



# **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

Julie Wyvill

LJ Hooker Fraser Coast

07 4123 7005

rentals.ljhookerfc@email.propertyme.com

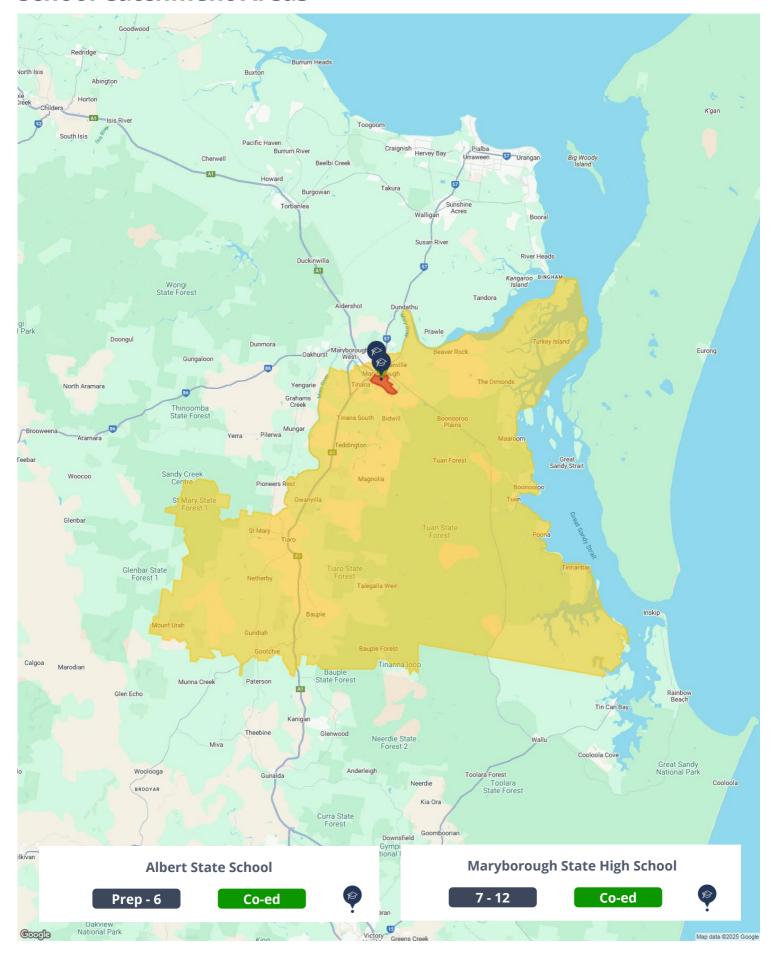
Prepared on: 19 August 2025

LJ Hooker Fraser Coast Office Phone: 07 4123 7005

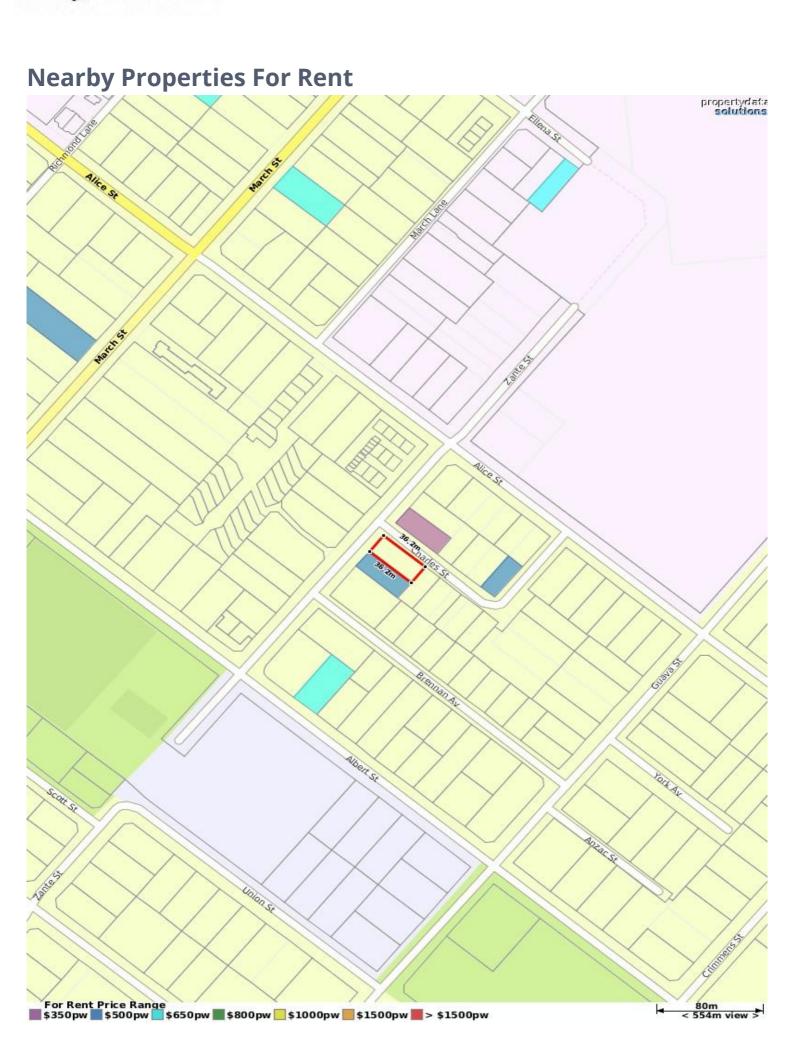
Email: rentals.ljhookerfc@email.propertyme.com



### **School Catchment Areas**

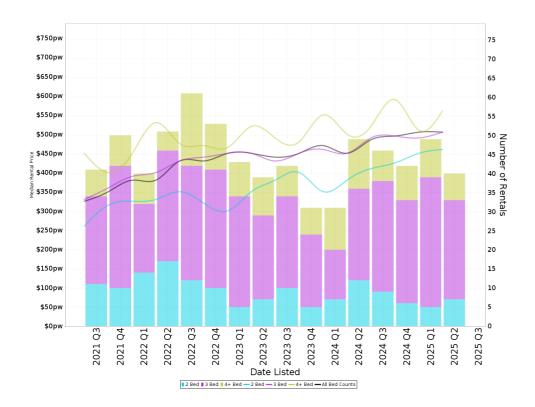


# LJ Hooker





### **Median Weekly Rents (Houses)**



**Suburb Sale Price Growth** 

+18.3%

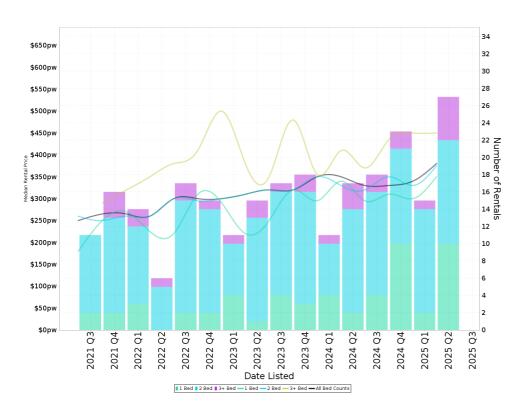
Current Median Price: \$472,000 Previous Median Price: \$399,000 Based on 755 registered House sales compared ove the last two rolling 12 month periods.

**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



**Google** 

**Comparable Properties Map** Woodslock St Maryborough Airport 🕏 Saltwater:CreekiRd Searle St Pioch St Hunter St Dalglish St. Gallons Airport Dr ersi Fraser Coast Regional Council Works Depot ough Hospital 🕕 Frank St North St Ward St Moreton St Ellis St Ellast Hart St Grosvenor Garden St Frank SI Churchill St 2 2 2 2 WalkerSt Partst Amost. **Eric Cumming** Johnst Milton St sidesi Moughet Ln Park Walker St **Ferryst** 5 Ellena St North St Susset St St Minos S ded S Banana St Kent St Milestones Early Queen's Park Granville Learning Granville A Steinal St. Banar kdale Park Alice St Albert St 45 Maryborough Brendan Hansen Pa Alviest Ann St Pearson St 57 Alice St Dundas St No. Adelaide Lt March Prickett Aquatic Area Scott St Union St Pioneer Country Park Mary River For Rent For Sale

Map data @2025 Google



### **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









Property Type: House Area: 951 m<sup>2</sup> RPD:

Features:

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

#### 49 MILTON ST, MARYBOROUGH 4650









Property Type: House Area: 736 m<sup>2</sup> RPD: L4 RP75278

Features:

Current Rent Price: \$490 First Rent Price: \$490

Month Listed: July 2025\* (Rented)

Days on Market: 12 Days



#### 15 HYNE ST, MARYBOROUGH 4650









Property Type: House Area: 817 m<sup>2</sup> 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









Property Type: House Area: 852 m<sup>2</sup> RPD: L18 RP68089

Features: DFCK

Current Rent Price: \$510.00 Per Week First Rent Price: \$510.00 Per Week

Month Listed: July 2025 Days on Market: 49 Days



#### 95 ODESSA ST, GRANVILLE 4650









Property Type: House Area: 817 m<sup>2</sup> 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



Prepared on 19/08/2025 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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#### 7 DEGILBO ST, MARYBOROUGH 4650









Property Type: House Area: 911 m<sup>2</sup> 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









Property Type: House Area: 524 m<sup>2</sup> RPD: L19 RP3918

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

Days on Market: 44 Days

Features: HIGHSET, QUEENSLANDER, VERANDAH/DECK, SLEEPOUT, FULLY FENCED,

**IMPROVEMENTS: SECURE PARKING** 



#### **42 QUEEN ST, MARYBOROUGH 4650**









Property Type: House Area: 658 m<sup>2</sup> RPD: L3 RP3794

Current Rent Price: \$495 First Rent Price: \$495

Month Listed: June 2025\* (Rented)

Days on Market: 15 Days

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



#### 10 DRY ST, MARYBOROUGH 4650









Property Type: House Area: 876 m<sup>2</sup> 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

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Email: rentals.ljhookerfc@email.propertyme.com