



COMPARATIVE MARKET ANALYSIS

17 LA FRANTZ DRIVE, TINANA, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST, LJ HOOKER FRASER COAST



17 La Frantz Drive
Tinana, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 17 La Frantz Drive, Tinana Q. 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

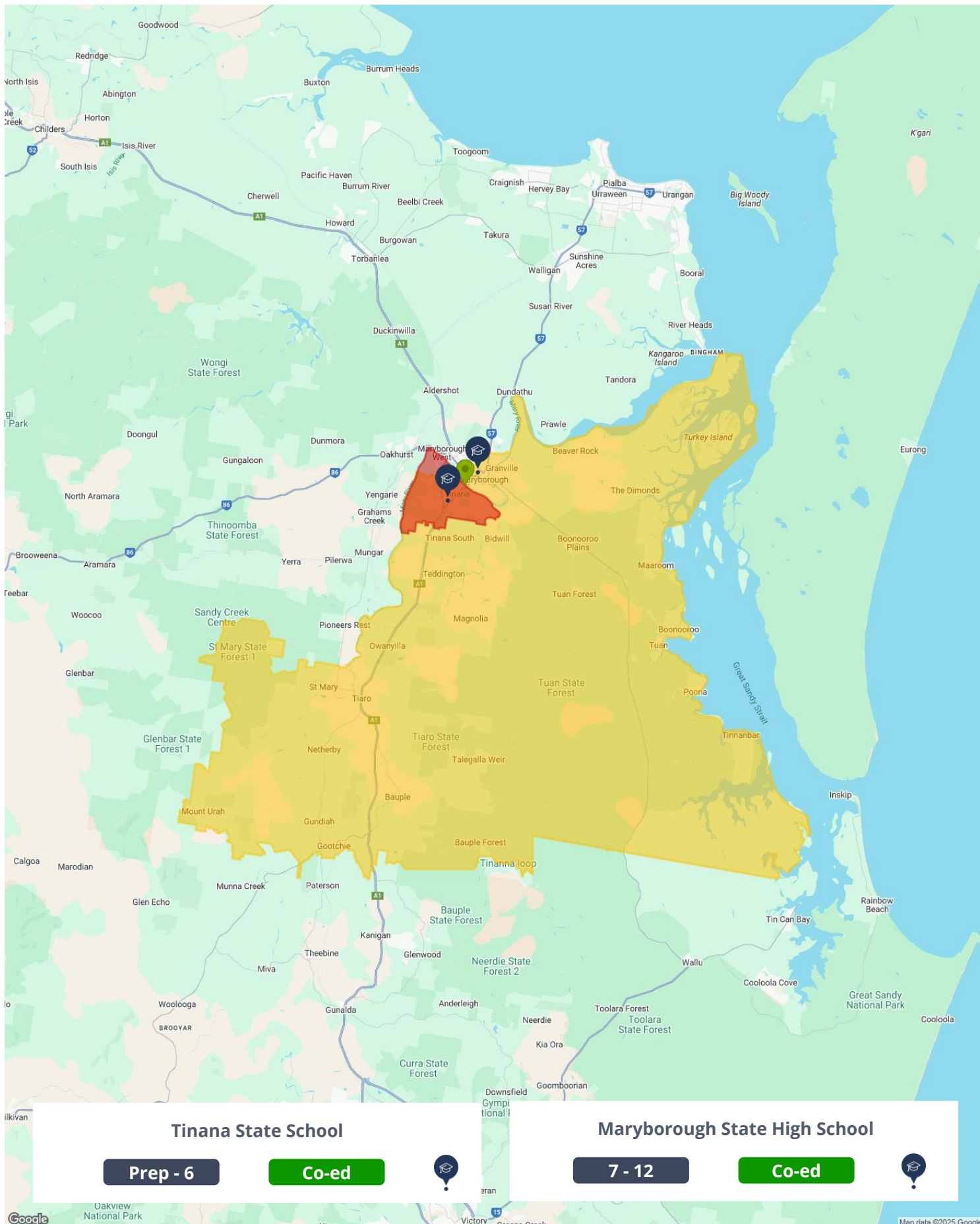

Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 27 / 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: \$520. to \$550 .per week.

LJ Hooker Fraser Coast
Office Phone: 07 4123 7000
Email: rentals.ljhookerfc@email.propertyme.com

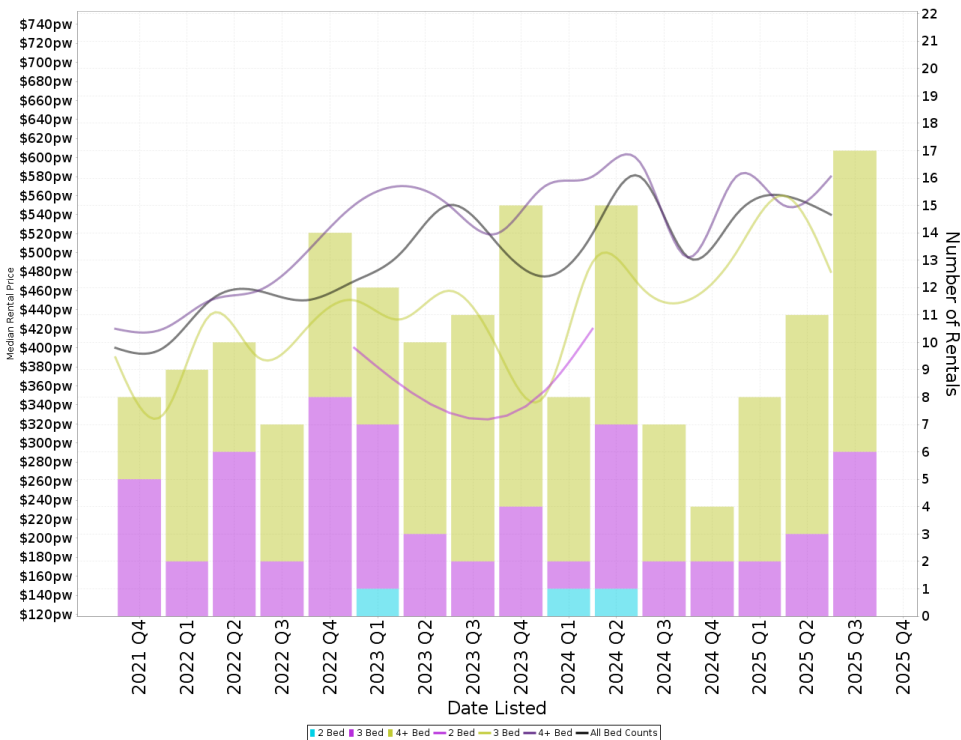
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.6%

Current Median Price: \$616,500
Previous Median Price: \$557,500

Based on 196 registered House sales compared over the last two rolling 12 month periods.

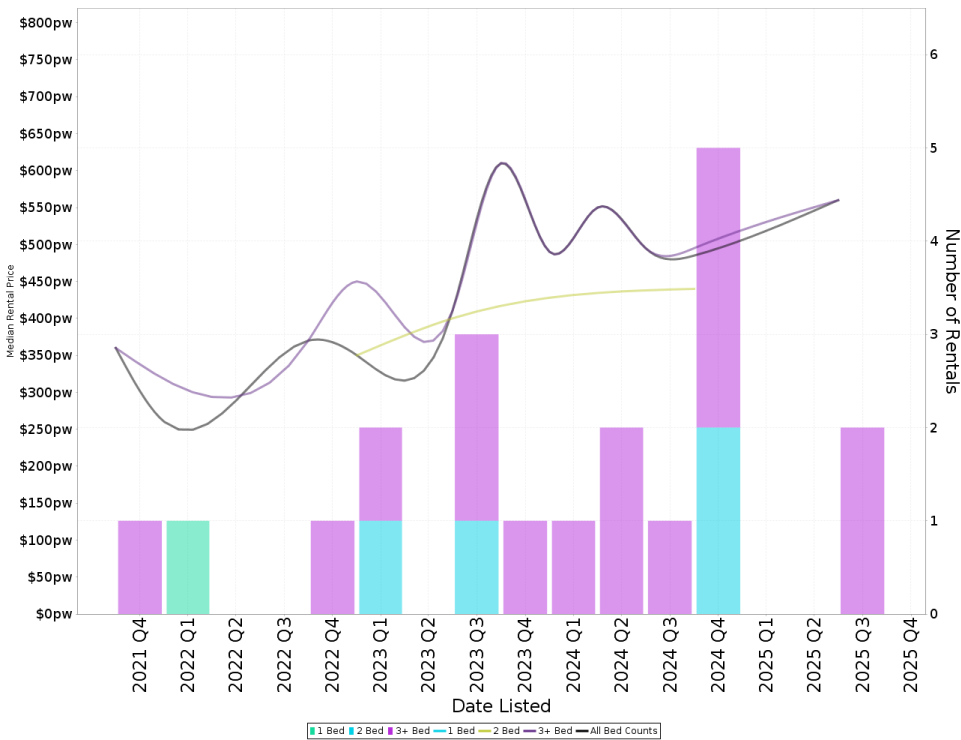
Suburb Rental Yield

+4.6%

Current Median Price: \$616,500
Current Median Rent: \$550

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+28.2%

Current Median Price: \$580,000
Previous Median Price: \$452,500

Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

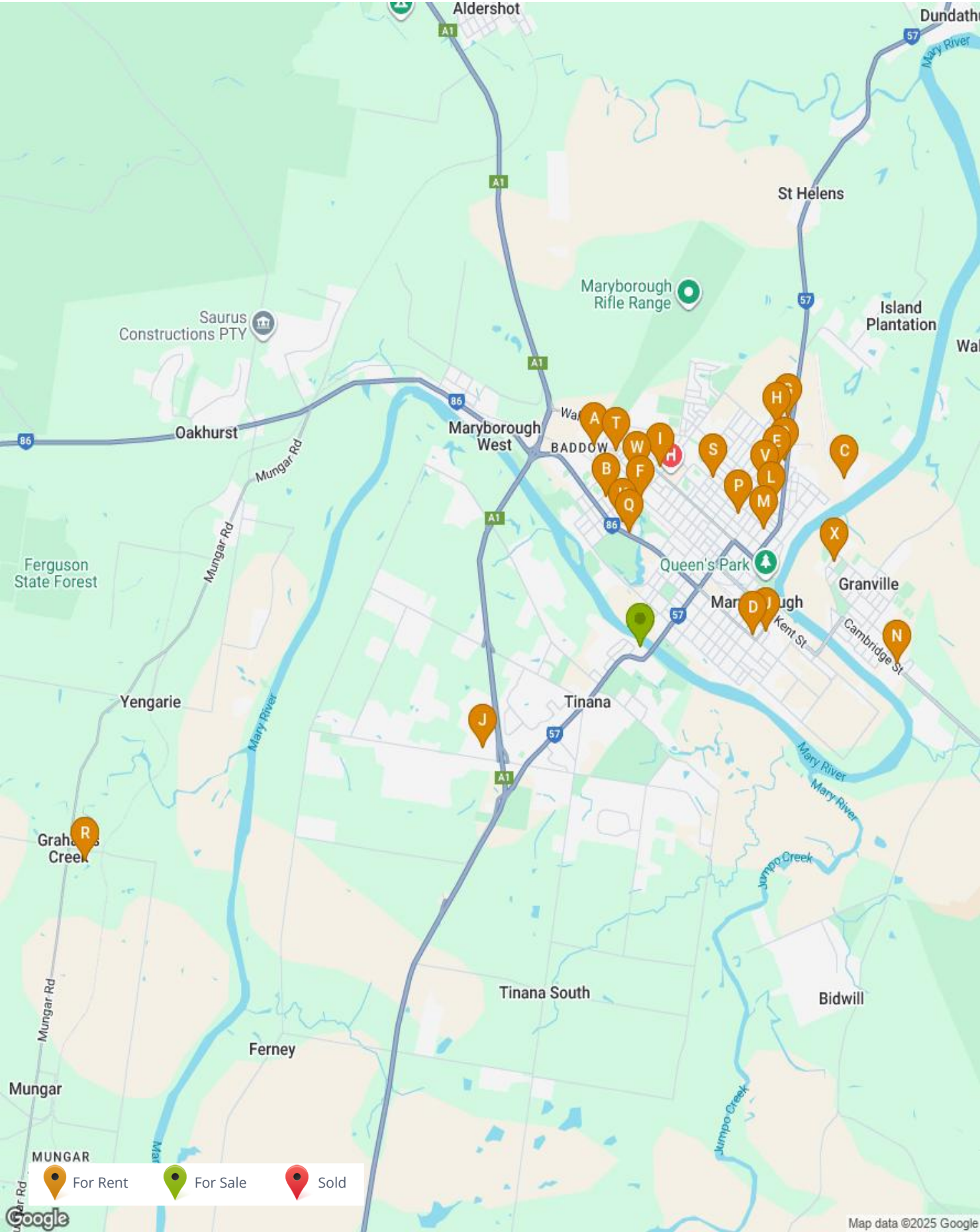
Suburb Rental Yield

+4.4%

Current Median Price: \$580,000
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 24 rental properties selected within the radius of 15000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$600 with a median rental price of \$532. Days listed ranges from 1 to 53 days with the average currently at 15 days for these selected properties.

20 BOX ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 688 m²
RPD: L1 RP99339

Current Rent Price: **\$525 per week**
First Rent Price: **\$525 per week**
Month Listed: **October 2025**
Days on Market: **4 Days**

Features: DECK, BUILT IN ROBES, FULLY FENCED



65 JUPITER ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 506 m²
RPD: L2 RP113217

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **October 2025**
Days on Market: **6 Days**

Features: HIGHSET, POST WAR, DECK, GARAGE, BUILT IN ROBES, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA



1 MURIEL ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 670 m²
RPD: L56 RP66098

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **October 2025**
Days on Market: **7 Days**

Features:



253 ALICE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 675 m²
RPD: L2 RP3817

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **10 Days**

Features: STUDY, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS



15 NUNEATON ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 668 m²
RPD: L1 RP109603

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **October 2025**
Days on Market: **14 Days**

Features: DOUBLE STOREY, POST WAR, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



670 KENT ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 706 m²
RPD: L4 RP93418

Features: LOWSET

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **October 2025**
Days on Market: **14 Days**



330 PALLAS ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 939 m²
RPD: L1 RP154804

Features: HIGHSET, AIR CONDITIONED

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **October 2025**
Days on Market: **18 Days**



7 ROBINSON ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 607 m²
RPD: L5 RP63594

Features: IMPROVEMENTS: SECURE PARKING

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **October 2025* (Rented)**
Days on Market: **7 Days**



8 ABERDEEN AVE, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 809 m²
RPD: L9 RP69869

Features: WALL TYPE: CHAMFER BOARD, ROOF TYPE: IRON , LOWSET, POST WAR, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED,

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **October 2025**
Days on Market: **20 Days**



74 IINDAH ROAD RD, TINANA 4650

 3  1  2



Property Type: House
Area: 3.75 ha
RPD: L2 SP144382

Features: DECK

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **October 2025**
Days on Market: **25 Days**



45 NEPTUNE ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 814 m²
RPD: L1 M20200

Features:

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **October 2025**
Days on Market: **26 Days**



43 MELVILLE ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 500 m²
RPD: L10 RP4027

Features:

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **September 2025**
Days on Market: **28 Days**



38 CHURCHILL ST, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 809 m²
RPD: L2 RP40217

Features:

Current Rent Price: **\$560 Per Week**
First Rent Price: **\$560 Per Week**
Month Listed: **September 2025**
Days on Market: **29 Days**



204 CAMBRIDGE ST, GRANVILLE 4650

 3  1  5



Property Type: House
Area: 667 m²
RPD: L18 RP188080

Features: LOWSET

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **September 2025* (Rented)**
Days on Market: **23 Days**



90 SALTWATER CREEK RD, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 754 m²
RPD: L48 RP4134

Features:

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **September 2025* (Rented)**
Days on Market: **10 Days**



189 TOOLEY ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 686 m²
RPD: L1 RP3999

Current Rent Price: **\$550**
First Rent Price: **\$550**
Month Listed: **September 2025* (Rented)**
Days on Market: **1 Day**

Features: LOWSET, POST WAR, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S



473 ALICE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 733 m²
RPD: L31 M20200

Current Rent Price: **\$550 wk**
First Rent Price: **\$550 wk**
Month Listed: **September 2025* (Rented)**
Days on Market: **7 Days**

Features: DECK, IMPROVEMENTS: PETS ALLOWED



791 MUNGAR RD, GRAHAMS CREEK 4650

 3  1  5



Property Type: House
Area: 13.37 ha
RPD: L1 RP15937

Current Rent Price: **\$525**
First Rent Price: **\$540**
Month Listed: **September 2025**
Days on Market: **53 Days**

Features: BUILD YR: 2023, LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, DAM/S,



139 CHURCHILL ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 854 m²
RPD: L2 RP4007

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **September 2025* (Rented)**
Days on Market: **13 Days**

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



2 ALAN ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 860 m²
RPD: L34 RP59252

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **August 2025* (Rented)**
Days on Market: **14 Days**

Features:



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* (Rented)**
Days on Market: **9 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* (Rented)**
Days on Market: **6 Days**

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



21 CHRISTENSEN CRES, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 607 m²
RPD: L63 RP81692

Current Rent Price: **\$515**
First Rent Price: **\$515**
Month Listed: **August 2025* (Rented)**
Days on Market: **10 Days**

Features:



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* (Rented)**
Days on Market: **16 Days**

Features:



17 LA FRANTZ DRIVE, TINANA, QLD 4650



Appraisal Price

This market analysis has been prepared on 27/10/2025 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:

\$520pw to \$550pw

Contact your agent for further information:

Agent Name: LJ Hooker Fraser Coast
Mobile:
Office: LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com