



COMPARATIVE MARKET ANALYSIS

14 MAIN STREET, BAUPLE, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



14 Main Street
Bauple, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 14 Main Street, Bauple 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'.

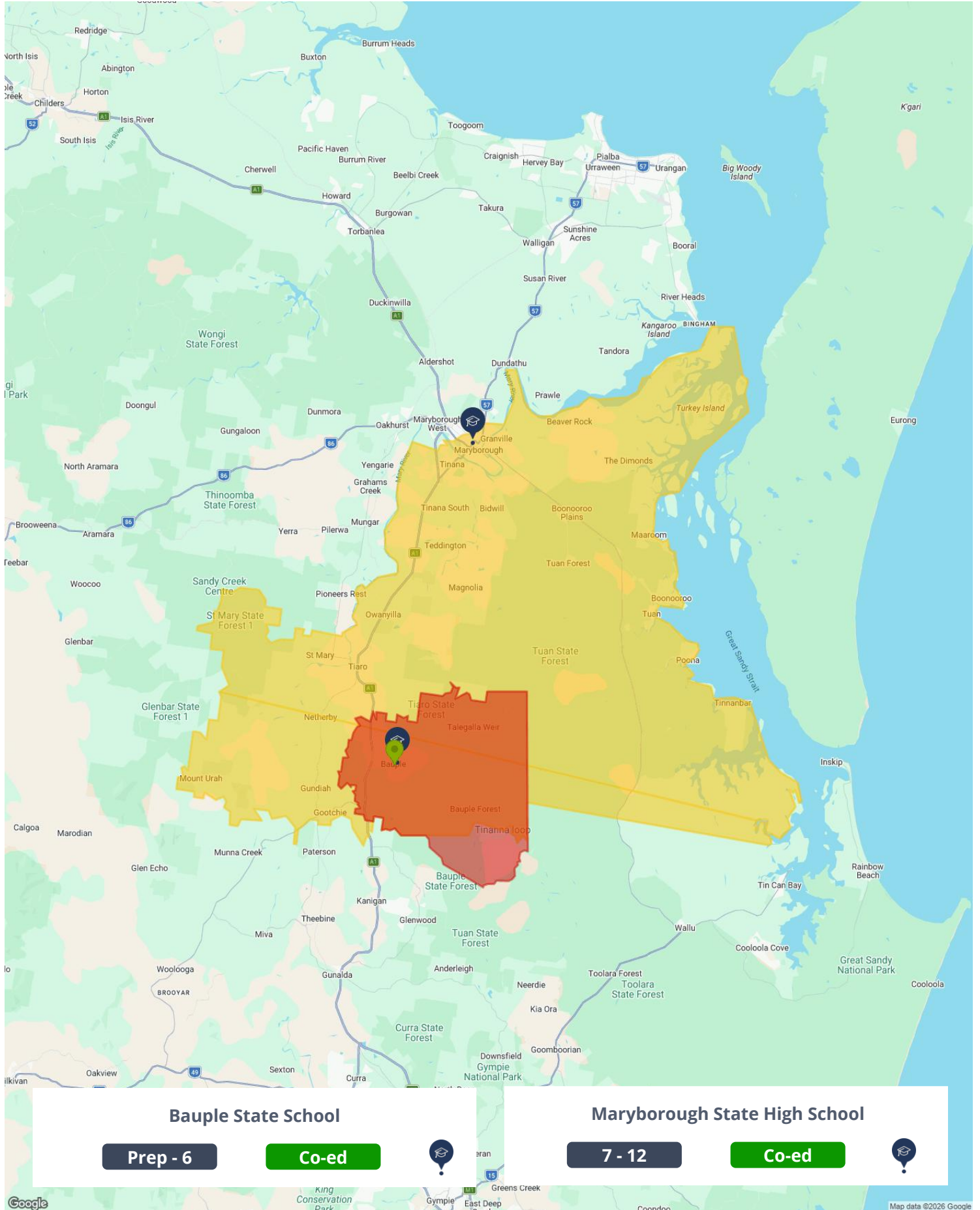
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 11 / 05 / 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:: \$480 to \$520 per week

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

School Catchment Areas



Bauple State School

Prep - 6

Co-ed



Maryborough State High School

7 - 12

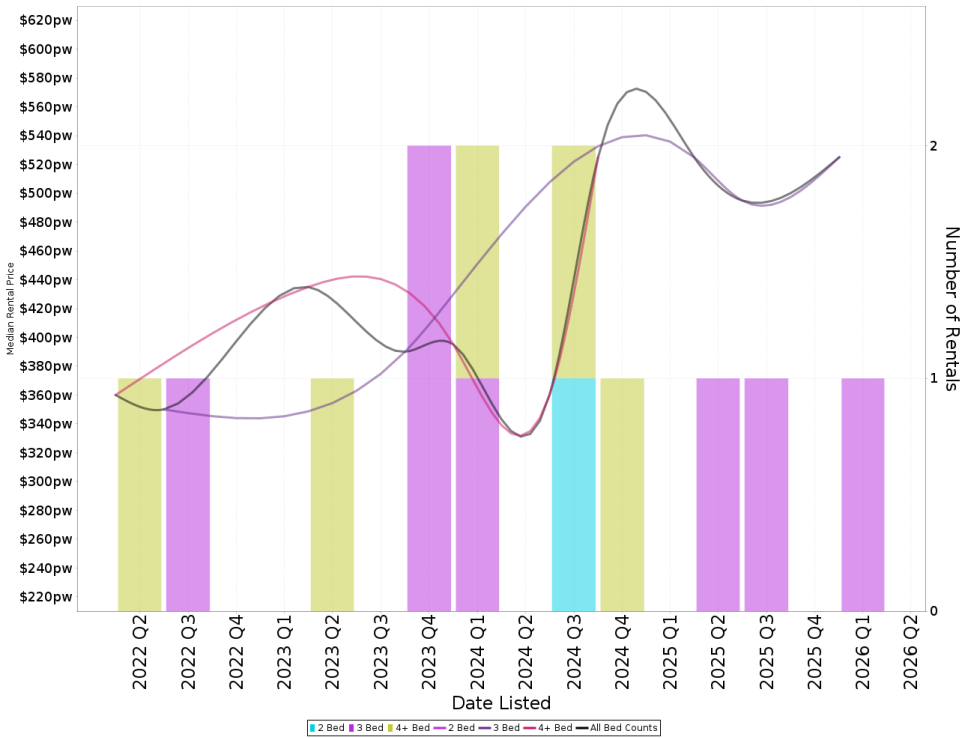
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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+23.4%

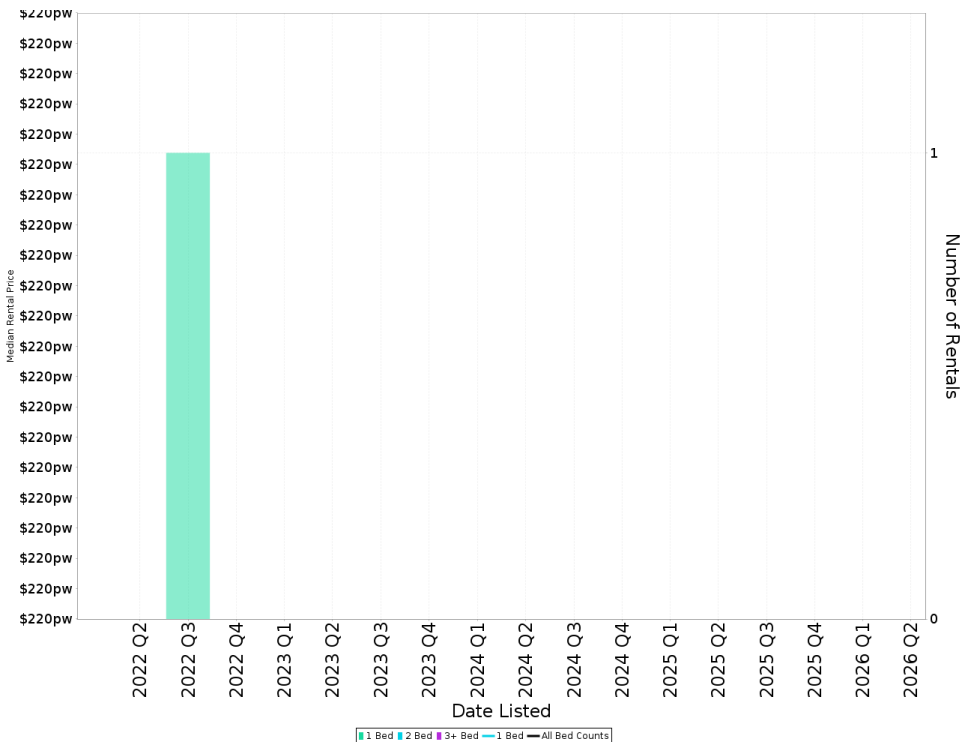
Current Median Price: \$580,000
 Previous Median Price: \$470,000
 Based on 36 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$580,000
 Current Median Rent: \$525
 Based on 3 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



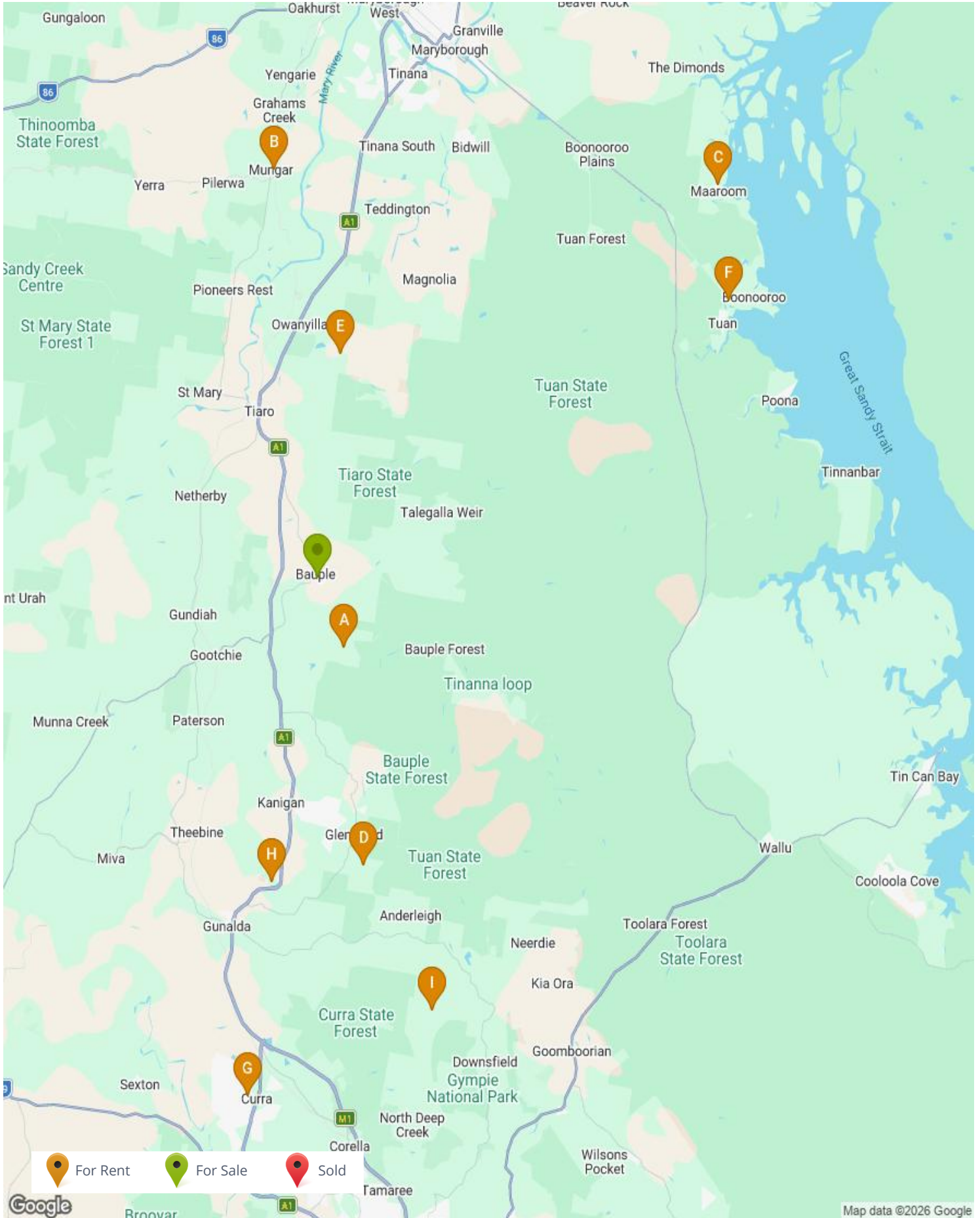
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 30000.0m from the focus property. The lowest for rent price is \$430 and the highest for rent price is \$550 with a median rental price of \$490. Days listed ranges from 10 to 92 days with the average currently at 38 days for these selected properties.

34 VAN HENSBROEK RD, BAUPLE 4650

 2  1  2



Property Type: House
Area: 1.19 ha
RPD: L275 RP159697

Features:

Current Rent Price: **\$480 per week**
First Rent Price: **\$500 per week**
Month Listed: **April 2026**
Days on Market: **21 Days**



16 KAURIE ST, MUNGAR 4650

 2  1  2



Property Type: House
Area: 2,023 m²
RPD: L41 RP15958

Features: LOWSET, CONTEMPORARY, DECK, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, FULLY FENCED, IMPROVEMENTS: GARDEN, PETS

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **April 2026**
Days on Market: **39 Days**



30 FIRST AVE, MAAROOM 4650

 2  1  2



Property Type: House
Area: 658 m²
RPD: L21 RP132914

Features:

Current Rent Price: **\$495 per week**
First Rent Price: **\$495 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **26 Days**



11 ARBORTWENTY EIGHT RD, GLENWOOD 4570

 2  1  2



Property Type: House
Area: 6,340 m²
RPD: L732 RP149453

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **10 Days**



99B BALANDINAS DR, OWANYILLA 4650

 2  1  1



Property Type: House
Area: 139.4 ha
RPD: L2 SP311111

Features:

Current Rent Price: **\$490 per week**
First Rent Price: **\$540 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **77 Days**



17 ECKERT RD, BOONOROO 4650

 2  1  7



Property Type: House
Area: 2,824 m²
RPD: L2 RP150365

Current Rent Price: **\$550 per week**
First Rent Price: **\$750 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **92 Days**

Features: LOWSET, QUEENSLANDER, FAMILY/RUMPUS ROOM, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, SHED/S, IMPROVEMENTS: SECURE PARKING, GROUND FLOOR,



58 DAVID DR, CURRA 4570

 2  1  1



Property Type: House
Area: 2 ha
RPD: L8 RP207585

Current Rent Price: **\$430 per week**
First Rent Price: **\$430 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **35 Days**

Features:



44 REPEATER STATION RD, KANIGAN 4570

 2  1  -



Property Type: House
Area: 6.77 ha
RPD: L6 RP44118

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **29 Days**

Features:



1340 NORTH DEEP CREEK RD, ANDERLEIGH 457

 2  1  4



Property Type: House
Area: 895.53 ha
RPD: L1-2 RP182214 & L2 SP268329

Current Rent Price: **\$480 per week**
First Rent Price: **\$480 per week**
Month Listed: **December 2025* (Rented)**
Days on Market: **16 Days**

Features:



14 MAIN STREET, BAUPLE, QLD 4650



Appraisal Price

This market analysis has been prepared on 11/05/2026 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:

\$480pw to \$520pw

Contact your agent for further information:

Agent Name: Julie Wyvill
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Office Phone: 07 4123 7000 | 07 4123 7002
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