

COMPARATIVE MARKET ANALYSIS

74 CHURCHILL STREET, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST





74 Churchill Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 74 Churchill Street 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'.

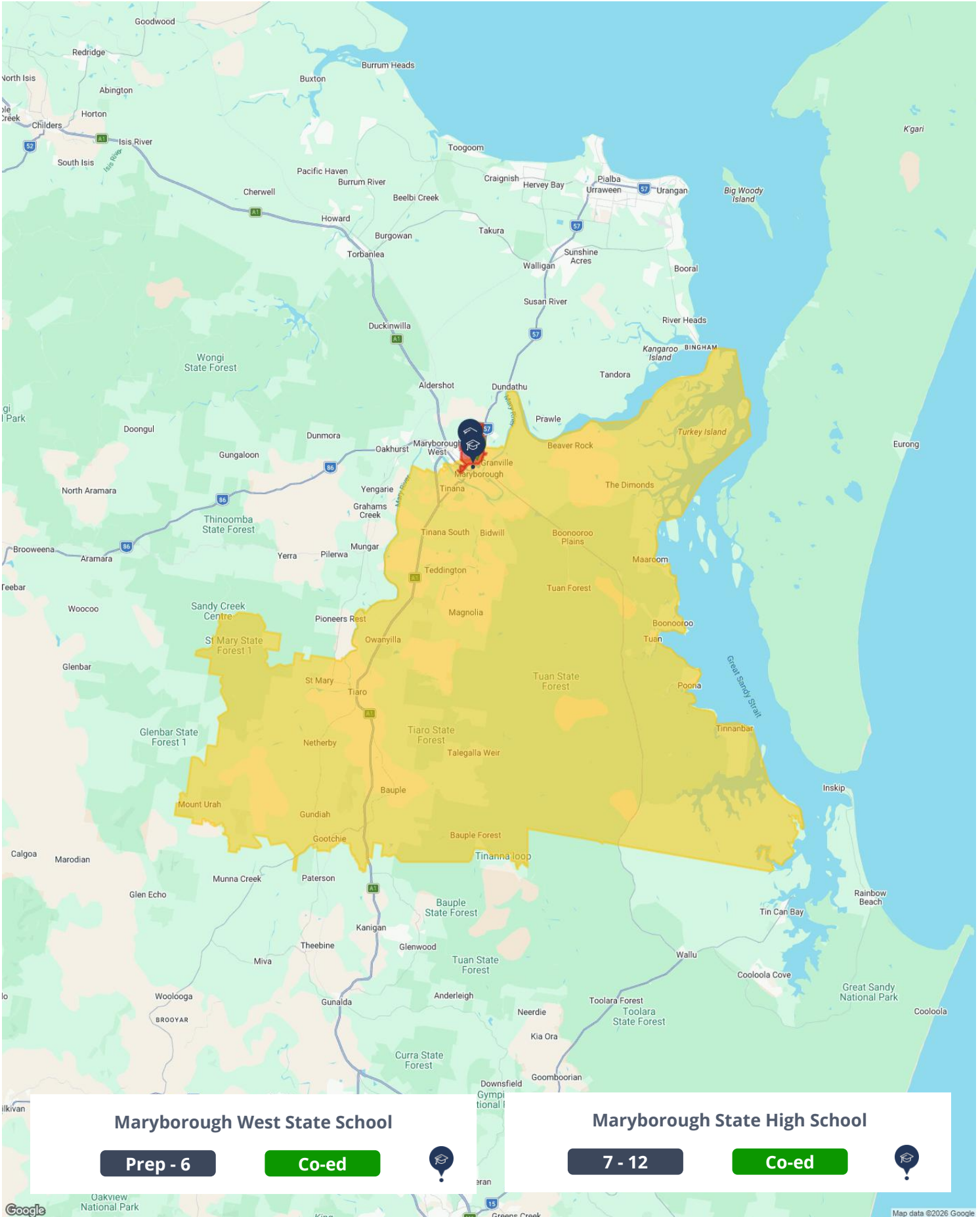
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

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:: \$580 to \$600 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 West State School

Prep - 6

Co-ed



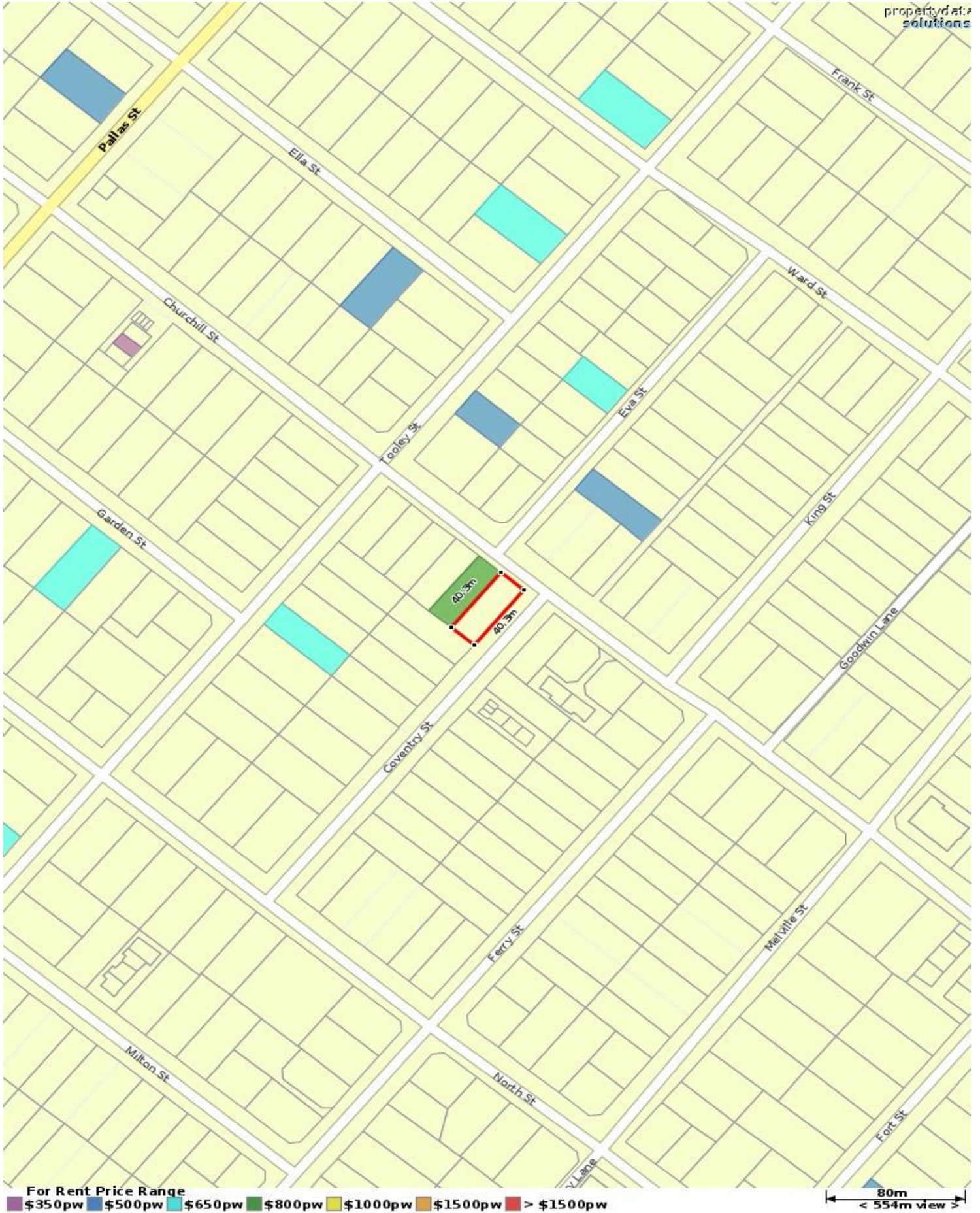
Maryborough State High School

7 - 12

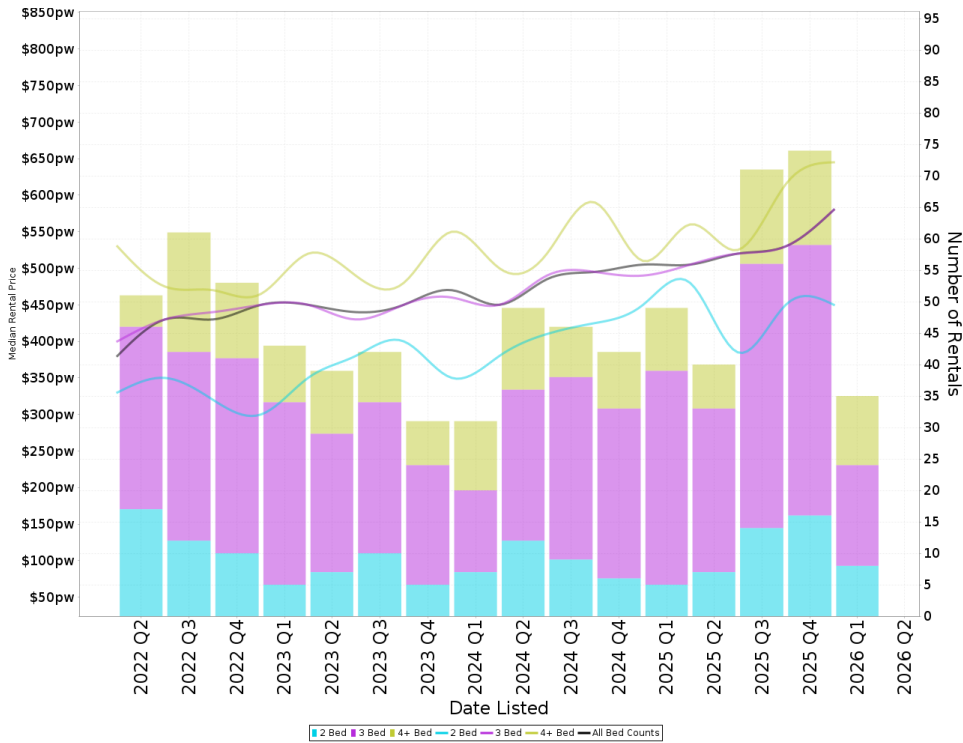
Co-ed



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+20.8%

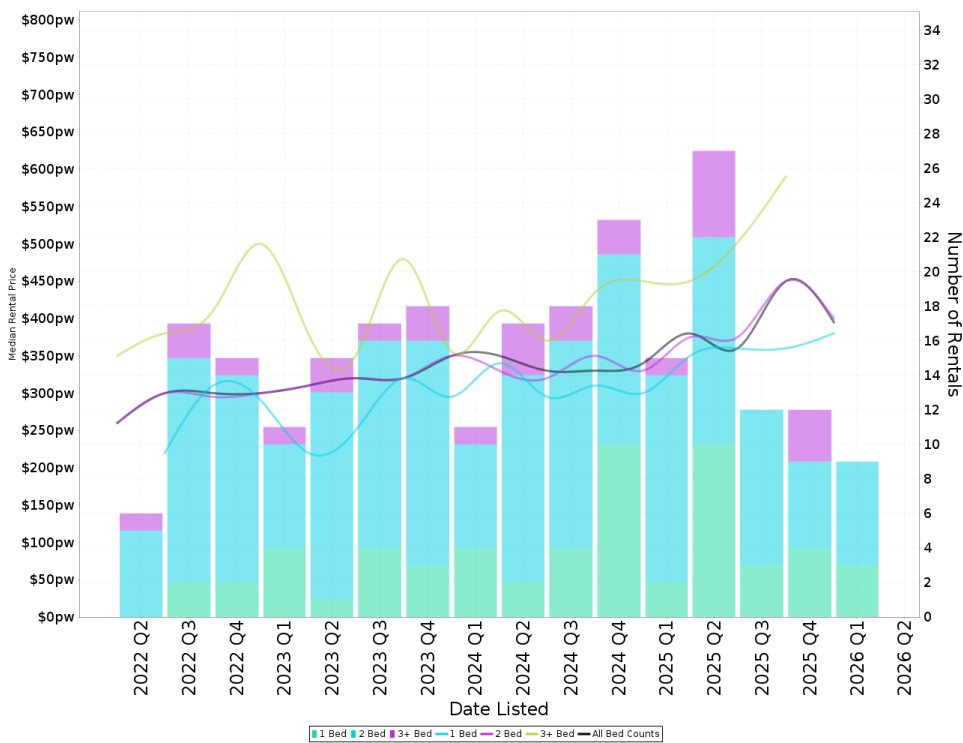
Current Median Price: \$543,750
Previous Median Price: \$450,000
Based on 748 registered House sales compared over the last two rolling 12 month periods.

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%

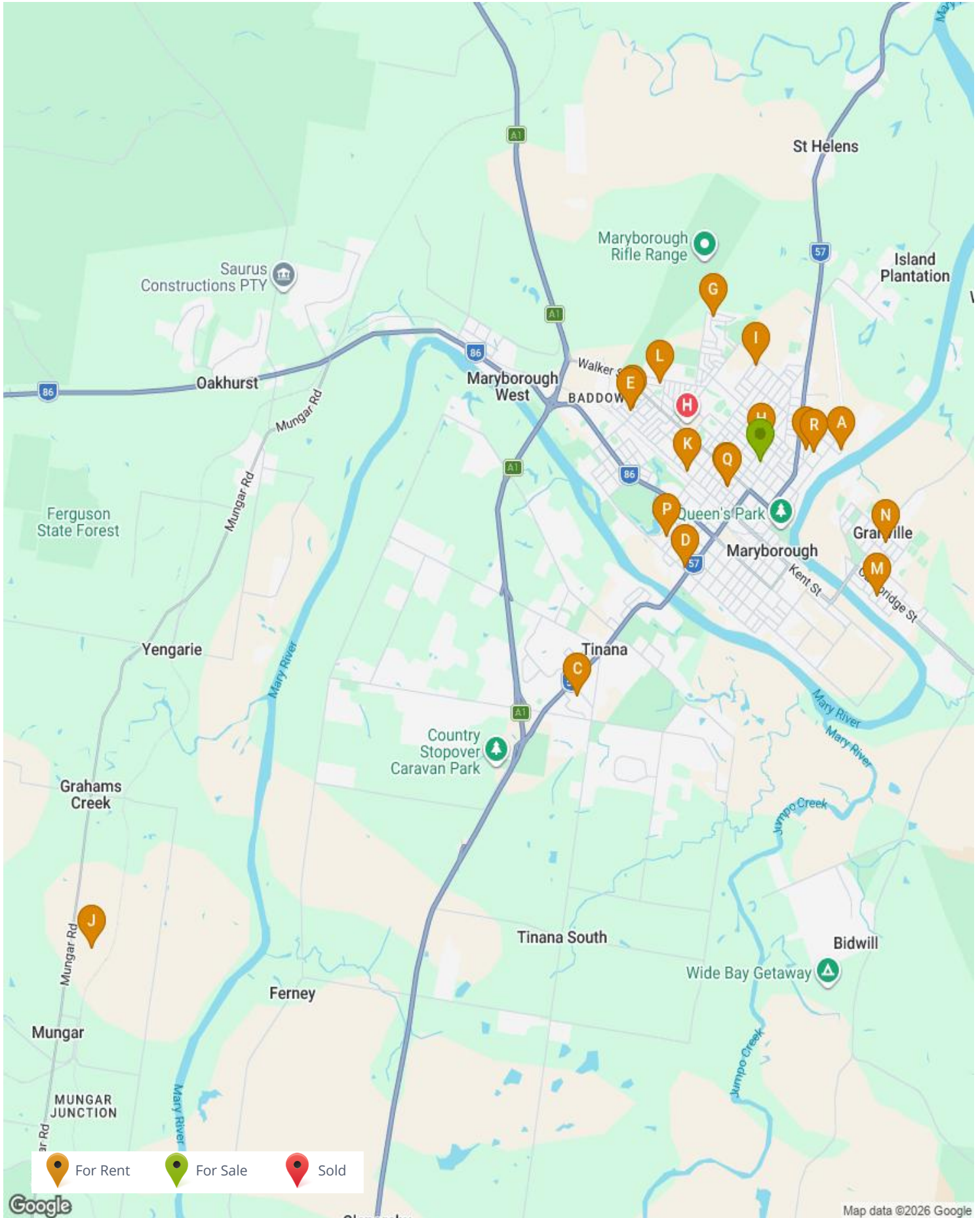
Current Median Price: \$382,500
Previous Median Price: \$294,750
Based on 84 registered Unit sales compared over the last two rolling 12 month periods.

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 18 rental properties selected within the radius of 22000.0m from the focus property. The lowest for rent price is \$550 and the highest for rent price is \$640 with a median rental price of \$600. Days listed ranges from 1 to 56 days with the average currently at 15 days for these selected properties.

6 WARATAH ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 913 m²
RPD: L15 RP57816

Features: DECK, BUILT IN ROBES

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **April 2026**
Days on Market: **1 Day**



11 GROSVENOR ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 673 m²
RPD: L44 RP4146

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **April 2026**
Days on Market: **1 Day**



16 JASMINE CRT, TINANA 4650

 3  1  1



Property Type: House
Area: 851 m²
RPD: L22 RP854542

Features: LOWSET, BRICK AND TILE, GARAGE, BUILT IN ROBES, AIR CONDITIONED

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **April 2026**
Days on Market: **5 Days**



121 QUEEN ST, MARYBOROUGH 4650

 3  2  4



Property Type: House
Area: 913 m²
RPD: L29 RP68433

Features: LOWSET

Current Rent Price: **\$585 per week**
First Rent Price: **\$585 per week**
Month Listed: **April 2026**
Days on Market: **6 Days**



6 BASHFORD ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 696 m²
RPD: L22 RP71394

Features: LOWSET, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S

Current Rent Price: **\$615 per week**
First Rent Price: **\$615 per week**
Month Listed: **April 2026**
Days on Market: **7 Days**



Prepared on 21/04/2026 by LJ Hooker Fraser Coast, 07 4123 7000 at LJ Hooker Fraser Coast. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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5 BASHFORD ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 696 m²
RPD: L14 RP71394

Current Rent Price: **\$615 per week**
First Rent Price: **\$615 per week**
Month Listed: **April 2026**
Days on Market: **8 Days**

Features: HIGHSET, QUEENSLANDER, ENTERTAINMENT AREA, IMPROVEMENTS: SECURE PARKING



39 PANORAMA DR, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 704 m²
RPD: L94 RP853464

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **April 2026**
Days on Market: **15 Days**

Features:



214 TOOLEY ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 942 m²
RPD: L189 RP4007

Current Rent Price: **\$595 per week**
First Rent Price: **\$595 per week**
Month Listed: **April 2026**
Days on Market: **15 Days**

Features:



28 GILLHESPY ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 564 m²
RPD: L12 RP115422

Current Rent Price: **\$640 per week**
First Rent Price: **\$640 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **20 Days**

Features:



999 MUNGAR RD, MUNGAR 4650

 3  2  3



Property Type: House
Area: 16.06 ha
RPD: L1 RP15930

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **14 Days**

Features: ENSUITE, MODERN KITCHEN, AIR CONDITIONED, FULLY FENCED



631 KENT ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 617 m² (150 m²)
RPD: L2 RP880013

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **March 2026**
Days on Market: **29 Days**

Features: FIRE PLACE, STUDY, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, SECURE PARKING



7 CONNOLLY ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 809 m²
RPD: L37 RP94673

Current Rent Price: **\$610 per week**
First Rent Price: **\$610 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **12 Days**

Features: HIGHSET, CONTEMPORARY, SOLAR PANELS, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY



8 BLACKBOURN ST, GRANVILLE 4650

 3  1  5



Property Type: House
Area: 2,428 m²
RPD: L21 MCH2912

Current Rent Price: **\$590 per week**
First Rent Price: **\$620 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **25 Days**

Features: HIGHSET, QUEENSLANDER, DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, SLEEPOUT, FULLY FENCED, IMPROVEMENTS: GARDEN / COURTYARD, SECURE PARKING



11 GICK ST, GRANVILLE 4650

 3  1  1



Property Type: House
Area: 862 m²
RPD: L35 RP70096

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **30 Days**

Features:



87 SUSSEX ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 898 m²
RPD: L25 RP3465

Current Rent Price: **\$620 per week**
First Rent Price: **\$610 per week**
Month Listed: **February 2026**
Days on Market: **56 Days**

Features: HIGHSET, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S



372 ANN ST, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 809 m²
RPD: L4 RP61341

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **11 Days**

Features: HIGHSET, STUDY, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, SHED/S



83 SUSSEX ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 898 m²
RPD: L27 RP3465

Current Rent Price: **\$630 per week**
First Rent Price: **\$630 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **7 Days**

Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING



24 DOON VILLA AVE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 959 m²
RPD: L1 RP68281

Current Rent Price: **\$610 per week**
First Rent Price: **\$630 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **25 Days**

Features: LOWSET, CONTEMPORARY, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



74 CHURCHILL STREET, 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:

\$580pw to \$600pw

Contact your agent for further information:

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