



COMPARATIVE MARKET ANALYSIS

57 ZANTE STREET, MARYBOROUGH, QLD 4650

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



57 Zante Street
Maryborough, QLD, 4650

To Whom It May Concern

Thank you for the opportunity to appraise this 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 in the current market.

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 our office for 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. in due course

Weekly Rental:
Estimated Rental Price Range: \$460 - \$480 per week

Kind Regards

A handwritten signature in black ink, appearing to read 'Julie Wyvill', written over a light blue circular stamp.

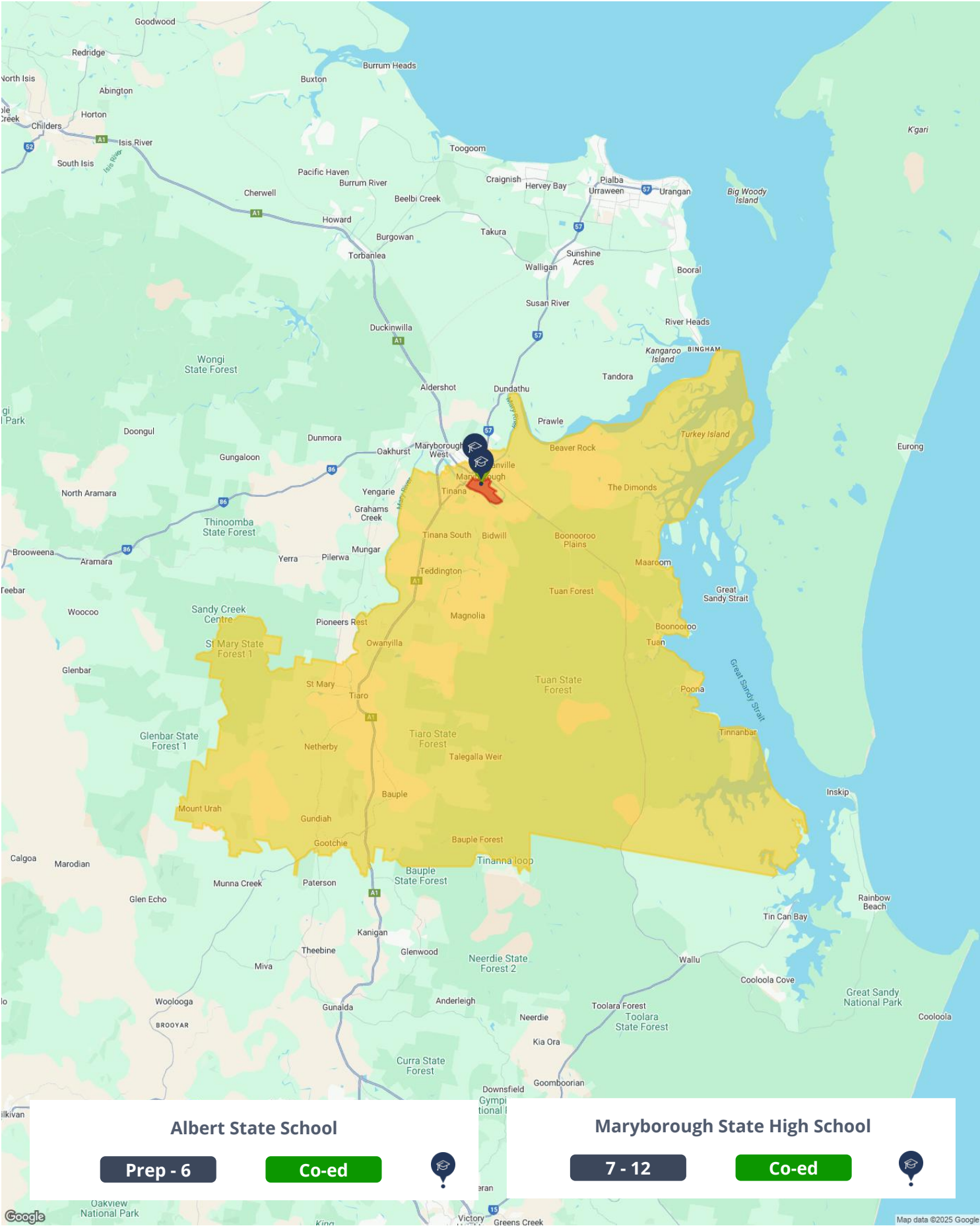
Julie Wyvill
LJ Hooker Fraser Coast
07 4123 7005

rentals.ljhookerfc@email.propertyme.com

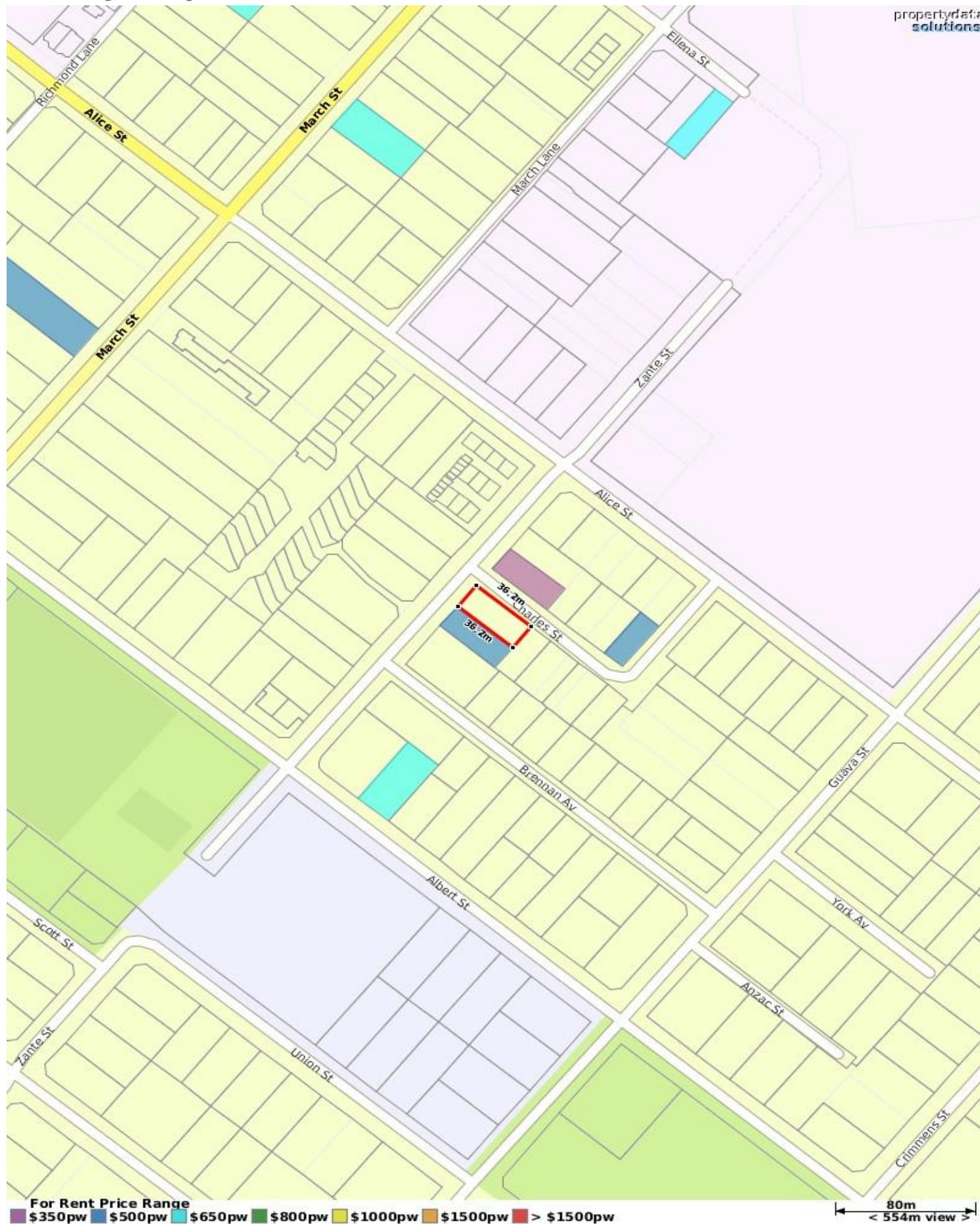
Prepared on: 19 August 2025

LJ Hooker Fraser Coast
Office Phone: 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com

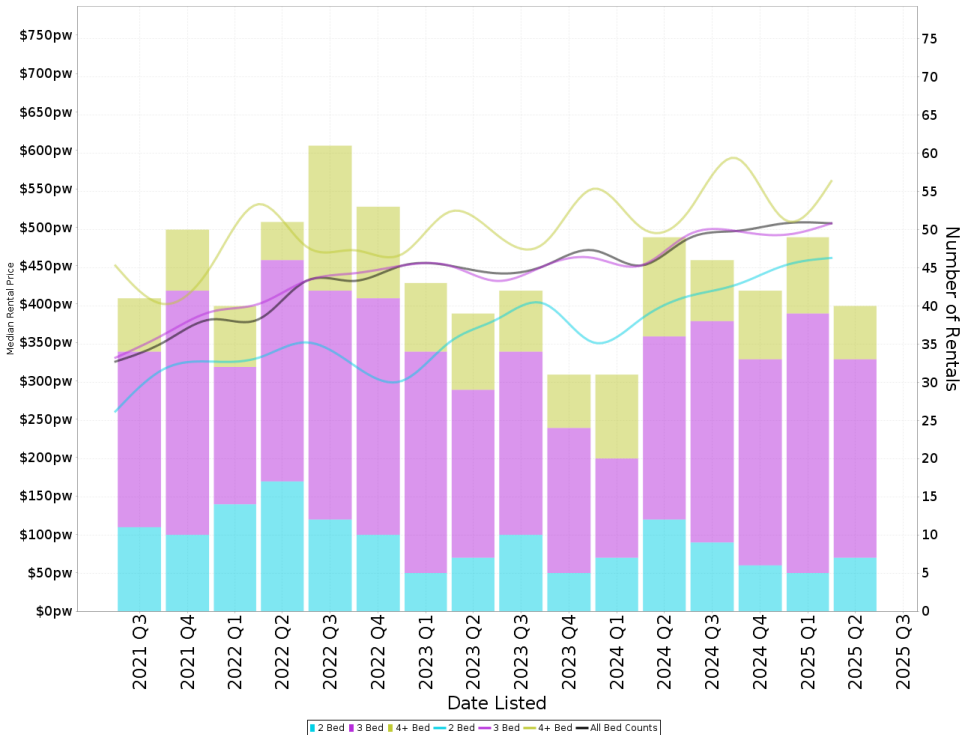
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.3%

Current Median Price: \$472,000
Previous Median Price: \$399,000

Based on 755 registered House sales compared over the last two rolling 12 month periods.

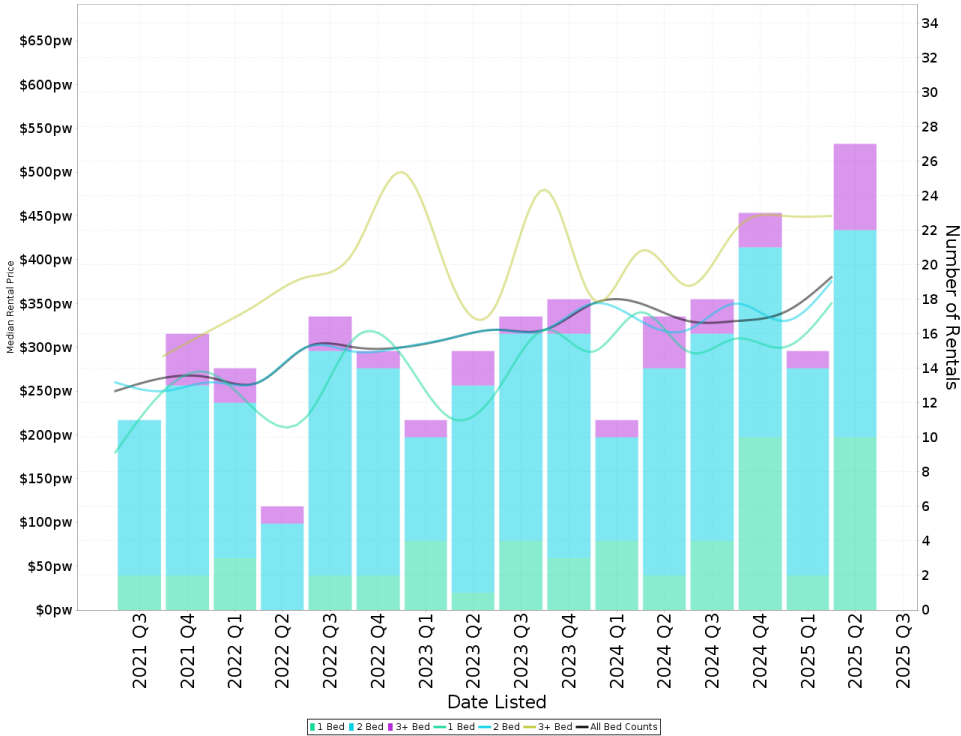
Suburb Rental Yield

+5.5%

Current Median Price: \$472,000
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.

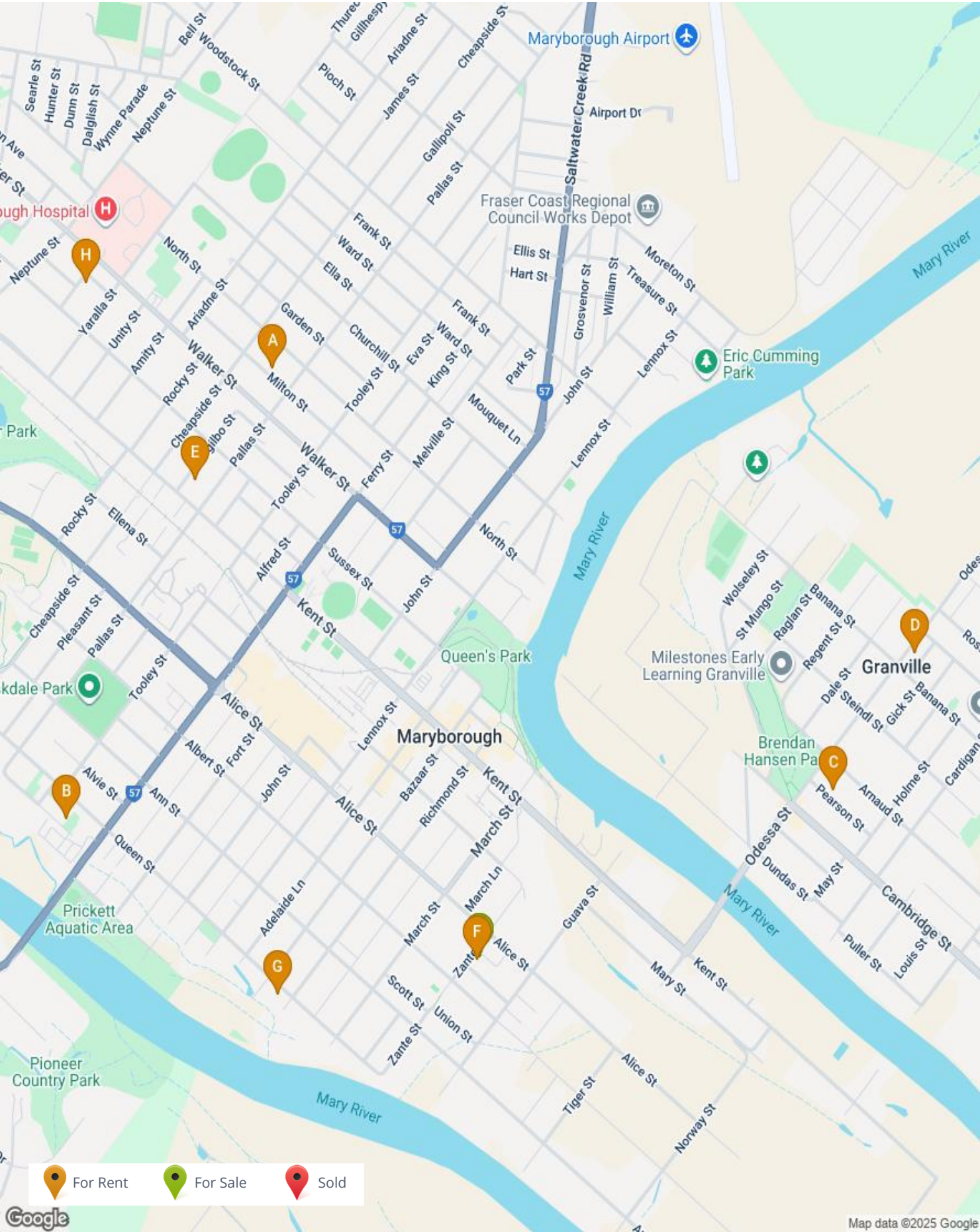
Suburb Rental Yield

+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 9 rental properties selected within the radius of 2000.0m from the focus property. The lowest for rent price is \$430 and the highest for rent price is \$510 with a median rental price of \$495. Days listed ranges from 5 to 54 days with the average currently at 30 days for these selected properties.

S, MARYBOROUGH 4650

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Property Type: House
Area: 951 m²
RPD:

Current Rent Price: **\$460**
First Rent Price: **\$460**
Month Listed: **August 2025**
Days on Market: **5 Days**

Features:

49 MILTON ST, MARYBOROUGH 4650

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Property Type: House
Area: 736 m²
RPD: L4 RP75278

Current Rent Price: **\$490**
First Rent Price: **\$490**
Month Listed: **July 2025* (Rented)**
Days on Market: **12 Days**

Features:



15 HYNNE ST, MARYBOROUGH 4650

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Property Type: House
Area: 817 m²
RPD: L68 M20190

Current Rent Price: **\$495**
First Rent Price: **\$495**
Month Listed: **July 2025* (Rented)**
Days on Market: **21 Days**

Features: LOWSET, QUEENSLANDER, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: PETS ALLOWED



10 PEARSON ST, GRANVILLE 4650

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Property Type: House
Area: 852 m²
RPD: L18 RP68089

Current Rent Price: **\$510.00 Per Week**
First Rent Price: **\$510.00 Per Week**
Month Listed: **July 2025**
Days on Market: **49 Days**

Features: DECK



95 ODESSA ST, GRANVILLE 4650

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Property Type: House
Area: 817 m²
RPD: L4 RP2263

Current Rent Price: **\$495**
First Rent Price: **\$510.00 Per Week**
Month Listed: **June 2025* (Rented)**
Days on Market: **52 Days**

Features: WALL TYPE: BRICK, STOREYS: 1, LOWSET, BRICK AND TILE, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY



7 DEGILBO ST, MARYBOROUGH 4650

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Property Type: House
Area: 911 m²
RPD: L24 RP3448

Features: HIGHSET

Current Rent Price: **\$430 Per Week**
First Rent Price: **\$430 Per Week**
Month Listed: **July 2025* (Rented)**
Days on Market: **19 Days**



55 ZANTE ST, MARYBOROUGH 4650

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Property Type: House
Area: 524 m²
RPD: L19 RP3918

Features: HIGHSET, QUEENSLANDER, VERANDAH/DECK, SLEEPOUT, FULLY FENCED, IMPROVEMENTS: SECURE PARKING

Current Rent Price: **\$460 per week**
First Rent Price: **\$460 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **44 Days**



42 QUEEN ST, MARYBOROUGH 4650

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Property Type: House
Area: 658 m²
RPD: L3 RP3794

Features: HIGHSET, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: FLOORBOARDS

Current Rent Price: **\$495**
First Rent Price: **\$495**
Month Listed: **June 2025* (Rented)**
Days on Market: **15 Days**



10 DRY ST, MARYBOROUGH 4650

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Property Type: House
Area: 876 m²
RPD: L32 RP42877

Features:

Current Rent Price: **\$505.00 Per Week**
First Rent Price: **\$505.00 Per Week**
Month Listed: **April 2025* (Rented)**
Days on Market: **54 Days**



57 ZANTE STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 19/08/2025 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:

\$460pw to \$480pw

Yield Estimate: 5.5% to 5.7%

Contact your agent for further information:

Agent Name: Julie Wyvill
Mobile: 0487 085 774
Office: LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com