prepared on 08/08/2025 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:

\$660pw to \$690pw

Contact your agent for further information:

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