



COMPARATIVE MARKET ANALYSIS

6 PIOCH STREET, MARYBOROUGH, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST



6 Pioch Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 6 Pioch Street Maryborough, 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.

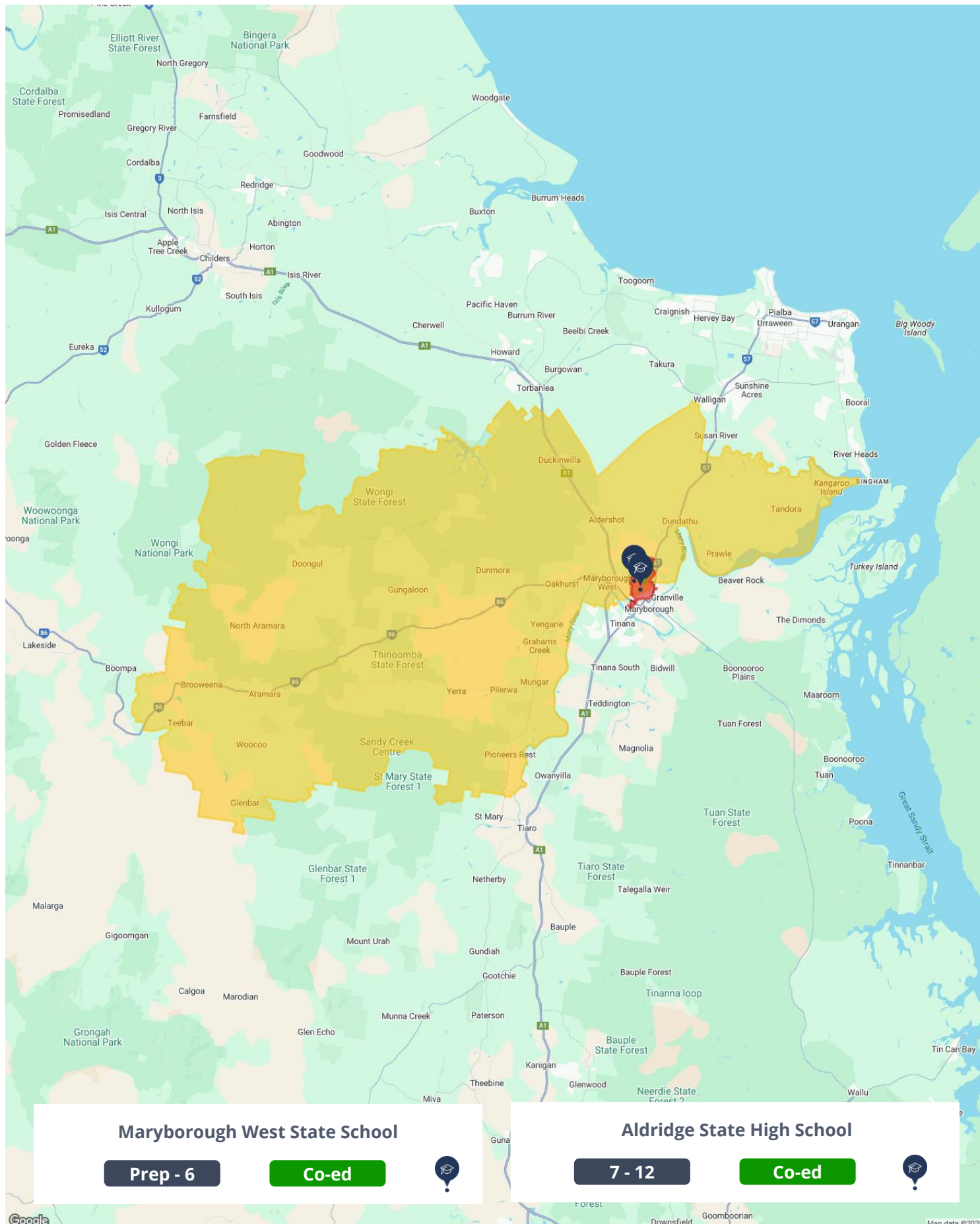
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 26/09/2025 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.

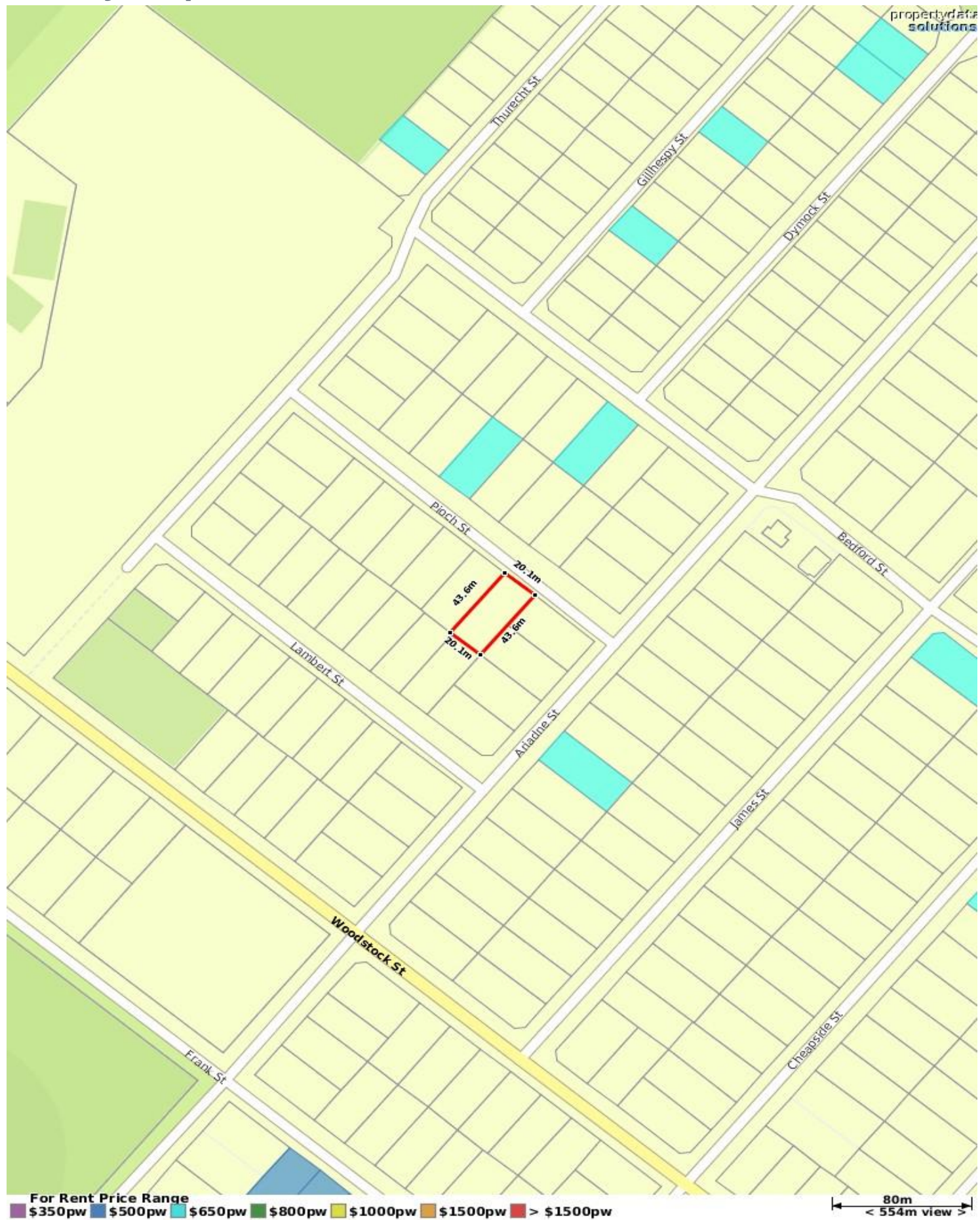
Price Range: \$590 to \$630 per week

LJ Hooker Fraser Coast
Office Phone: 07 4123 7005 | 07 4123 7002
Email: rentals.ljhookerfc@email.propertyme.com

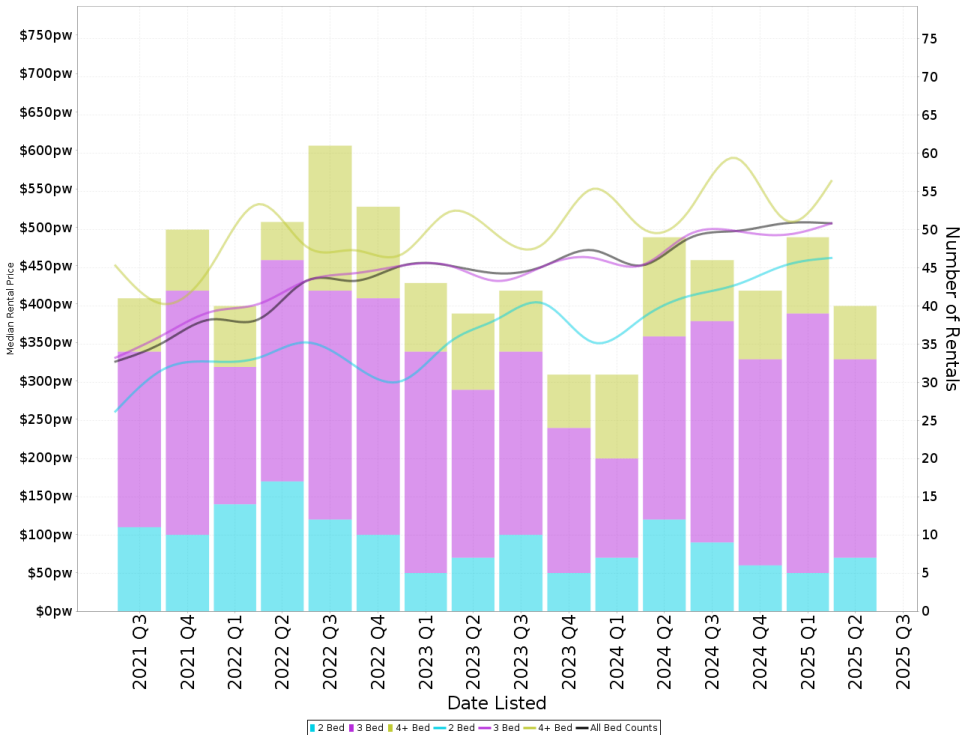
School Catchment Areas



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 766 registered House sales compared over the last two rolling 12 month periods.

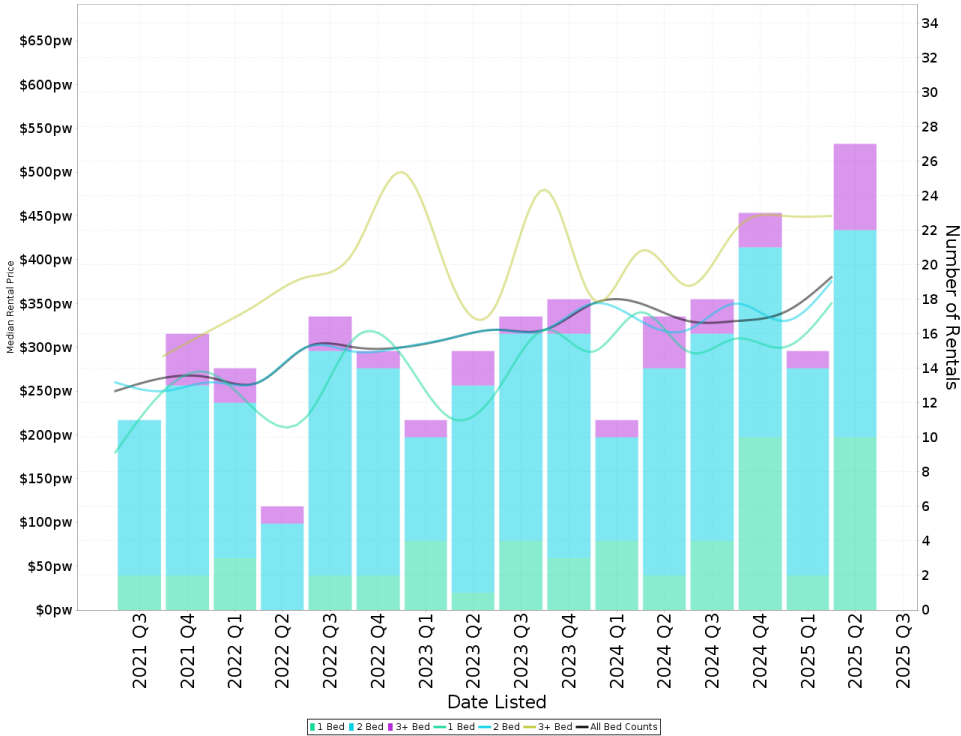
Suburb Rental Yield

+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 88 registered Unit sales compared over the last two rolling 12 month periods.

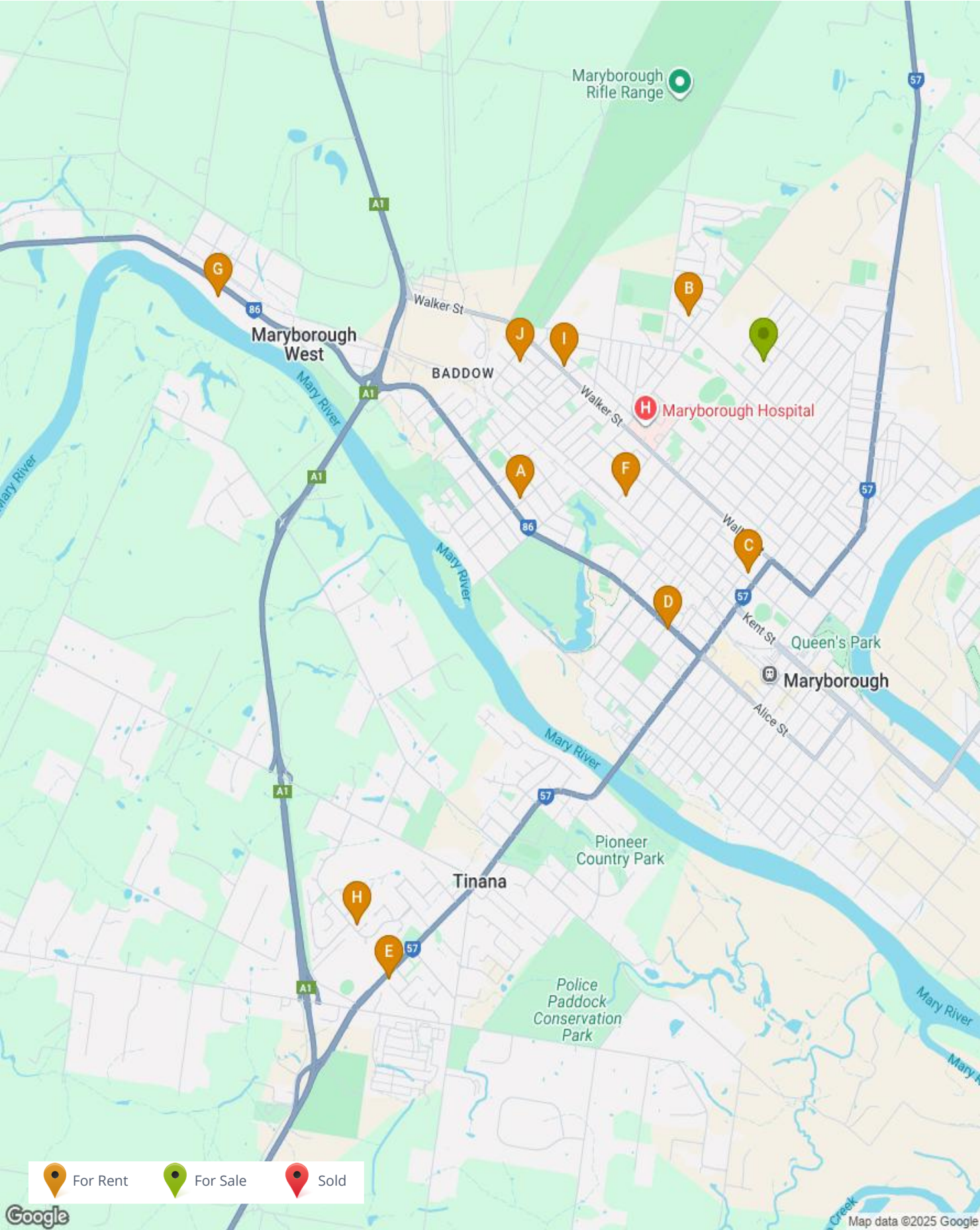
Suburb Rental Yield

+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 10 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$580 and the highest for rent price is \$700 with a median rental price of \$598. Days listed ranges from 7 to 45 days with the average currently at 24 days for these selected properties.

52 CAMPBELL ST, MARYBOROUGH 4650

 3  2  3



Property Type: House
Area: 491 m²
RPD: L2 RP119553

Current Rent Price: **\$595 Per Week**
First Rent Price: **\$595 Per Week**
Month Listed: **September 2025* (Rented)**
Days on Market: **17 Days**

Features: LOWSET, BRICK AND TILE, DECK, ENSUITE, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



4 KIDD AVE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 696 m²
RPD: L118 RP162153

Current Rent Price: **\$580 Per Week**
First Rent Price: **\$580 Per Week**
Month Listed: **September 2025* (Rented)**
Days on Market: **11 Days**

Features: BUILT IN ROBES, IMPROVEMENTS: DISHWASHER



65 SUSSEX ST, MARYBOROUGH 4650

 3  3  3



Property Type: House
Area: 888 m²
RPD: L4 RP41811

Current Rent Price: **\$700**
First Rent Price: **\$700**
Month Listed: **August 2025**
Days on Market: **45 Days**

Features:



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



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:



Prepared on 26/09/2025 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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5 YARALLA ST, MARYBOROUGH 4650

 3  2  1



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

Features: HIGHSET

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



140 GAYNDAH RD, MARYBOROUGH WEST 4650

 3  2  2



Property Type: House
Area: 2,621 m²
RPD: L1 SP161210

Features: BUILD YR: 2004, DOUBLE STOREY, DECK, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, SCENIC VIEWS, WATER FRONTAGE,

Current Rent Price: **\$675**
First Rent Price: **\$675**
Month Listed: **July 2025* (Rented)**
Days on Market: **22 Days**



35 TULIPWOOD DR, TINANA 4650

 3  2  3



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

Features: IMPROVEMENTS: INTERNAL LAUNDRY

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



263 WALKER ST, MARYBOROUGH 4650

 3  2  4



Property Type: House
Area: 809 m²
RPD: L14 RP63940

Features: STUDY

Current Rent Price: **\$700**
First Rent Price: **\$850**
Month Listed: **May 2025* (Rented)**
Days on Market: **18 Days**



5 CLARKE PL, MARYBOROUGH 4650

 3  2  3



Property Type: House
Area: 836 m²
RPD: L3 RP209456

Features:

Current Rent Price: **\$600.00 Per Week**
First Rent Price: **\$600.00 Per Week**
Month Listed: **April 2025* (Rented)**
Days on Market: **35 Days**



6 PIOCH STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 26/09/2025 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:

\$590pw to \$630pw

Contact your agent for further information:

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Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com