



# COMPARATIVE MARKET ANALYSIS

164 ARNAUD STREET, GRANVILLE, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



164 Arnaud Street  
Granville, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 164 Arnaud Street Granville, 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 in a cursive style.

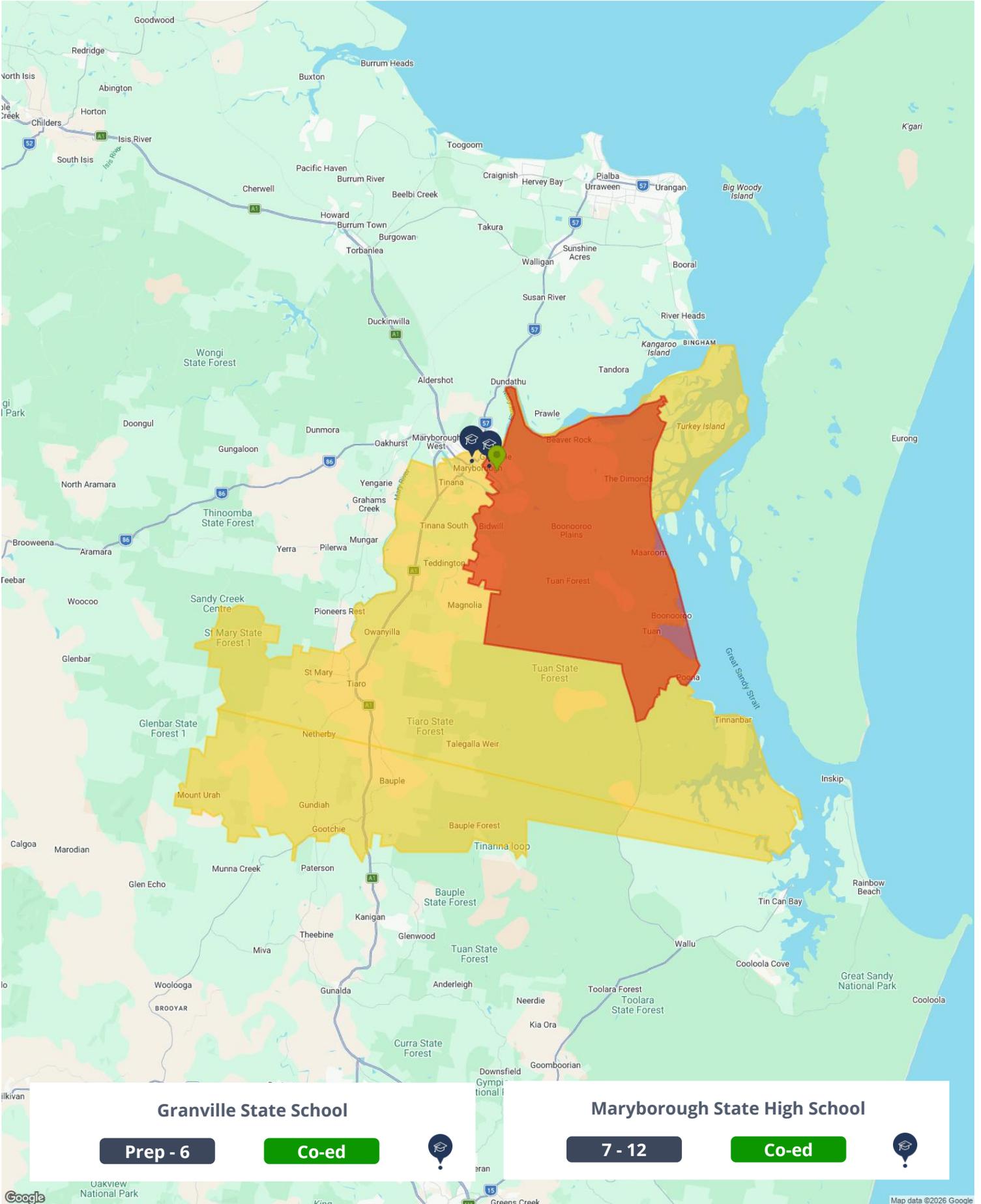
Property Manager  
LJ Hooker Fraser Coast

This appraisal has been prepared on Date: 13 / 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 legislation.

Price Range: \$540 to \$560 per week.

Julie Wyvill  
LJ Hooker Fraser Coast  
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# School Catchment Areas



**Granville State School**

**Prep - 6**

**Co-ed**



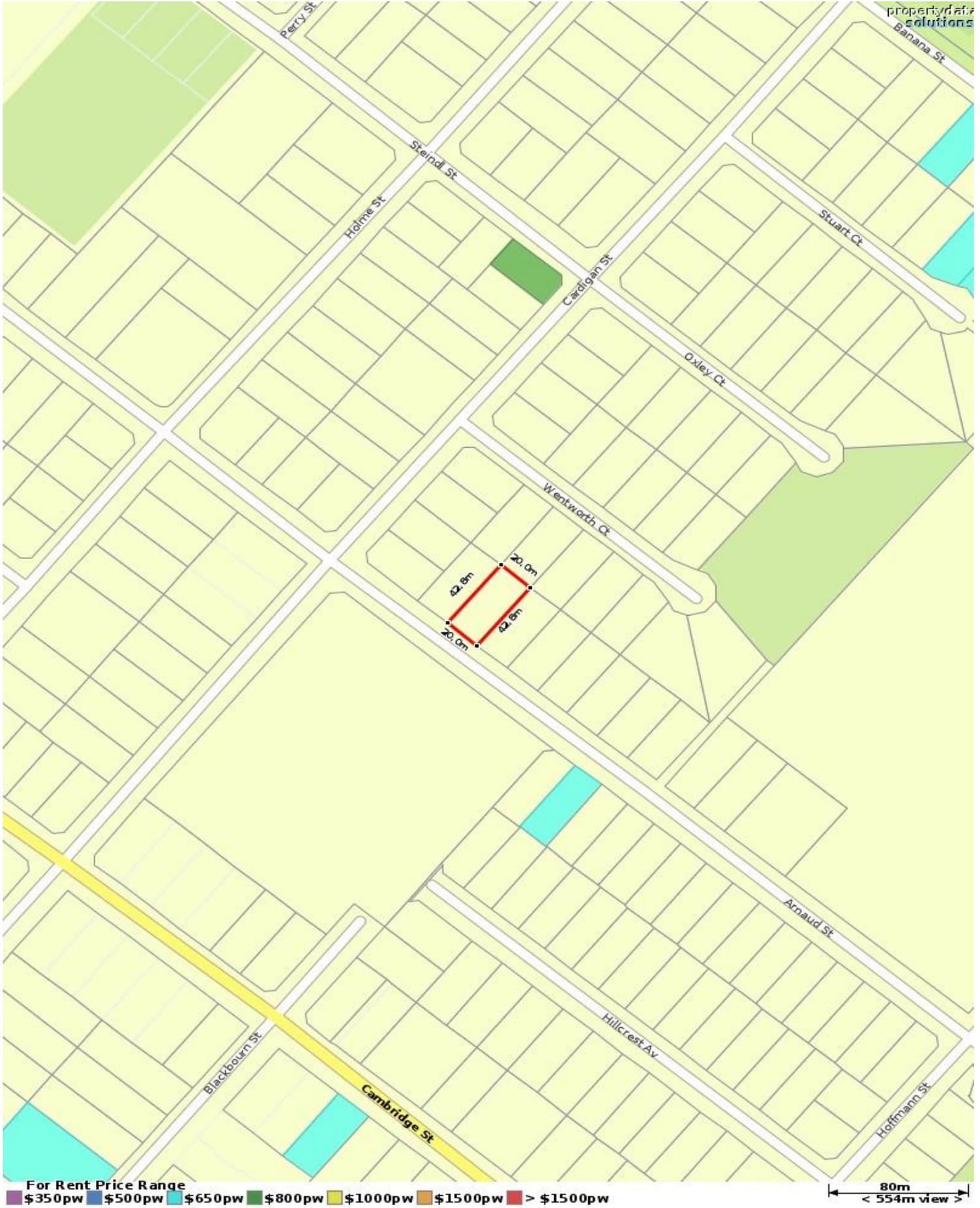
**Maryborough State High School**

**7 - 12**

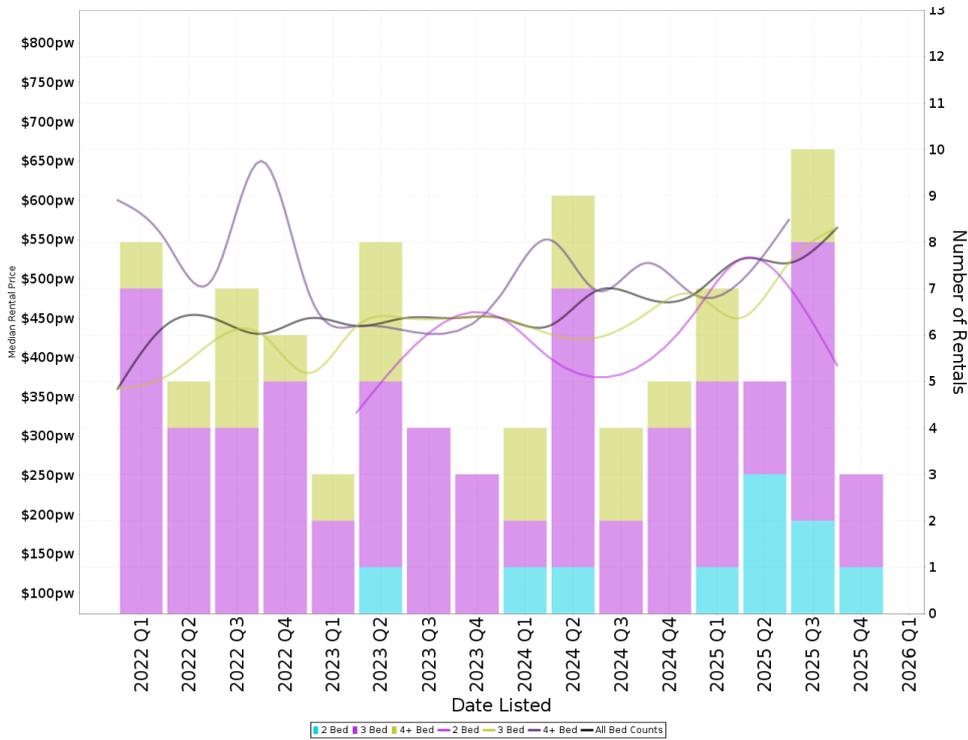
**Co-ed**



## Nearby Properties For Rent



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+28.0%**

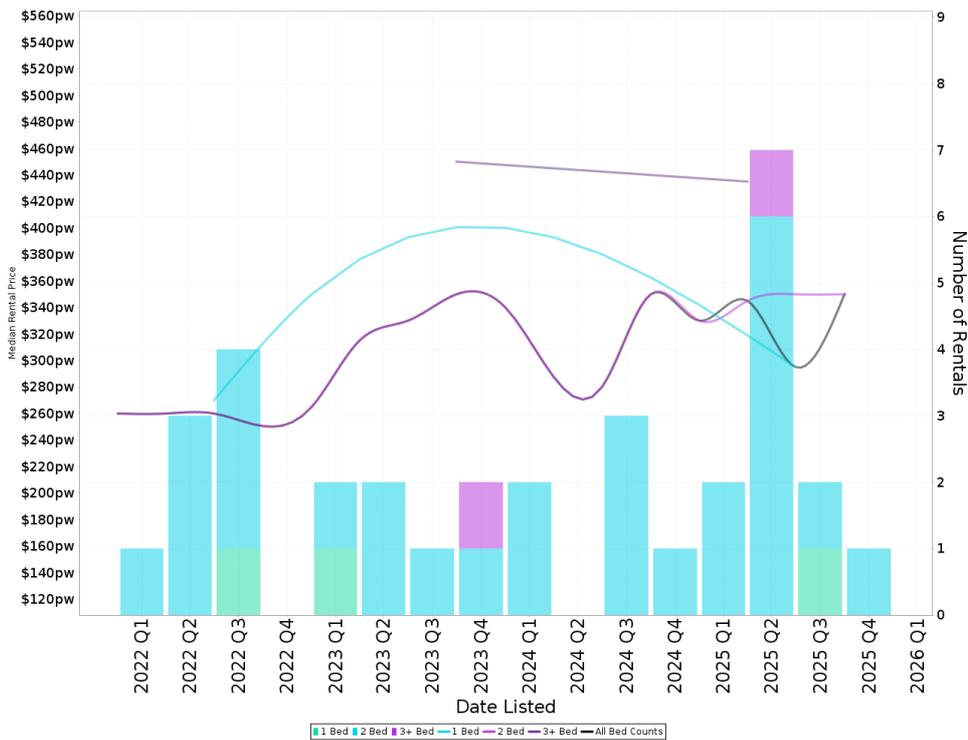
Current Median Price: \$517,940  
Previous Median Price: \$404,500  
Based on 116 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.1%**

Current Median Price: \$517,940  
Current Median Rent: \$510  
Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+104.2%**

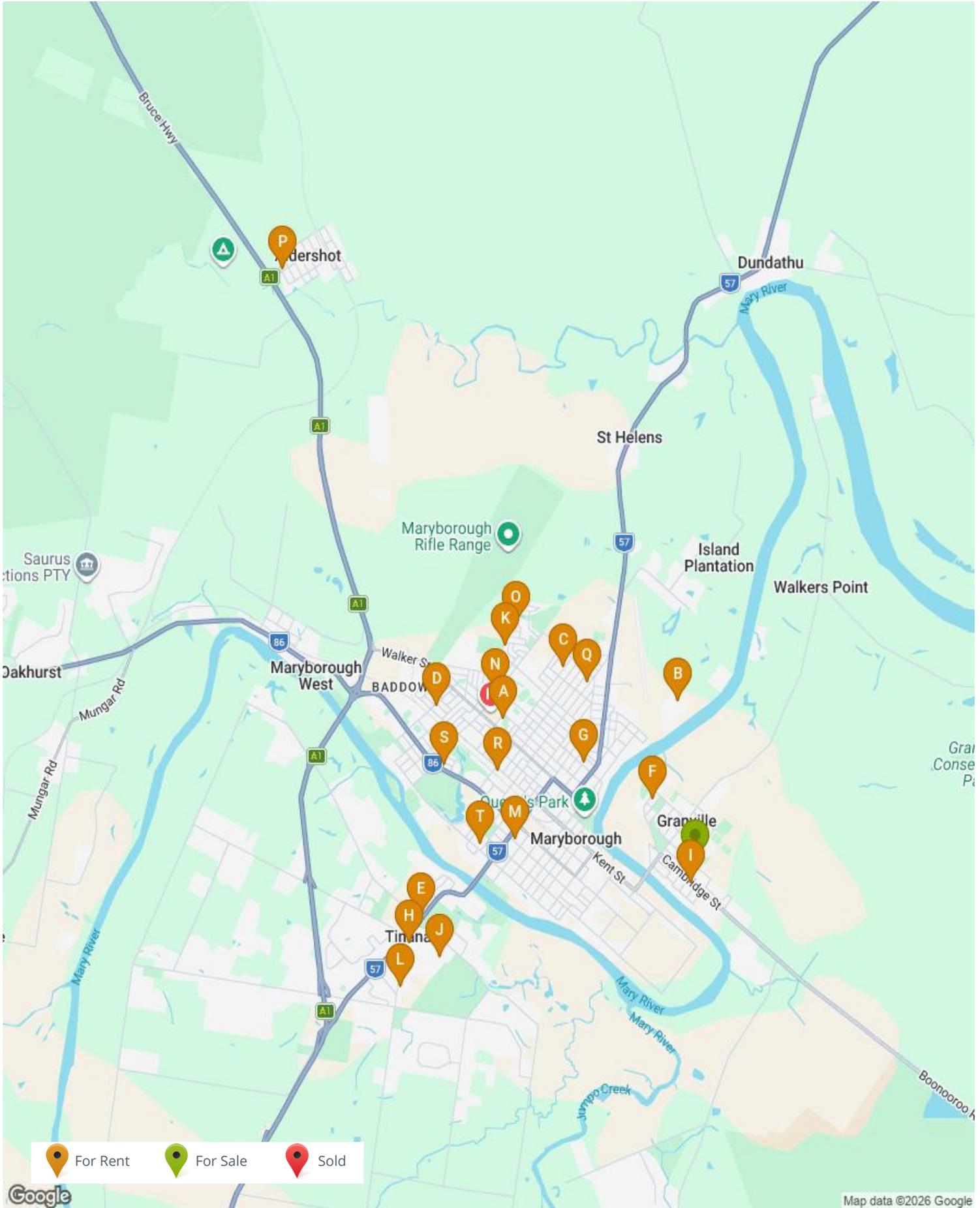
Current Median Price: \$435,000  
Previous Median Price: \$213,000  
Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$435,000  
Current Median Rent: \$345  
Based on 12 registered Unit rentals compared over the last 12 months.

# Comparable Properties Map



## Nearby Comparable Rental Properties

There are 20 rental properties selected within the radius of 20000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$580 with a median rental price of \$550. Days listed ranges from 4 to 47 days with the average currently at 17 days for these selected properties.

### 49 YARALLA ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 1,012 m<sup>2</sup>  
RPD: L42 M20151

Current Rent Price: **\$560 per week**  
First Rent Price: **\$560 per week**  
Month Listed: **March 2026**  
Days on Market: **4 Days**

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, FLOORBOARDS



### 38 SMITH ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 637 m<sup>2</sup>  
RPD: L75 RP72195

Current Rent Price: **\$510 per week**  
First Rent Price: **\$510 per week**  
Month Listed: **March 2026**  
Days on Market: **10 Days**

Features:



### 110 ARIADNE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House  
Area: 564 m<sup>2</sup>  
RPD: L8 RP100944

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **March 2026**  
Days on Market: **11 Days**

Features: AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS



### 121 RUSSELL ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 561 m<sup>2</sup>  
RPD: L4 RP160688

Current Rent Price: **\$580 per week**  
First Rent Price: **\$580 per week**  
Month Listed: **February 2026**  
Days on Market: **15 Days**

Features:



### 2/89 GYMPIE RD, TINANA 4650

 3  1  2



Property Type: House  
Area: 233 m<sup>2</sup>  
RPD: L2 SP295533

Current Rent Price: **\$510 per week**  
First Rent Price: **\$510 per week**  
Month Listed: **February 2026**  
Days on Market: **18 Days**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, FLOORBOARDS



### 31 WOLSELEY ST, GRANVILLE 4650

 3  1  2



Property Type: House  
Area: 911 m<sup>2</sup>  
RPD: L25 RP27182

Features: FULLY FENCED

Current Rent Price: **\$540 per week**  
First Rent Price: **\$540 per week**  
Month Listed: **February 2026**  
Days on Market: **18 Days**



### 43 CHURCHILL ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 1,012 m<sup>2</sup>  
RPD: L5 RP4025

Features:

Current Rent Price: **\$500 per week**  
First Rent Price: **\$500 per week**  
Month Listed: **February 2026\* (Rented)**  
Days on Market: **14 Days**



### 29 TINANA ST, TINANA 4650

 3  1  1



Property Type: House  
Area: 929 m<sup>2</sup>  
RPD: L2 RP204986

Features:

Current Rent Price: **\$520 per week**  
First Rent Price: **\$520 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **18 Days**



### 161 CAMBRIDGE ST, GRANVILLE 4650

 3  1  1



Property Type: House  
Area: 911 m<sup>2</sup>  
RPD: L9 RP27148

Features: DECK, STUDY, FULLY FENCED

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **11 Days**



### 52 HIGH ST, TINANA 4650

 3  1  3



Property Type: House  
Area: 2,134 m<sup>2</sup>  
RPD: L1 SP118832

Features: BUILD YR: 1990, WALL TYPE: BESSER, ROOF TYPE: COLOURBOND, CONTEMPORARY, VERANDAH/DECK, BUILT IN ROBES, ENTERTAINMENT AREA, FULLY

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **7 Days**



### 37 BRYANT ST, MARYBOROUGH 4650

 3  1  2



Property Type: House  
Area: 817 m<sup>2</sup>  
RPD: L104 RP195475

Current Rent Price: **\$570 per week**  
First Rent Price: **\$570 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **17 Days**

Features: STOREYS: 1, LOWSET, BRICK AND TILE, GARAGE, CLOSE TO SCHOOLS, MAIN ROOMS: 1



### 65 TEDDINGTON RD, TINANA 4650

 3  2  2



Property Type: House  
Area: 1,290 m<sup>2</sup>  
RPD: L5 SP114658

Current Rent Price: **\$560 per week**  
First Rent Price: **\$560 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **9 Days**

Features:



### 321 ALBERT ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 880 m<sup>2</sup>  
RPD: L2 RP48256

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **7 Days**

Features:



### 178 NEPTUNE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House  
Area: 711 m<sup>2</sup>  
RPD: L2 RP97221

Current Rent Price: **\$560 per week**  
First Rent Price: **\$560 per week**  
Month Listed: **January 2026\* (Rented)**  
Days on Market: **19 Days**

Features: HIGHSET, QUEENSLANDER, GARAGE, VERANDAH/DECK, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: DISHWASHER



### 14 PANORAMA DR, MARYBOROUGH 4650

 3  1  3



Property Type: House  
Area: 838 m<sup>2</sup>  
RPD: L118 RP201799

Current Rent Price: **\$510 per week**  
First Rent Price: **\$510 per week**  
Month Listed: **December 2025\* (Rented)**  
Days on Market: **31 Days**

Features:



### 2-4 HERRENBERG ST, ALDERSHOT 4650

 3  2  -



Property Type: House  
Area: 1,227 m<sup>2</sup>  
RPD: L224 RP35490

Features:

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **December 2025\* (Rented)**  
Days on Market: **25 Days**



### 288 PALLAS ST, MARYBOROUGH 4650

 3  2  2



Property Type: House  
Area: 911 m<sup>2</sup>  
RPD: L11 RP4125

Features: FIRE PLACE, STUDY, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, DISHWASHER

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **December 2025\* (Rented)**  
Days on Market: **20 Days**



### 592A KENT ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 500 m<sup>2</sup>  
RPD: L1 SP313316

Features:

Current Rent Price: **\$530 per week**  
First Rent Price: **\$530 per week**  
Month Listed: **December 2025\* (Rented)**  
Days on Market: **39 Days**



### 24 CAMPBELL ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 731 m<sup>2</sup>  
RPD: L38 M20200

Features: LOWSET, POST WAR, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA

Current Rent Price: **\$550 per week**  
First Rent Price: **\$570 per week**  
Month Listed: **December 2025\* (Rented)**  
Days on Market: **47 Days**



### 24 ALVIE ST, MARYBOROUGH 4650

 3  1  1



Property Type: House  
Area: 911 m<sup>2</sup>  
RPD: L13 RP51914

Features:

Current Rent Price: **\$540**  
First Rent Price: **\$540**  
Month Listed: **December 2025\* (Rented)**  
Days on Market: **17 Days**



**164 ARNAUD STREET, GRANVILLE, QLD 4650**

## **Appraisal Price**

This market analysis has been prepared on 13/03/2026 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:

**\$540pw to \$560pw**

### **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](mailto:rentals.ljhookerfc@email.propertyme.com)