



COMPARATIVE MARKET ANALYSIS

22 SALTWATER CREEK ROAD OF, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



22 Saltwater Creek Road
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 22 Saltwater Creek Road Maryborough 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

A handwritten signature in black ink that reads 'Julie Wyvill'.

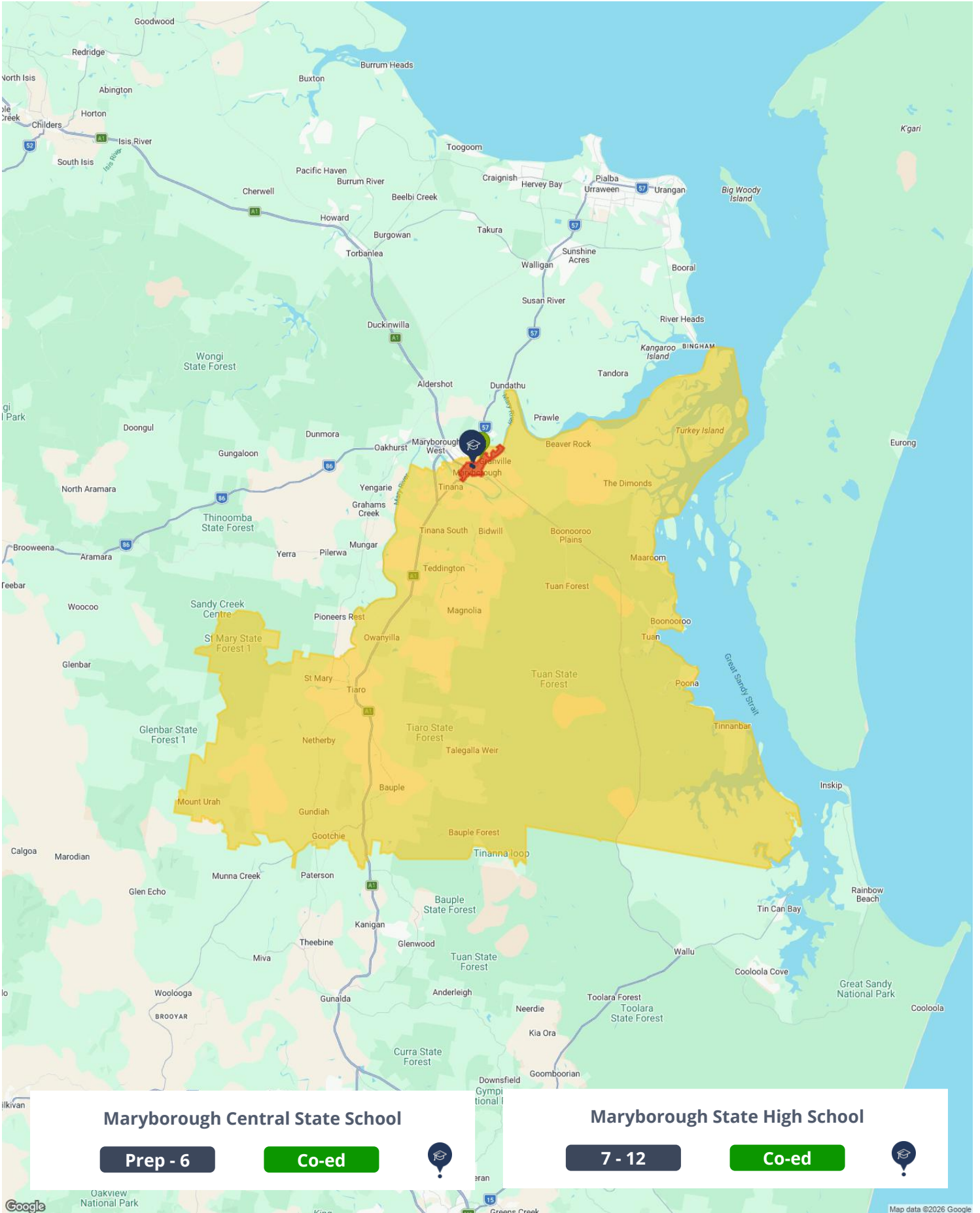
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 21 / 04 / 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:: \$880 to \$920 per week.

Julie Wyvill
LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7002
Email: rentals.ljhookerfc@email.propertyme.com

School Catchment Areas



Maryborough Central State School

Prep - 6

Co-ed



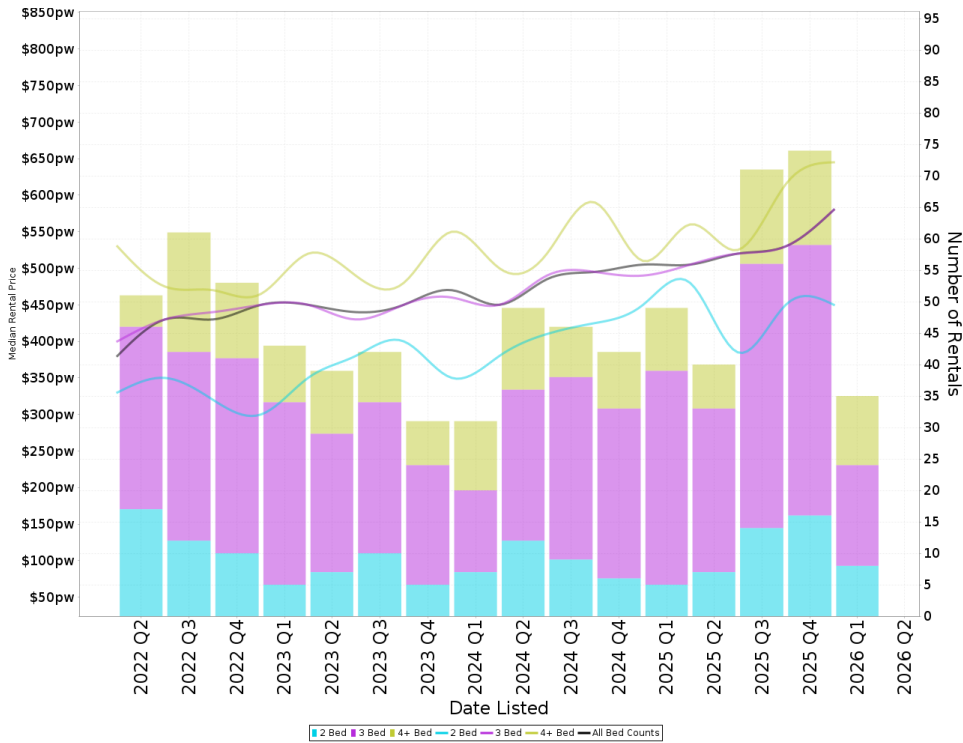
Maryborough State High School

7 - 12

Co-ed



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+20.8%

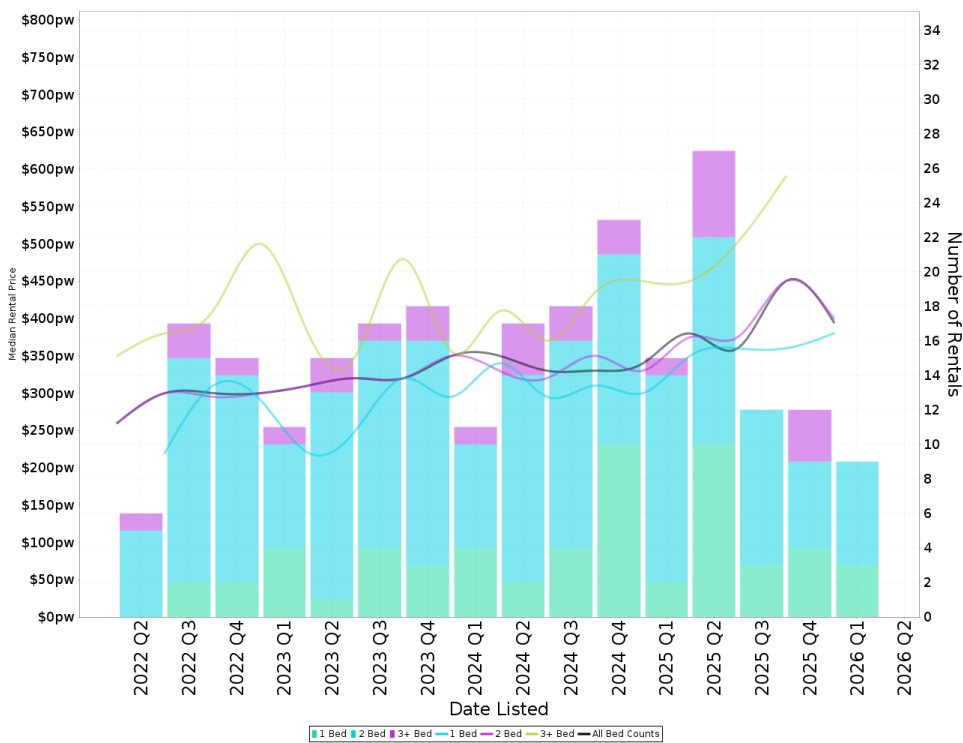
Current Median Price: \$543,750
 Previous Median Price: \$450,000
 Based on 748 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$543,750
 Current Median Rent: \$520
 Based on 220 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+29.8%

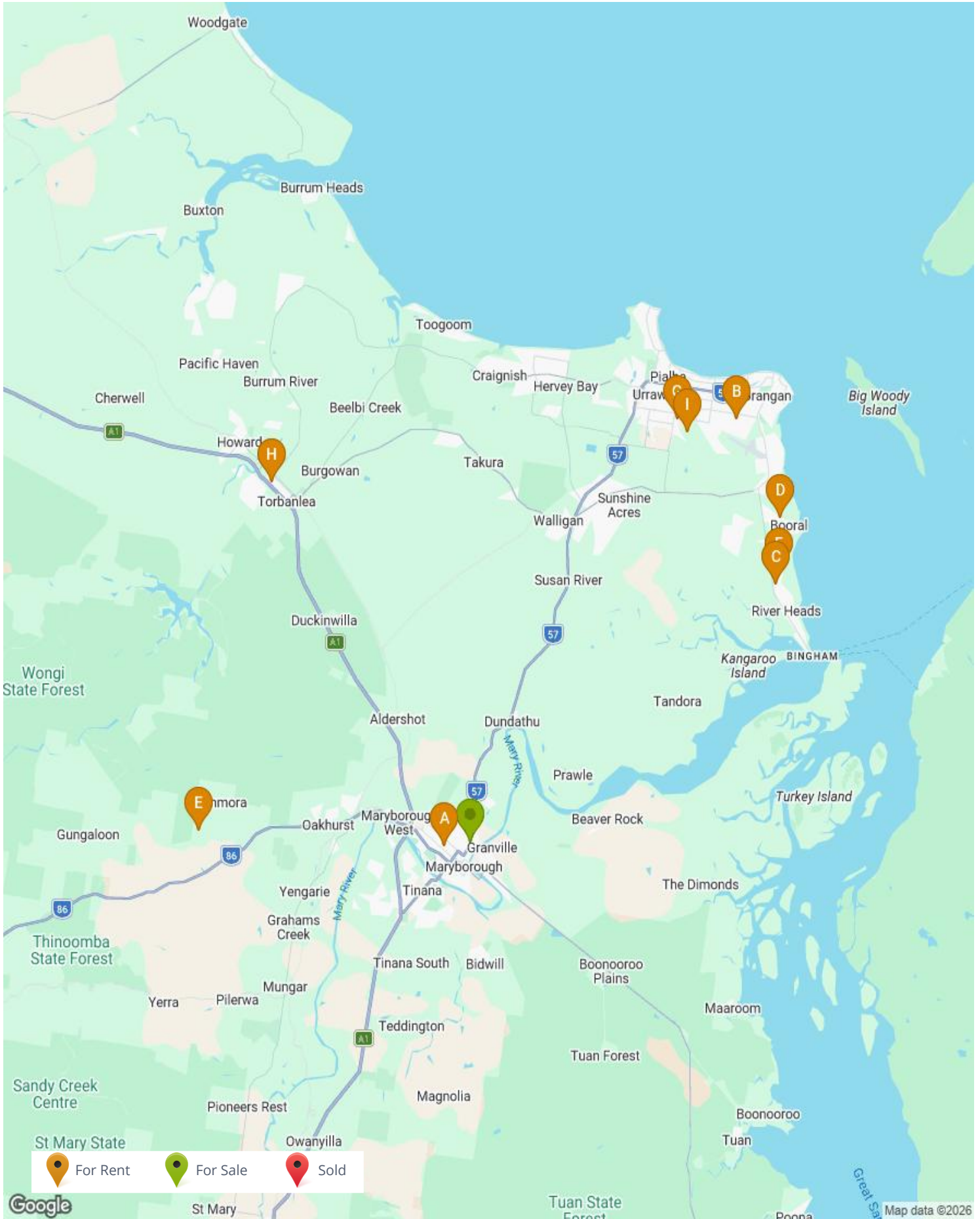
Current Median Price: \$382,500
 Previous Median Price: \$294,750
 Based on 84 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$382,500
 Current Median Rent: \$385
 Based on 60 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 25000.0m from the focus property. The lowest for rent price is \$700 and the highest for rent price is \$950 with a median rental price of \$730. Days listed ranges from 4 to 74 days with the average currently at 24 days for these selected properties.

7 AMITY ST, MARYBOROUGH 4650

 6  2  3



Property Type: House
Area: 1,012 m²
RPD: L5 RP27154

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **25 Days**

Features: HIGHSET, GARAGE, VERANDAH/DECK, IMPROVEMENTS: FLOORBOARDS



26A HUGHES RD, URANGAN 4655

 5  3  1



Property Type: House
Area: 2,539 m²
RPD: L1 SP338951

Current Rent Price: **\$950 per week**
First Rent Price: **\$1050 per week**
Month Listed: **March 2026**
Days on Market: **21 Days**

Features:



43-45 LONGVIEW DR, RIVER HEADS 4655

 5  2  2



Property Type: House
Area: 2,012 m²
RPD: L302 RP899579

Current Rent Price: **\$950 per week**
First Rent Price: **\$1100 per week**
Month Listed: **February 2026**
Days on Market: **74 Days**

Features:



14 BLUE WATER RD, BOORAL 4655

 5  3  6



Property Type: House
Area: 2,000 m²
RPD: L64 RP155929

Current Rent Price: **\$720 per week**
First Rent Price: **\$720 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **11 Days**

Features:



9 CORYMBIA CRT, DUNMORA 4650

 5  3  5



Property Type: House
Area: 1.41 ha (356 m²)
RPD: L60 SP173316

Current Rent Price: **\$710 per week**
First Rent Price: **\$710 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **28 Days**

Features:



1 WOONGOOLBVER CRT, RIVER HEADS 4655

 5  2  6



Property Type: House
Area: 2,053 m²
RPD: L90 SP156561

Current Rent Price: **\$800**
First Rent Price: **\$800**
Month Listed: **November 2025* (Rented)**
Days on Market: **16 Days**

Features:



38 VICTOR DR, KAWUNGAN 4655

 5  2  4



Property Type: House
Area: 1,165 m² (252 m²)
RPD: L99 RP224690

Current Rent Price: **\$800**
First Rent Price: **\$800**
Month Listed: **November 2025* (Rented)**
Days on Market: **4 Days**

Features: SOLAR PANELS, DECK, ENSUITE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS:



68 TODD ST, TORBANLEA 4662

 5  2  2



Property Type: House
Area: 2.06 ha
RPD: L6 SP126108

Current Rent Price: **\$730**
First Rent Price: **\$730**
Month Listed: **November 2025* (Rented)**
Days on Market: **36 Days**

Features:



73 INDIGO WAY, KAWUNGAN 4655

 5  2  2



Property Type: House
Area: 606 m²
RPD: L130 SP343443

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **October 2025* (Rented)**
Days on Market: **9 Days**

Features:



22 SALTWATER CREEK ROAD OF, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 21/04/2026 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:

\$880pw to \$920pw

Contact your agent for further information:

Agent Name: Julie Wyvill
Mobile: 0487 085 774
Office: LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 4123 7002
Email: rentals.ljhookerfc@email.propertyme.com