



COMPARATIVE MARKET ANALYSIS

65 JUPITER STREET, MARYBOROUGH, QLD 4650

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



65 Jupiter 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: \$570 - \$590 per week

Kind Regards

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

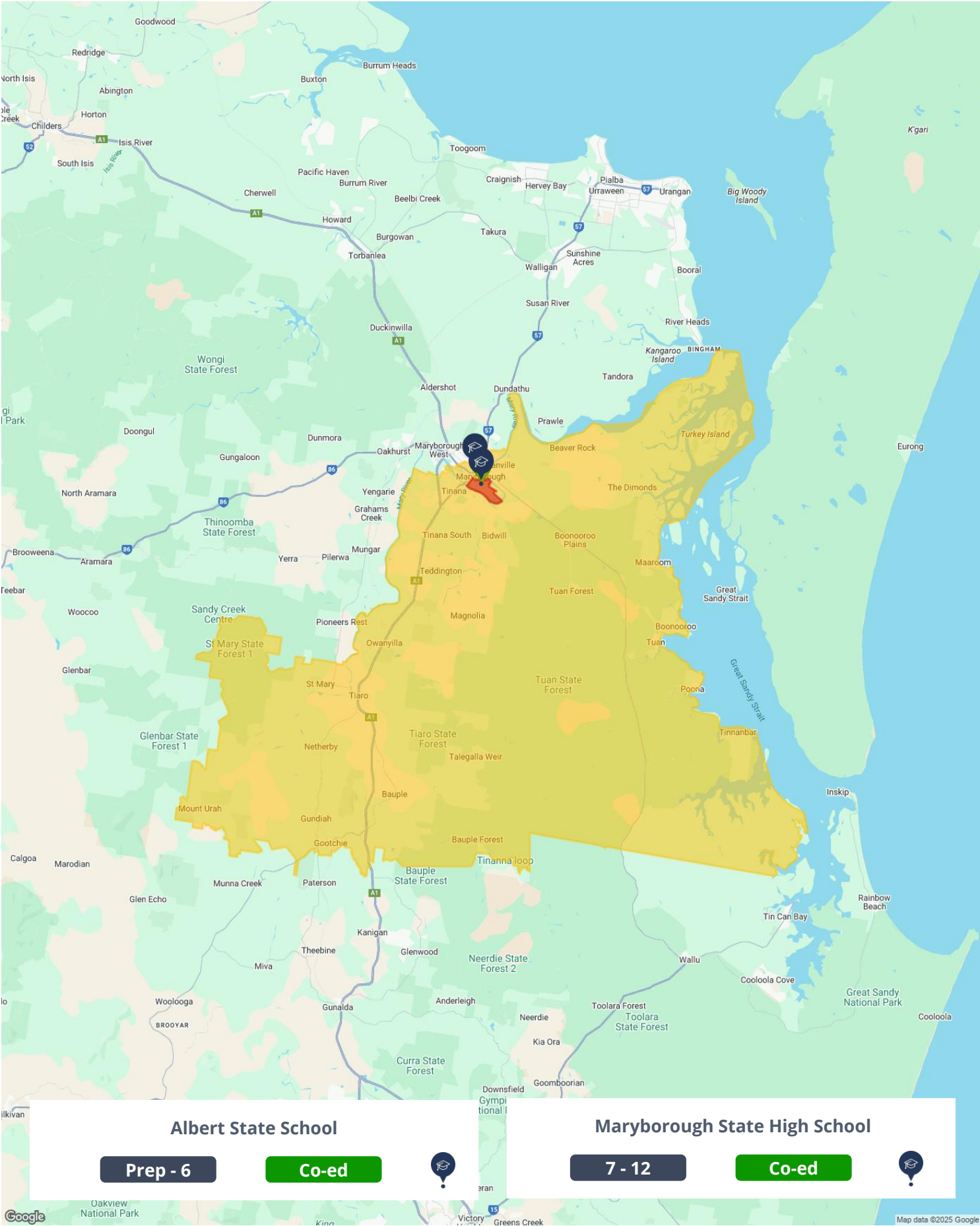
Julie Wyvill
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rentals.ljhookerfc@email.propertyme.com

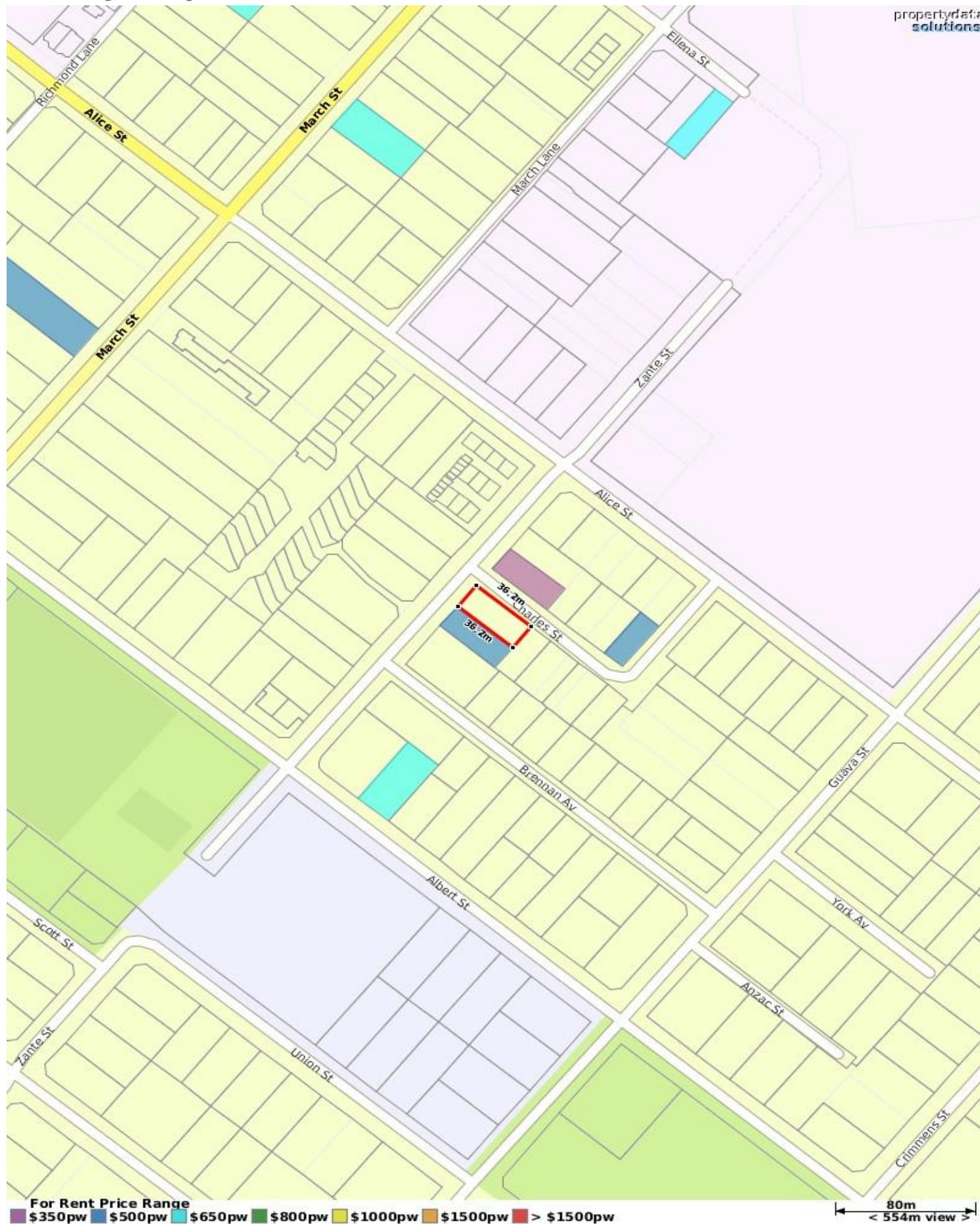
Prepared on: 19 August 2025

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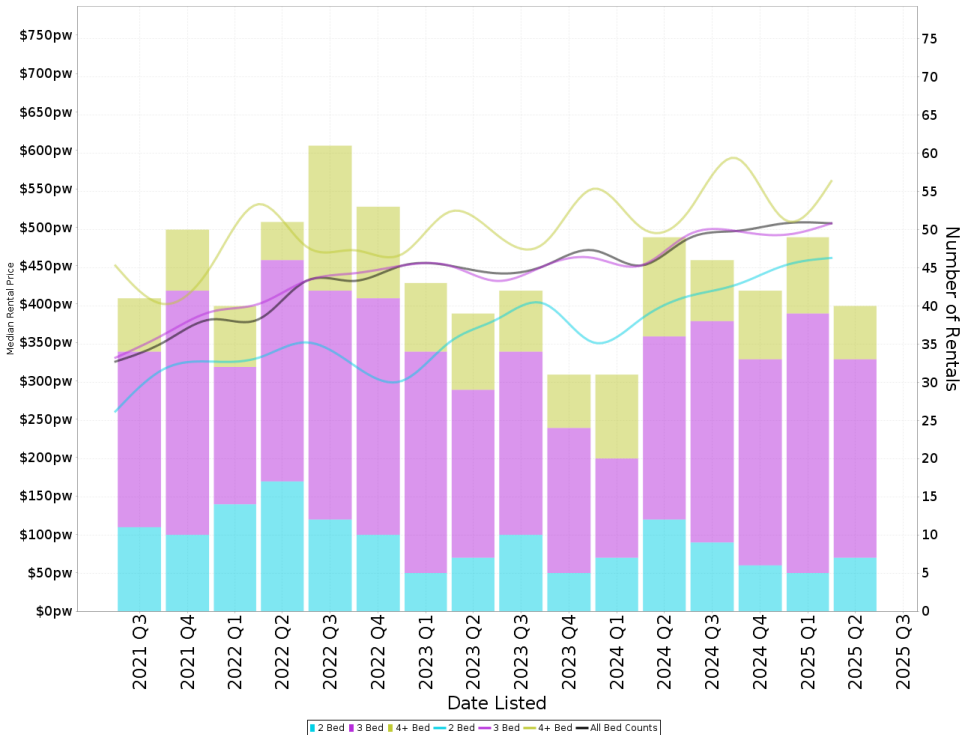
School Catchment Areas



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.

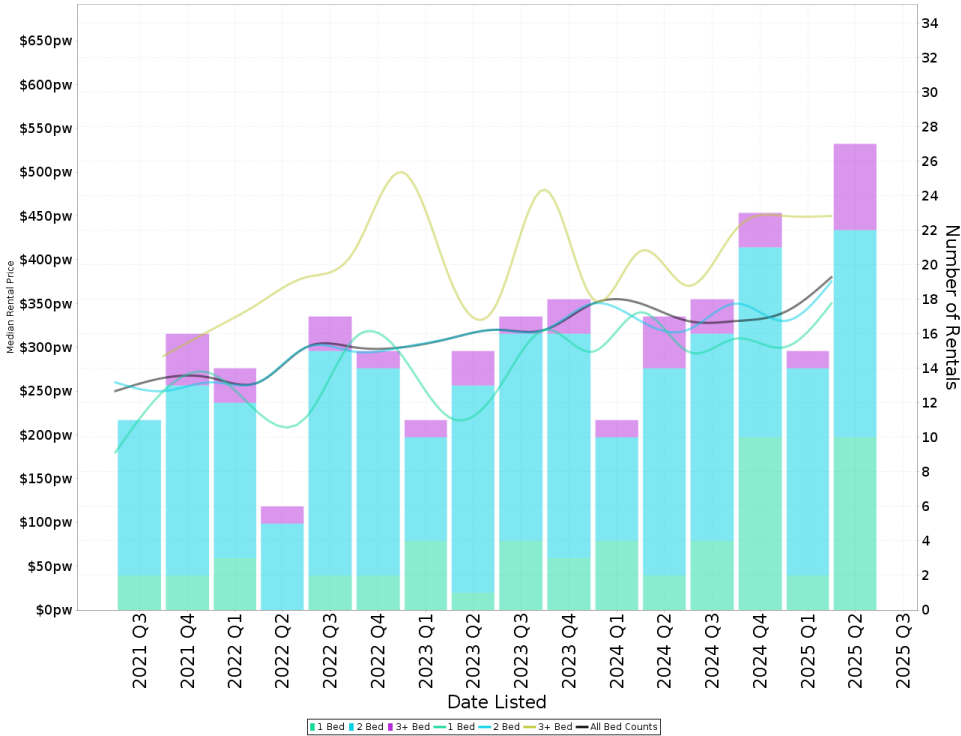
Suburb Rental Yield

+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.

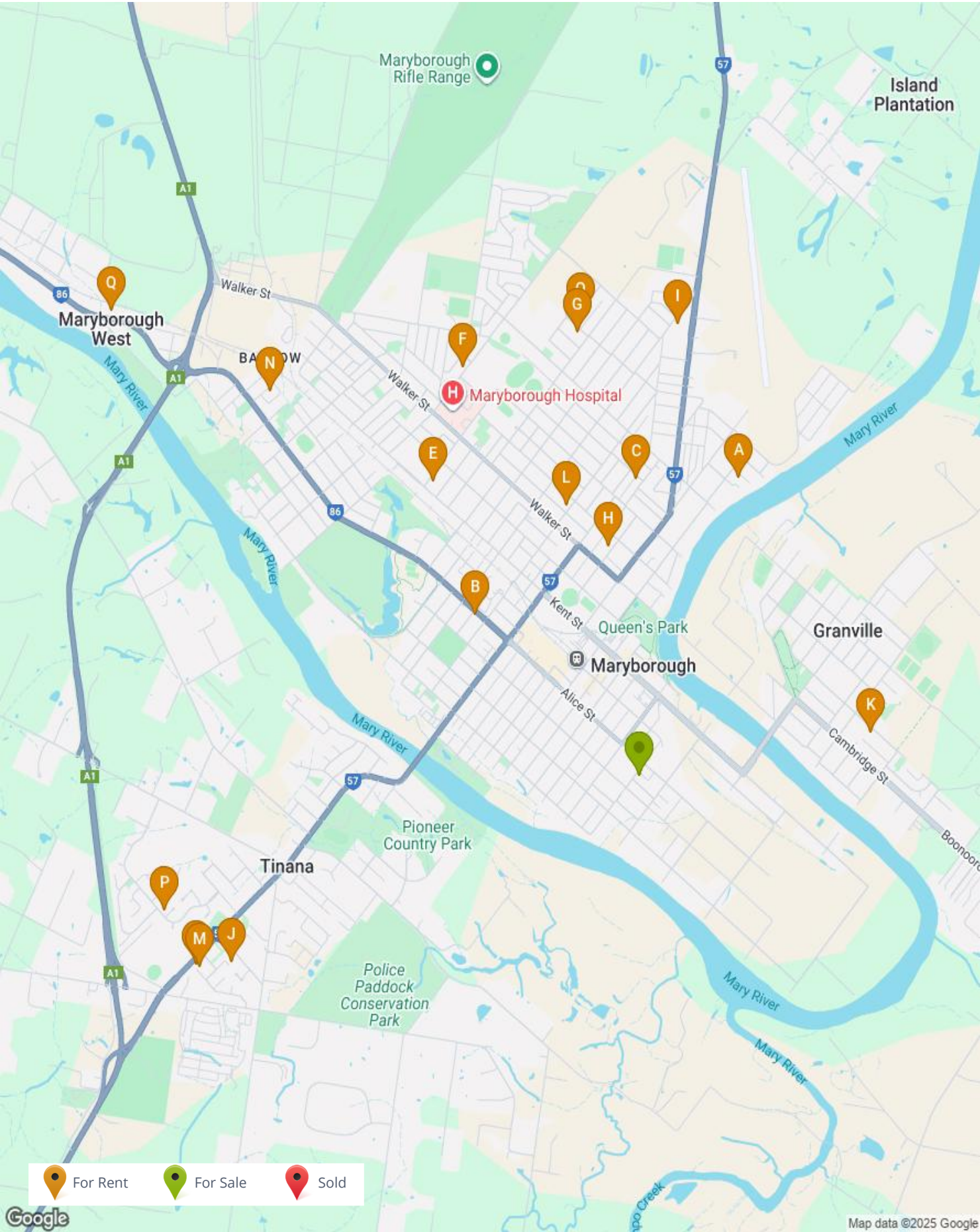
Suburb Rental Yield

+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 17 rental properties selected within the radius of 15000.0m from the focus property. The lowest for rent price is \$550 and the highest for rent price is \$620 with a median rental price of \$560. Days listed ranges from 4 to 51 days with the average currently at 19 days for these selected properties.

12 DALHOUSIE ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 1,348 m²
RPD: L2 RP77167

Current Rent Price: **\$550 wk**
First Rent Price: **\$550 wk**
Month Listed: **August 2025**
Days on Market: **8 Days**

Features: LOWSET, BRICK AND TILE, FIRE PLACE, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, SHED/S, IMPROVEMENTS: FLOORBOARDS,



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* (Rented)**
Days on Market: **34 Days**

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



4 WARD ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 513 m²
RPD: L3 RP106937

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **July 2025* (Rented)**
Days on Market: **12 Days**

Features: HIGHSET, CONTEMPORARY, SOLAR PANELS, GARAGE, FAMILY/RUMPUS ROOM, AIR CONDITIONED, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S, IMPROVEMENTS:



9 WILLOW CRT, TINANA 4650

 3  2  2



Property Type: House
Area: 858 m²
RPD: L7 RP850431

Current Rent Price: **\$580**
First Rent Price: **\$580**
Month Listed: **July 2025* (Rented)**
Days on Market: **12 Days**

Features:



5 YARALLA ST, MARYBOROUGH 4650

 3  2  1



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

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

Features: HIGHSET



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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180 NEPTUNE ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 711 m²
RPD: L3 RP97221

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **July 2025**
Days on Market: **22 Days**

Features: HIGHSET, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, PETS ALLOWED, CLOSE TO SHOPS



24 BEDFORD ST, MARYBOROUGH 4650

 3  2  4



Property Type: House
Area: 890 m²
RPD: L6 RP4121

Current Rent Price: **\$560**
First Rent Price: **\$550**
Month Listed: **July 2025* (Rented)**
Days on Market: **8 Days**

Features:



190 FORT ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,062 m²
RPD: L1 RP3538

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

Features: HIGHSET, QUEENSLANDER, MODERN KITCHEN, CLOSE TO TRANSPORT, SLEEPOUT, FULLY FENCED, SHED/S, IMPROVEMENTS: PARQUETRY FLOORING - LIVING AND MAIN



303 PALLAS ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,328 m²
RPD: L2 RP63456

Current Rent Price: **\$585 per week**
First Rent Price: **\$585 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **21 Days**

Features: LOWSET, QUEENSLANDER, STUDY, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, IMPROVEMENTS: SECURE PARKING, GARDEN / COURTYARD



16 JASMINE CRT, TINANA 4650

 3  1  1



Property Type: House
Area: 851 m²
RPD: L22 RP854542

Current Rent Price: **\$580**
First Rent Price: **\$580**
Month Listed: **July 2025* (Rented)**
Days on Market: **5 Days**

Features: LOWSET, BRICK AND TILE, GARAGE, BUILT IN ROBES, AIR CONDITIONED



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* (Rented)**
Days on Market: **4 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,



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* (Rented)**
Days on Market: **19 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



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,



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



35 TULIPWOOD DR, TINANA 4650

 3  2  3



Property Type: House
Area: 760 m²
RPD: L34 RP818370

Current Rent Price: **\$595.00 Per Week**
First Rent Price: **\$595.00 Per Week**
Month Listed: **May 2025* (Rented)**
Days on Market: **40 Days**

Features: IMPROVEMENTS: INTERNAL LAUNDRY



73 GAYNDAH RD, MARYBOROUGH WEST 4650

 3  1  2



Property Type: House
Area: 3,372 m²
RPD: L2 RP4094

Current Rent Price: **\$600**
First Rent Price: **\$600**
Month Listed: **May 2025* (Rented)**
Days on Market: **37 Days**

Features: LOWSET, BRICK AND TILE, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, SHED/S



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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:

\$570pw to \$590pw

Yield Estimate: 6.8% to 7.1%

Contact your agent for further information:

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