



COMPARATIVE MARKET ANALYSIS

191 CENTRAL ROAD, TINANA, QLD 4650

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



191 Central Road
Tinana, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 191 Central Road Tinana, QLD, 4650

Thank you for your invitation to appraise this property and provide you with an estimate as to what this property may achieve in today's rental market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to assist with your property needs and for considering the services of our office. We look forward to being of further service in due course.

Kind Regards

A handwritten signature in black ink, appearing to read 'Julie Wyvill', written over the printed name.

Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

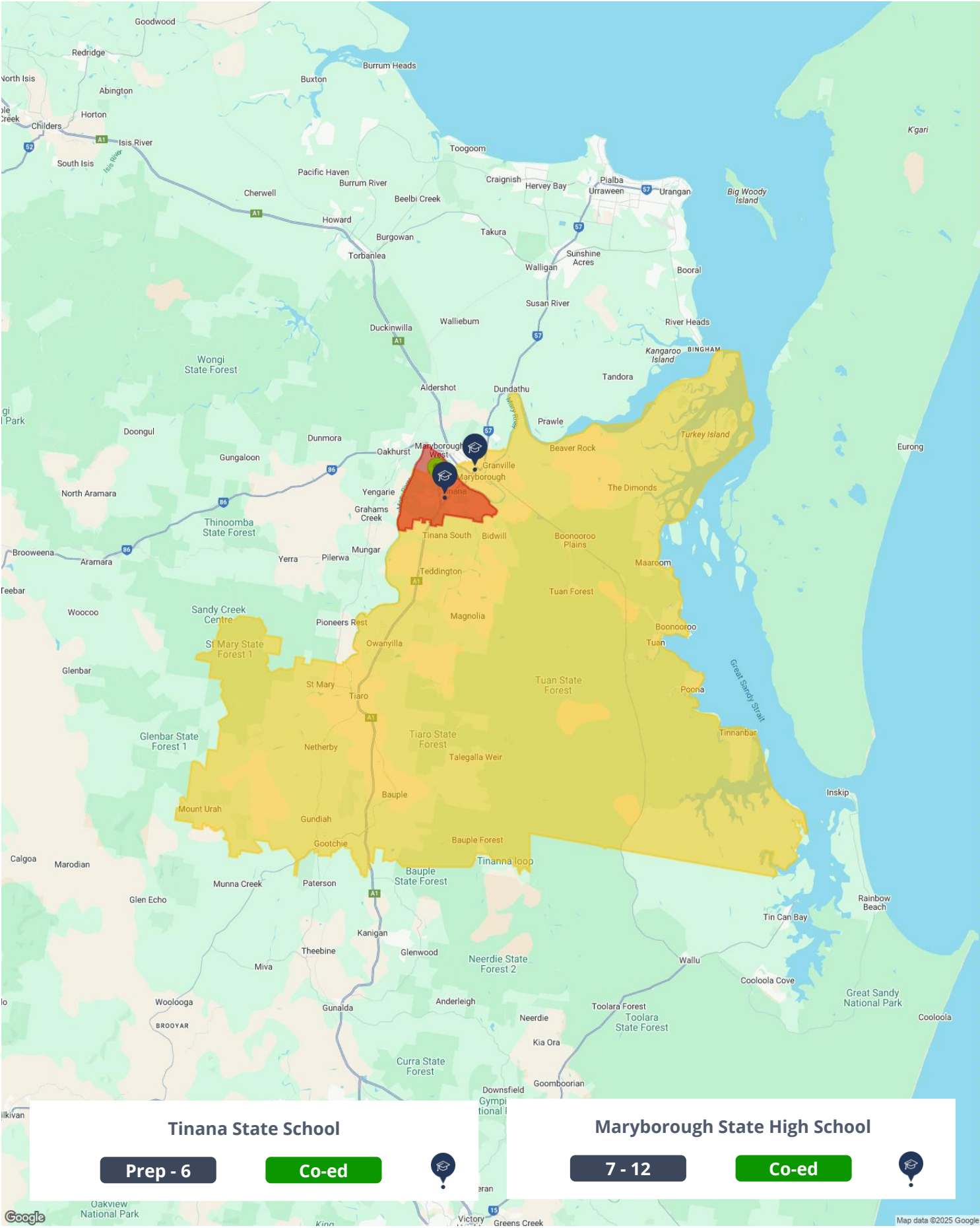
This appraisal has been prepared on 02 / 10 /2025 and all the information is based on current market analysis for the property presented in clean and tidy condition and according to minimum Housing Standards legislation.

Price Range: \$490 to \$550 per week.

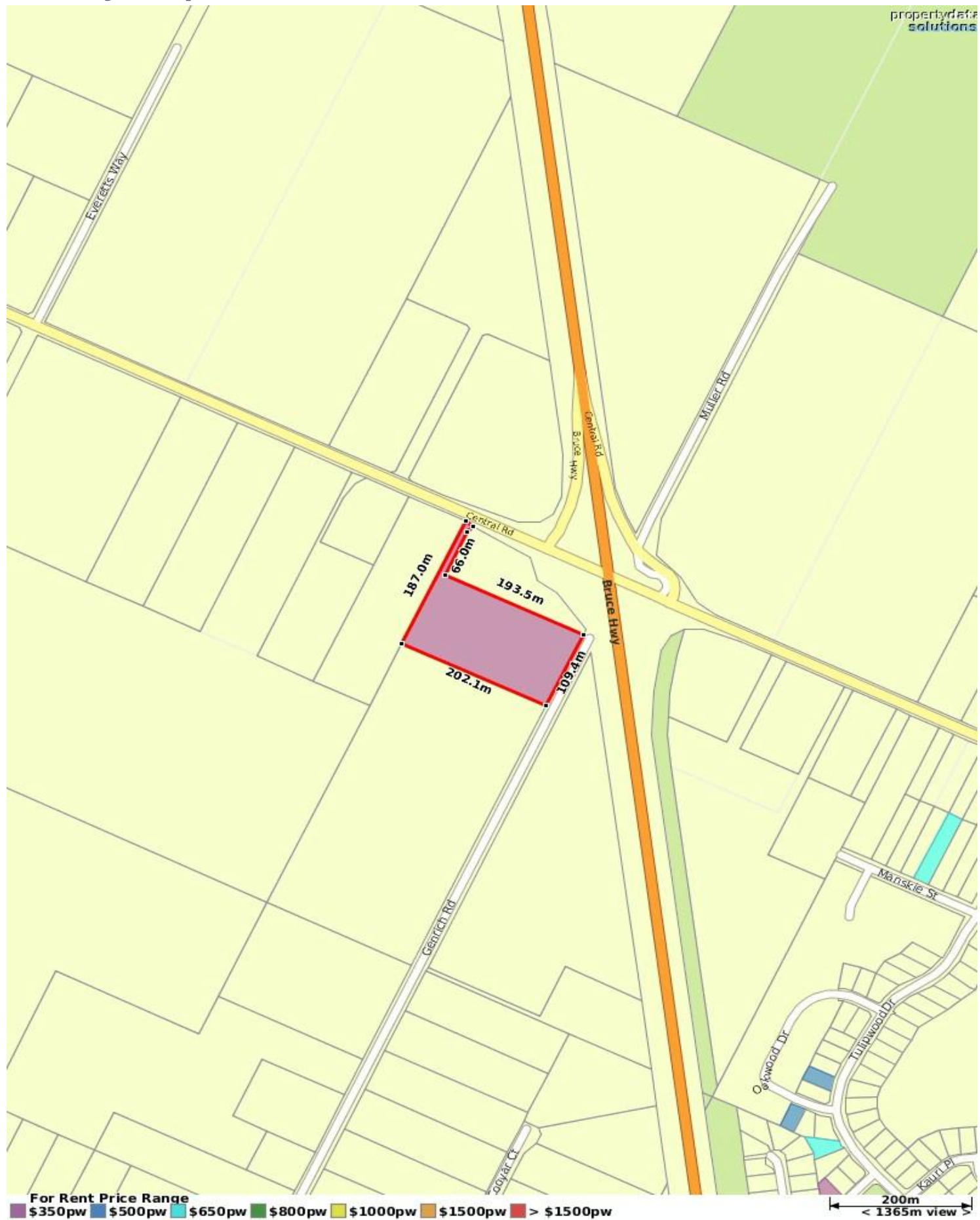
NB: Given the small acreage and locality to town, this property presents a good opportunity to achieve a higher rental should the Lessor grant approval for the tenant to have a horse / goats with approval

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

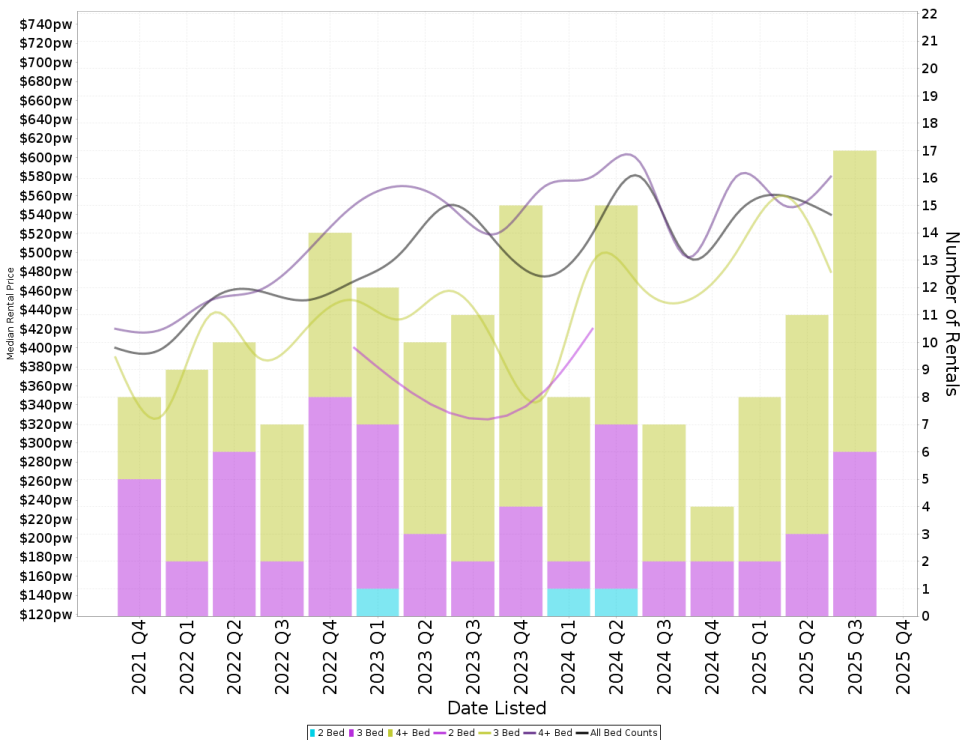
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.2%

Current Median Price: \$603,000
Previous Median Price: \$557,500

Based on 186 registered House sales compared over the last two rolling 12 month periods.

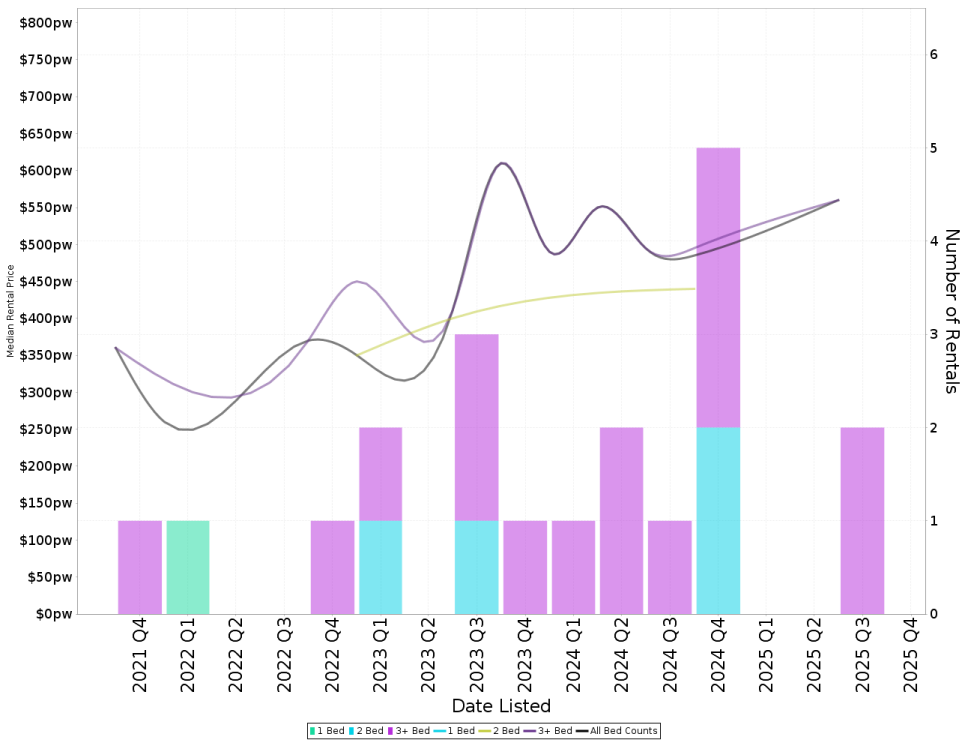
Suburb Rental Yield

+4.7%

Current Median Price: \$603,000
Current Median Rent: \$550

Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.7%

Current Median Price: \$532,500
Previous Median Price: \$452,500

Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

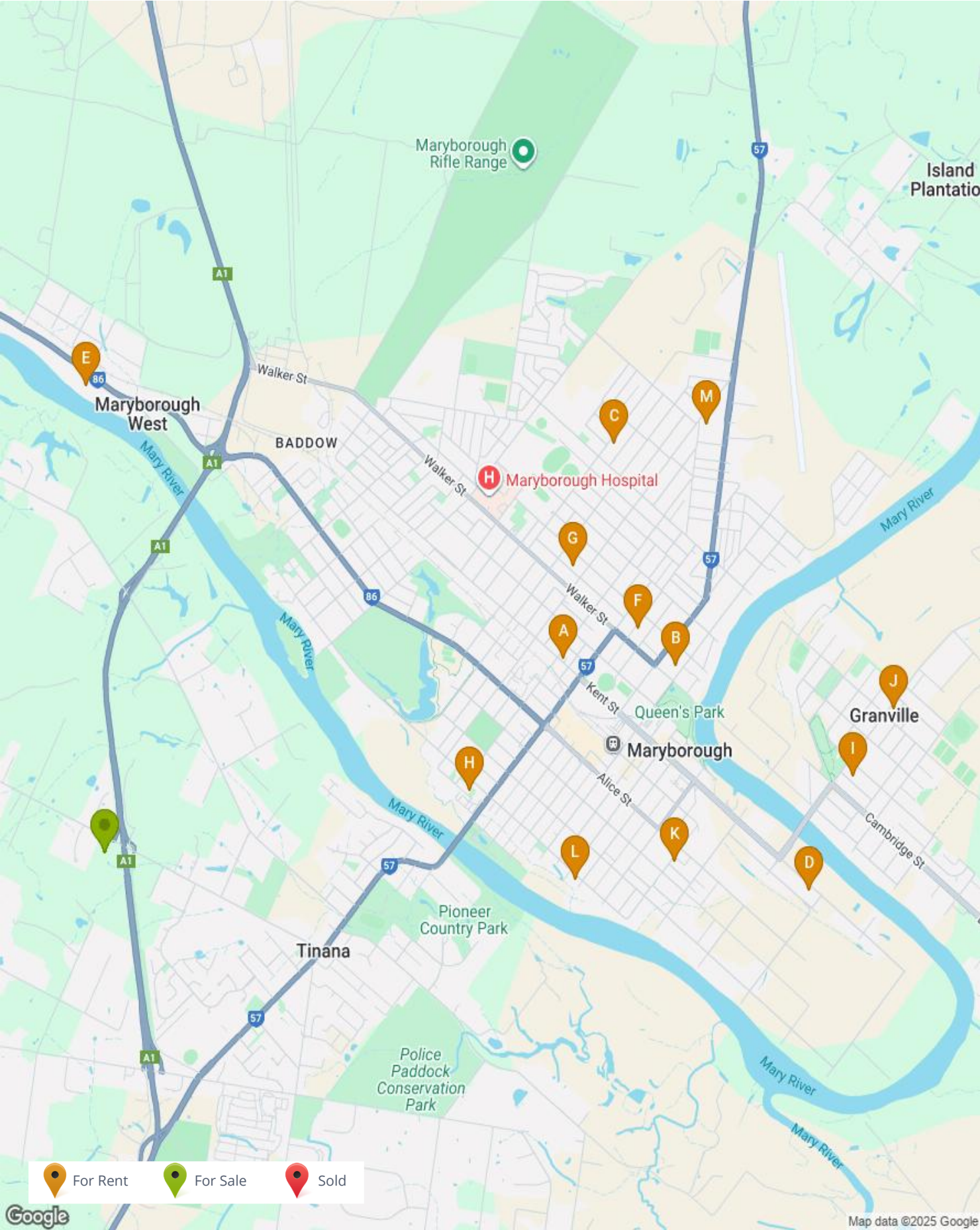
Suburb Rental Yield

+4.8%

Current Median Price: \$532,500
Current Median Rent: \$495

Based on 7 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 20000.0m from the focus property. The lowest for rent price is \$400 and the highest for rent price is \$540 with a median rental price of \$495. Days listed ranges from 6 to 62 days with the average currently at 29 days for these selected properties.

573 KENT ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 508 m²
RPD: L3 RP59750

Current Rent Price: **\$420 PER WEEK**
First Rent Price: **\$420 PER WEEK**
Month Listed: **September 2025* (Rented)**
Days on Market: **15 Days**

Features:



4/260 LENNOX ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 1,619 m²
RPD: L7 M140936

Current Rent Price: **\$400**
First Rent Price: **\$400**
Month Listed: **September 2025**
Days on Market: **25 Days**

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS, FLOORBOARDS



79 ARIADNE ST, MARYBOROUGH 4650

 2  2  2



Property Type: House
Area: 956 m²
RPD: L45 RP62408

Current Rent Price: **\$540**
First Rent Price: **\$540**
Month Listed: **August 2025* (Rented)**
Days on Market: **22 Days**

Features: IMPROVEMENTS: SECURE PARKING



134 KENT ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 1,012 m²
RPD: L23 RP214400

Current Rent Price: **\$500**
First Rent Price: **\$515**
Month Listed: **August 2025**
Days on Market: **44 Days**

Features:



118 GAYNDAH RD, MARYBOROUGH WEST 4650

 2  2  1



Property Type: House
Area: 3,080 m²
RPD: L2 SP223952

Current Rent Price: **\$530**
First Rent Price: **\$550**
Month Listed: **August 2025* (Rented)**
Days on Market: **40 Days**

Features: DECK, STUDY, IMPROVEMENTS: SELF CLEANING POOL, RIVER FRONT



Prepared on 02/10/2025 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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147 FERRY LANE, MARYBOROUGH 4650

 2  1  2



Property Type: House
Area: 951 m²
RPD: L1 RP161663

Current Rent Price: **\$460**
First Rent Price: **\$460**
Month Listed: **August 2025* (Rented)**
Days on Market: **6 Days**

Features:



49 MILTON ST, MARYBOROUGH 4650

 2  1  1



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 HYNÉ 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: **\$490**
First Rent Price: **\$510.00 Per Week**
Month Listed: **July 2025* (Rented)**
Days on Market: **62 Days**

Features: DECK



95 ODESSA ST, GRANVILLE 4650

 2  2  2



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



55 ZANTE ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 524 m²
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

 2  1  1



Property Type: House
Area: 658 m²
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



75 WILSON ST, MARYBOROUGH 4650

 2  2  4



Property Type: House
Area: 1,829 m² (140 m²)
RPD: L7 RP57408

Current Rent Price: **\$525**
First Rent Price: **\$550**
Month Listed: **May 2025* (Rented)**
Days on Market: **24 Days**

Features:



191 CENTRAL ROAD, TINANA, QLD 4650



Appraisal Price

This market analysis has been prepared on 02/10/2025 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:

\$490pw to \$550pw

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