



COMPARATIVE MARKET ANALYSIS

10 BASHFORD STREET, MARYBOROUGH, QLD 4650

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



10 Bashford 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.

We trust this information assists you in understanding the potential rental return of your 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 the services of LJ Hooker Fraser Coast. We look forward to the opportunity of assisting you further with your property needs.

Estimated Rental Price Range: \$560 to \$580 per week

Kind Regards

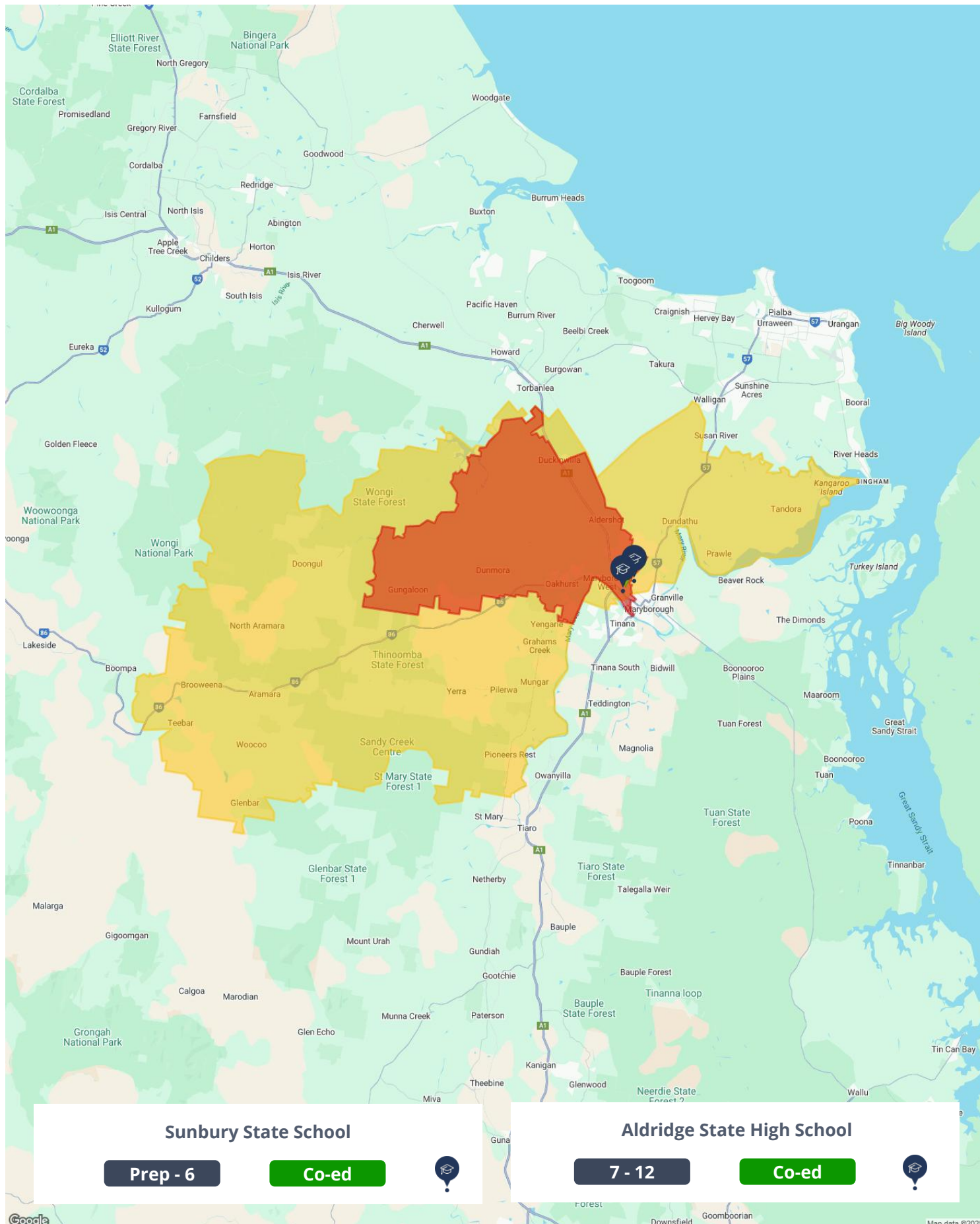
A handwritten signature in black ink, appearing to read 'Julie Wyvill', written in a cursive style.

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

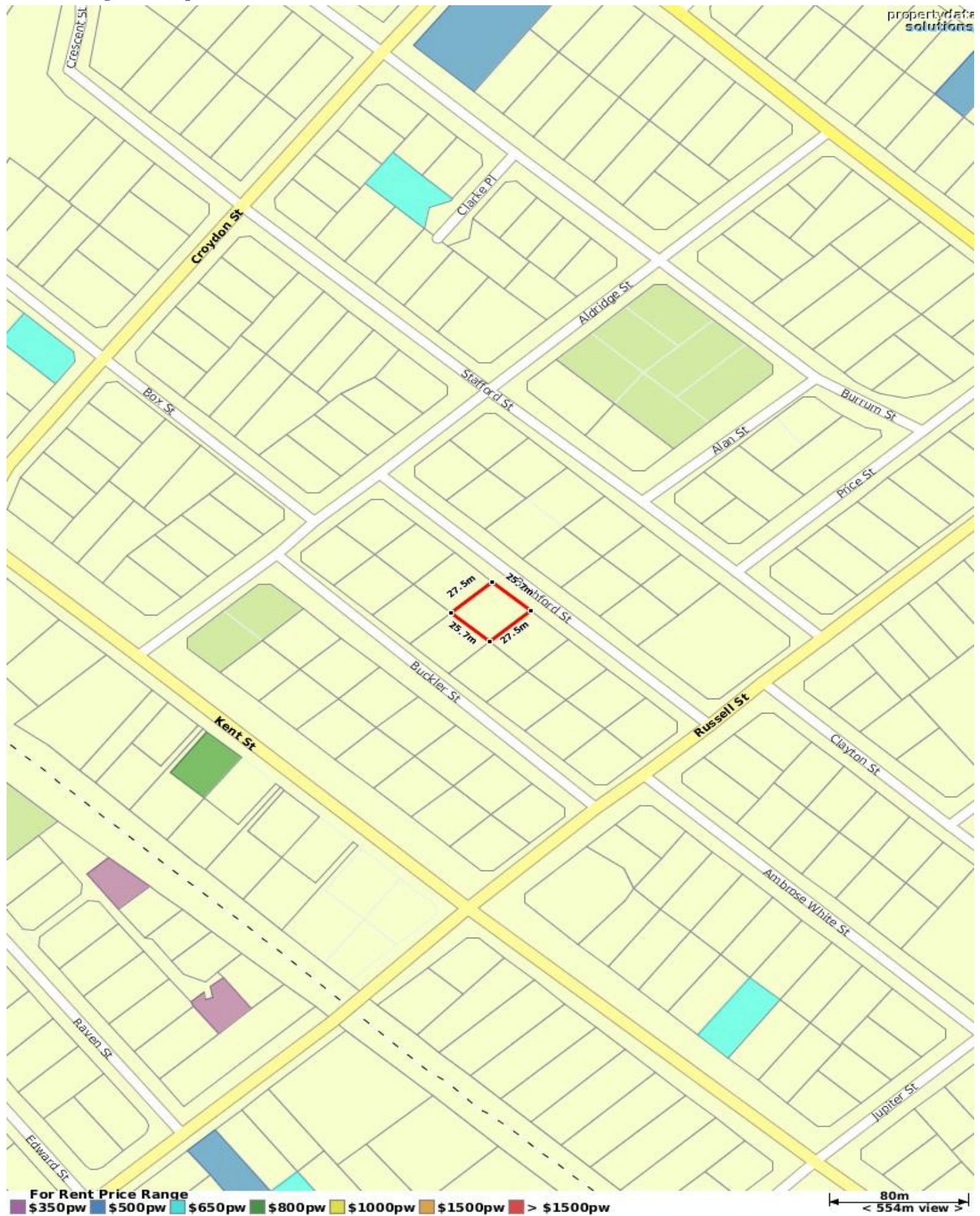
26 August 2025

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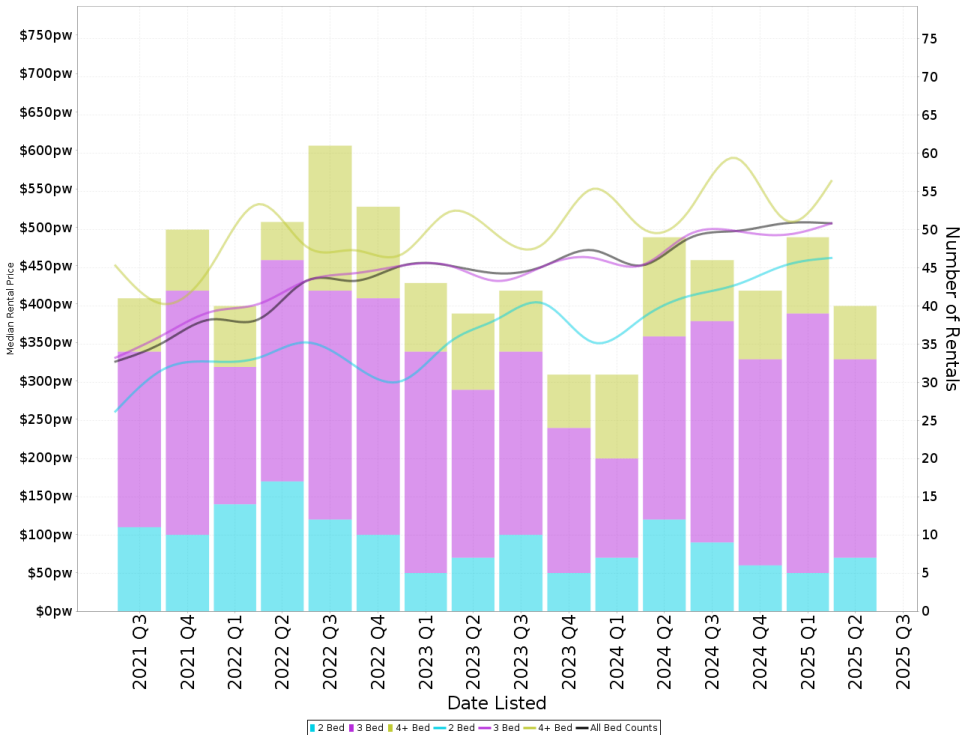
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+19.0%

Current Median Price: \$475,000
Previous Median Price: \$399,000

Based on 765 registered House sales compared over the last two rolling 12 month periods.

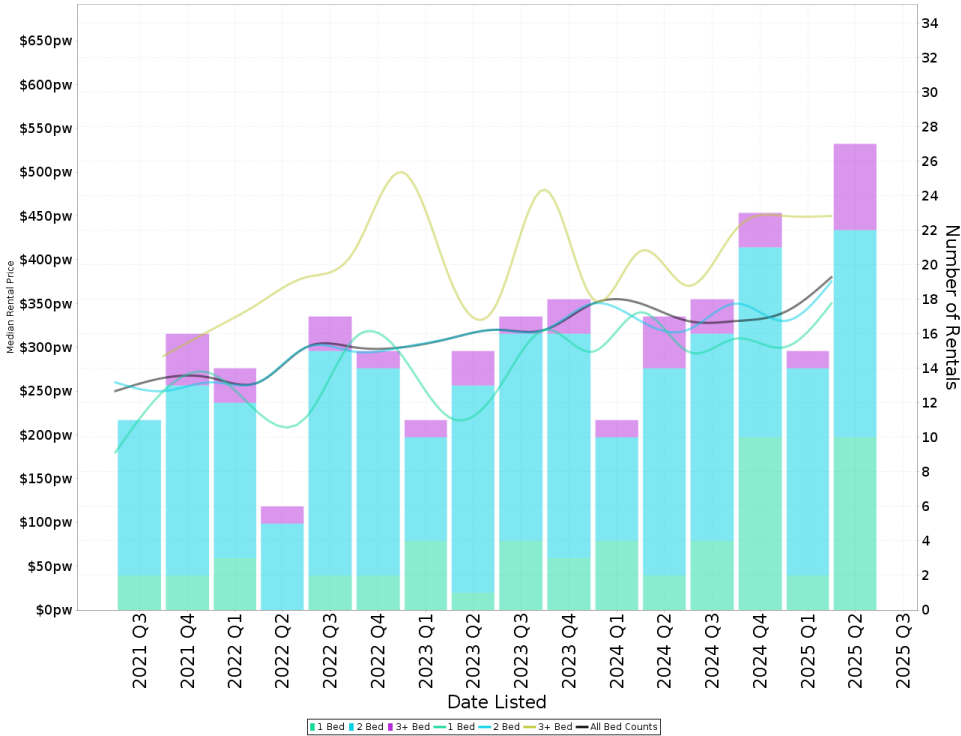
Suburb Rental Yield

+5.5%

Current Median Price: \$475,000
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.

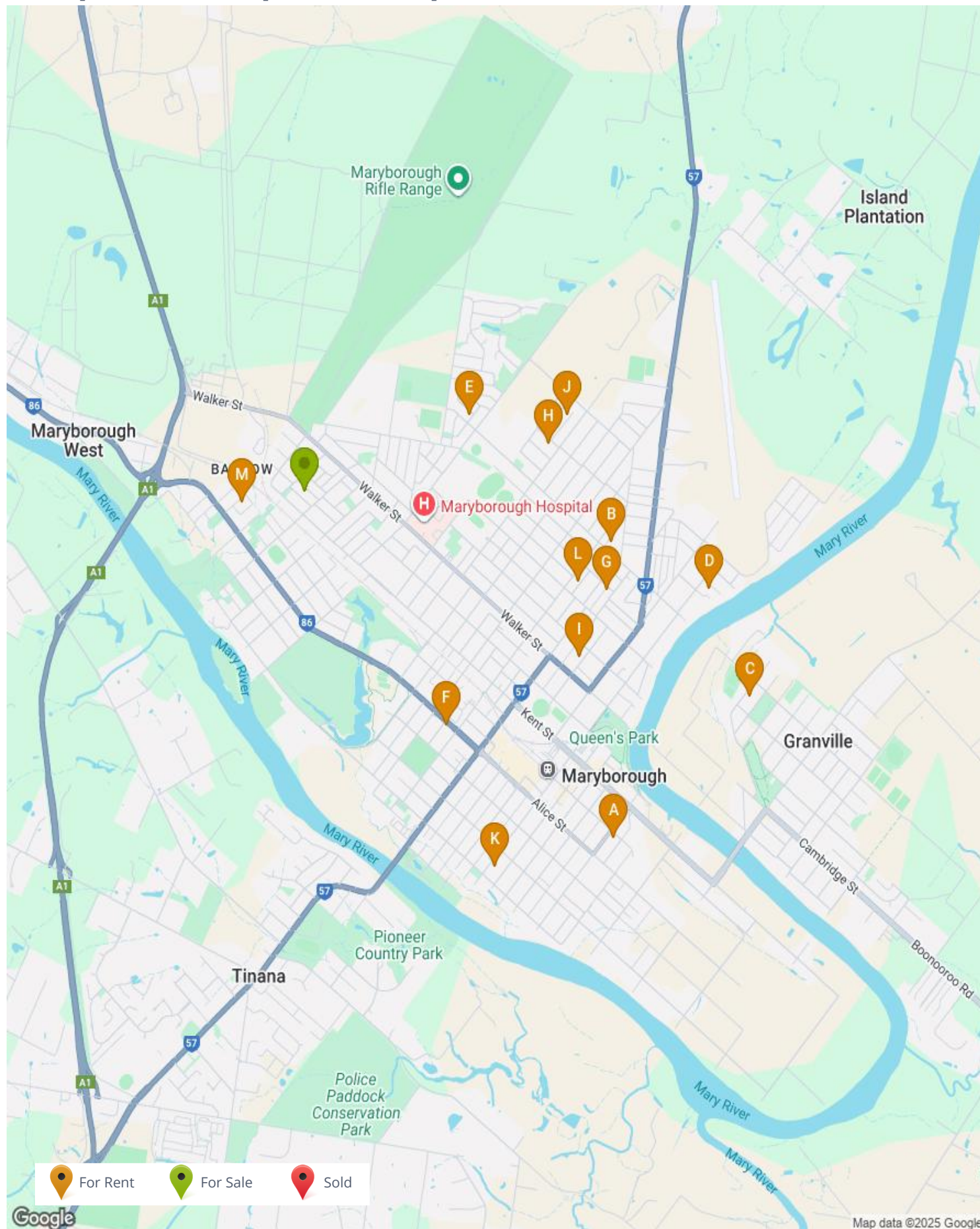
Suburb Rental Yield

+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 13 rental properties selected within the radius of 15000.0m from the focus property. The lowest for rent price is \$510 and the highest for rent price is \$580 with a median rental price of \$550. Days listed ranges from 4 to 51 days with the average currently at 17 days for these selected properties.

16 ELLENA ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 733 m²
RPD: L2 RP3825

Current Rent Price: **\$535**
First Rent Price: **\$535**
Month Listed: **August 2025**
Days on Market: **5 Days**

Features:



5 CUTLERS LANE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 809 m²
RPD: L24 RP4143

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **August 2025**
Days on Market: **6 Days**

Features: LOWSET, POST WAR, MODERN KITCHEN, FULLY FENCED



31 WOLSELEY ST, GRANVILLE 4650

 3  1  2



Property Type: House
Area: 911 m²
RPD: L25 RP27182

Current Rent Price: **\$540**
First Rent Price: **\$540**
Month Listed: **August 2025**
Days on Market: **7 Days**

Features:



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: **15 Days**

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



16 BELL ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 687 m²
RPD: L119 RP162153

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2025* (Rented)**
Days on Market: **4 Days**

Features: LOWSET, BRICK AND TILE, SOLAR PANELS, GARAGE, VERANDAH/DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, SHED/S



Prepared on 26/08/2025 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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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:



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: **37 Days**

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



24 DYMOCK ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 577 m²
RPD: L47 RP100944

Current Rent Price: **\$510**
First Rent Price: **\$510**
Month Listed: **July 2025* (Rented)**
Days on Market: **18 Days**

Features:



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* (Rented)**
Days on Market: **22 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



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

This market analysis has been prepared on 26/08/2025 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:

\$560pw to \$580pw

Contact your agent for further information:

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