



COMPARATIVE MARKET ANALYSIS

30 JACARANDA AVENUE, TINANA, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



30 Jacaranda Avenue
Tinana, QLD, 4650

05 March 2026

To Whom It May Concern

RE: Property Appraisal - 30 Jacaranda Avenue Tinana Q. 4650

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

We have based this appraisal on current market conditions as well as 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 assistance in due course.

Kind Regards

A handwritten signature in cursive script that reads 'Julie Wyvill'.

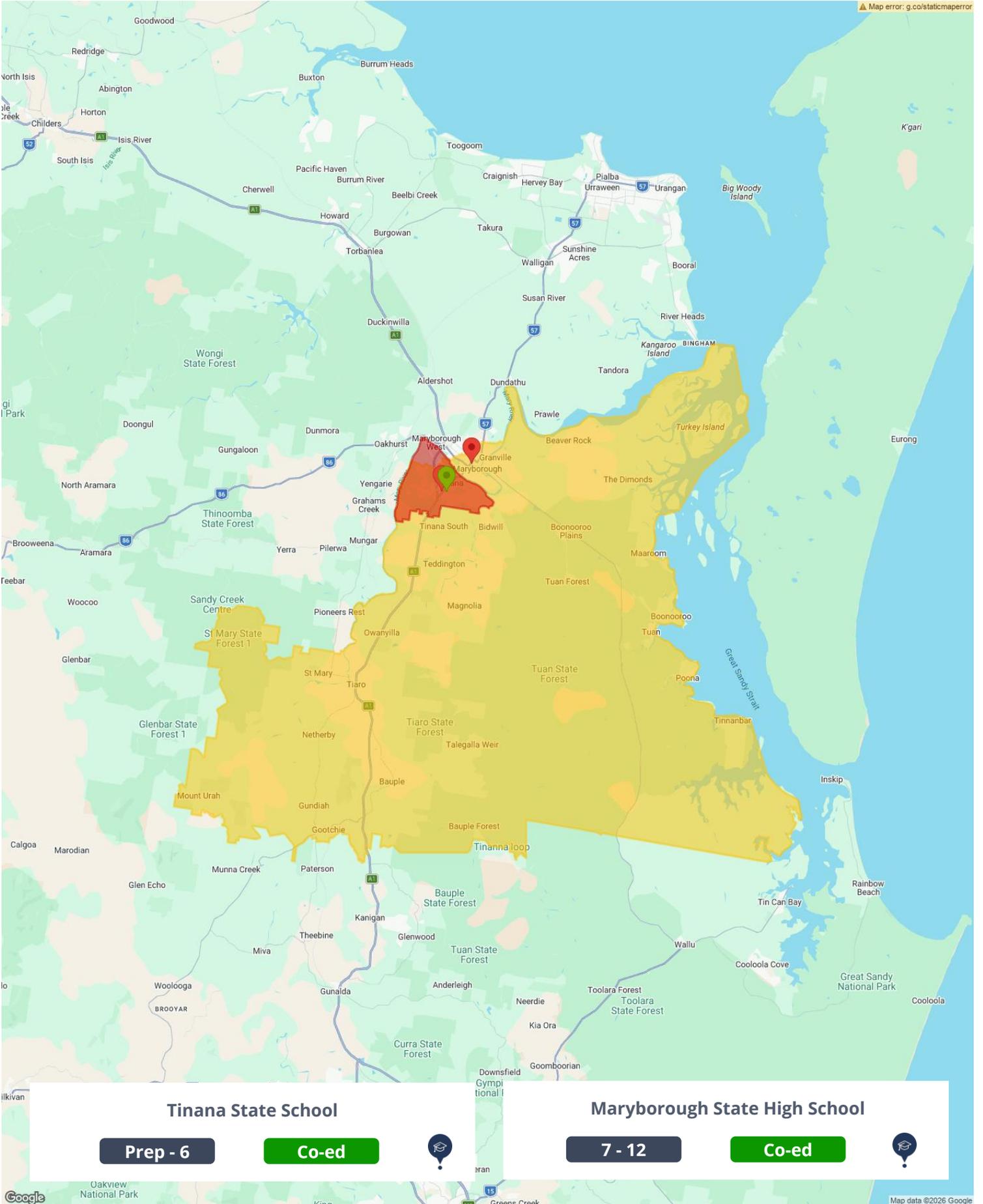
Julie Wyvill
Property Management
LJ Hooker Fraser Coast

This appraisal has been prepared on Date: 05 / 03 / 2026 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

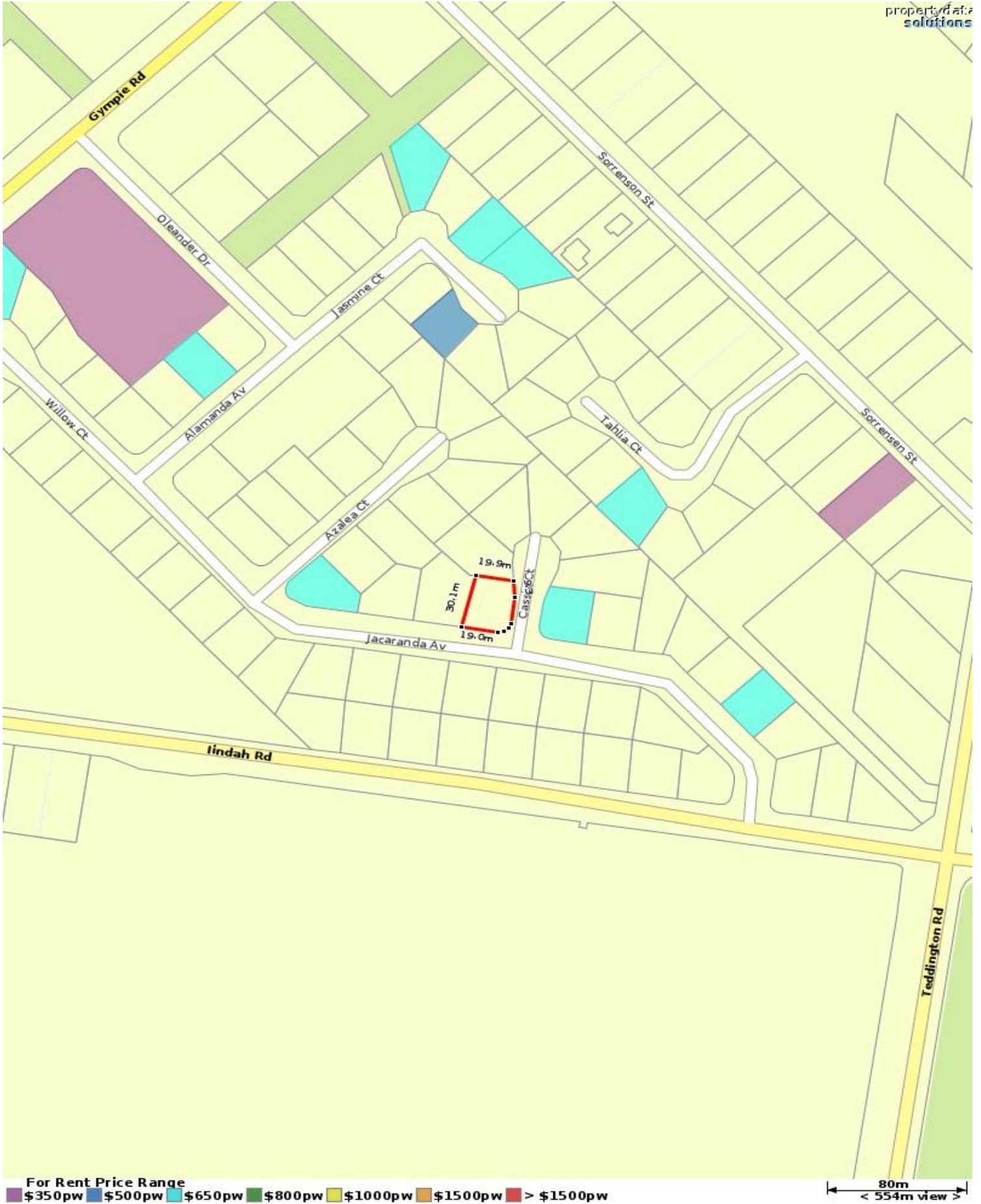
Price Range: \$600 to \$630 per week

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

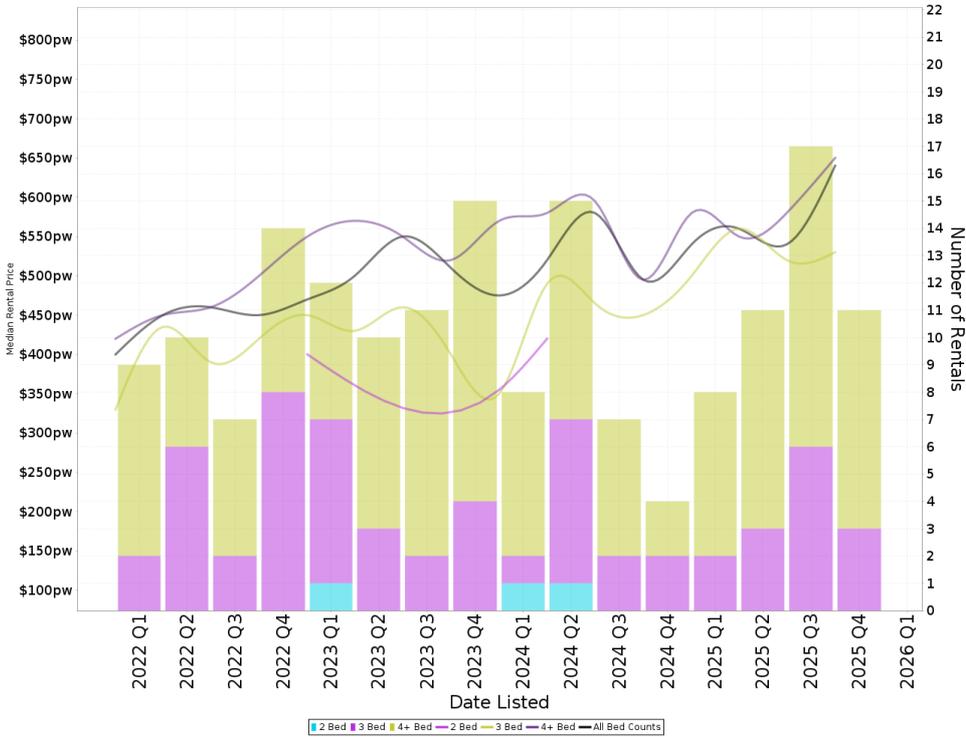
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.2%

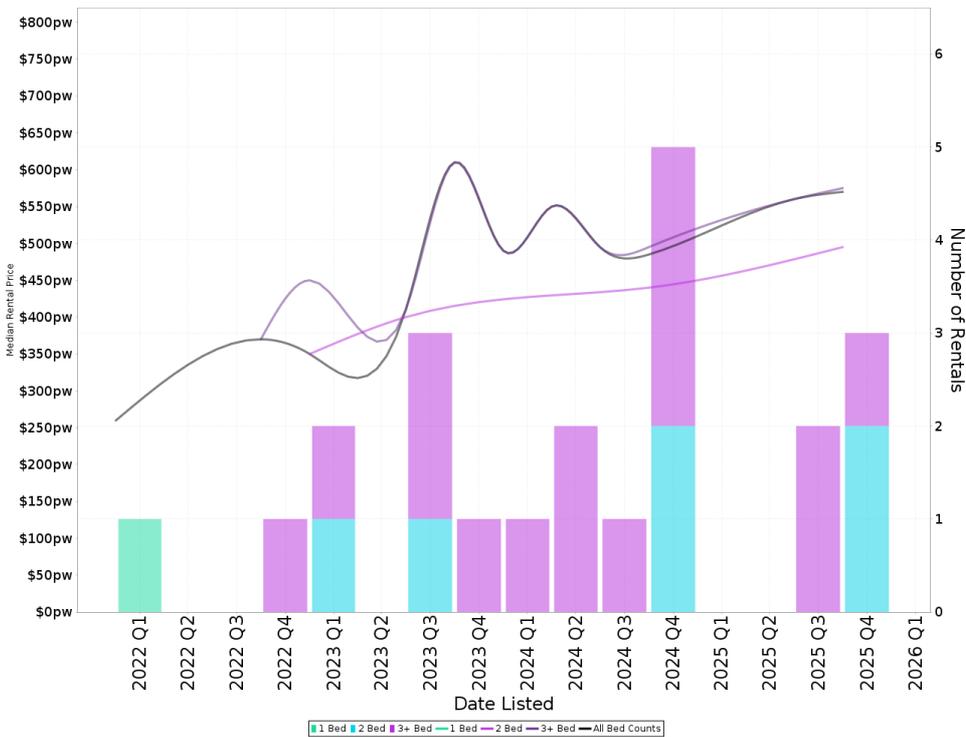
Current Median Price: \$620,000
 Previous Median Price: \$557,500
 Based on 200 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$620,000
 Current Median Rent: \$580
 Based on 47 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+40.3%

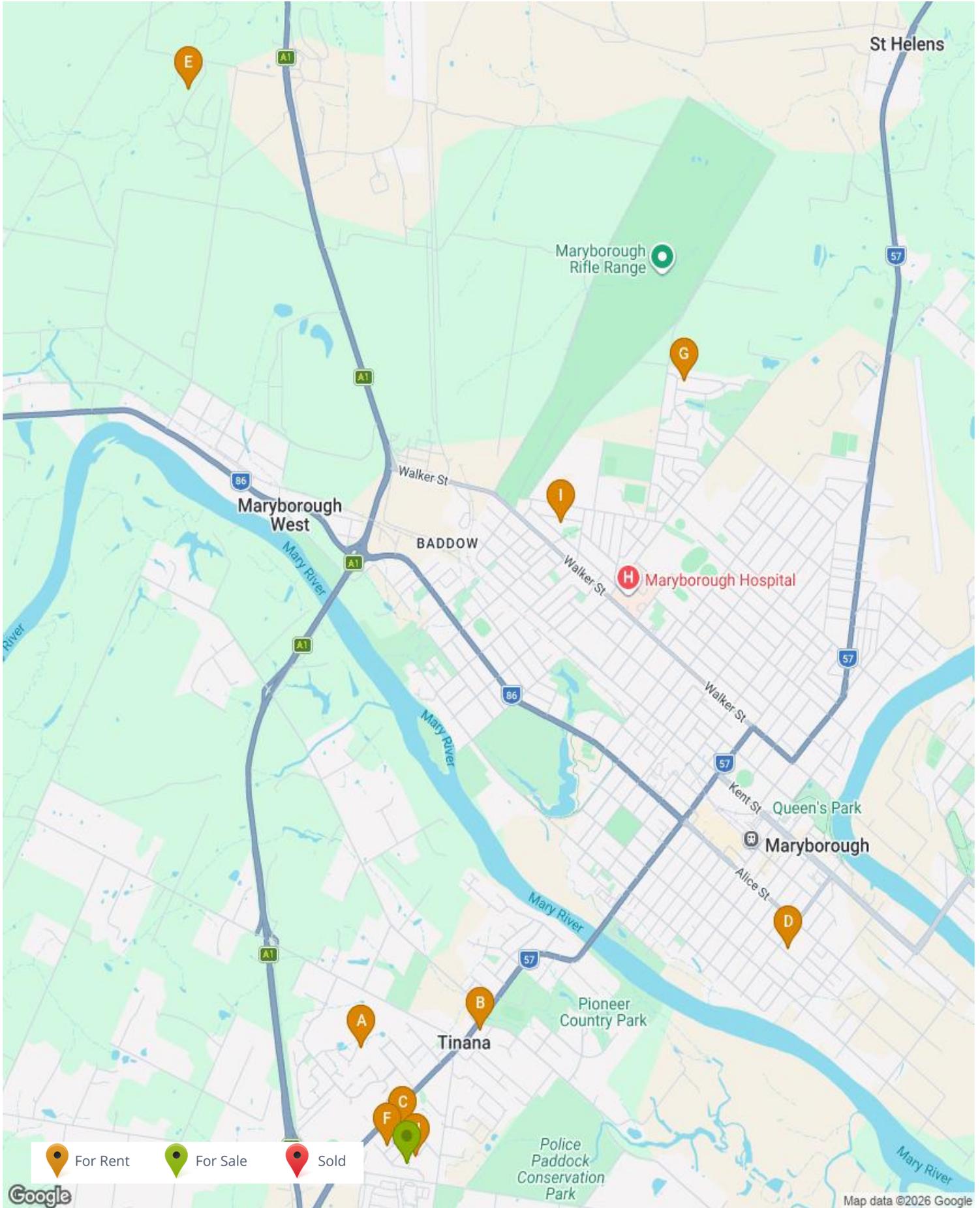
Current Median Price: \$635,000
 Previous Median Price: \$452,500
 Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$635,000
 Current Median Rent: \$570
 Based on 5 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 20000.0m from the focus property. The lowest for rent price is \$590 and the highest for rent price is \$650 with a median rental price of \$615. Days listed ranges from 3 to 28 days with the average currently at 12 days for these selected properties.

25 SATINASH CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 946 m²
RPD: L121 SP323929

Features:

Current Rent Price: **\$630 per week**
First Rent Price: **\$630 per week**
Month Listed: **March 2026**
Days on Market: **3 Days**



108 GYMPIE RD, TINANA 4650

 4  2  2



Property Type: House
Area: 1,012 m²
RPD: L13-14 RP3965

Features: LOWSET, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED

Current Rent Price: **\$625 per week**
First Rent Price: **\$625 per week**
Month Listed: **February 2026**
Days on Market: **7 Days**



22 JASMINE CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 890 m²
RPD: L19 RP854542

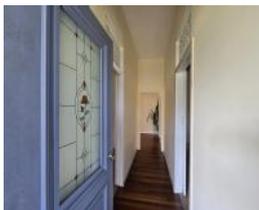
Features: LOWSET, BRICK AND TILE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **February 2026**
Days on Market: **10 Days**



223 ALBERT ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 1,012 m²
RPD: L5 RP3881

Features: LOWSET, DECK, STUDY, IMPROVEMENTS: DISHWASHER

Current Rent Price: **\$610 per week**
First Rent Price: **\$610 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **9 Days**



18 KINGFISHER DR, OAKHURST 4650

 4  2  2



Property Type: House
Area: 1,490 m²
RPD: L153 SP276193

Features: LOWSET, BRICK AND TILE, CONTEMPORARY, SOLAR PANELS, DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **February 2026**
Days on Market: **28 Days**



7 ALAMANDA AVE, TINANA 4650

 4  1  2



Property Type: House
Area: 732 m²
RPD: L13 RP850431

Features:

Current Rent Price: **\$615 per week**
First Rent Price: **\$640 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **23 Days**



3 BLUEGUM CRT, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 739 m²
RPD: L96 RP860684

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **9 Days**



12 TAHLIA CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 833 m²
RPD: L4 RP883994

Features: LOWSET, CONTEMPORARY, ENSUITE, BUILT IN ROBES, ENTERTAINMENT AREA

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **20 Days**



16 CONNOLLY ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 822 m²
RPD: L27 RP90214

Features: LOWSET, POST WAR, SOLAR PANELS, GARAGE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, FULLY FENCED, IMPROVEMENTS: DISHWASHER,

Current Rent Price: **\$625 per week**
First Rent Price: **\$625 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **7 Days**



30 JACARANDA AVENUE, TINANA, QLD 4650



Appraisal Price

This market analysis has been prepared on 05/03/2026 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:

\$600pw to \$630pw

Contact your agent for further information:

Agent Name: Julie Wyvill
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Office: LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
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