



COMPARATIVE MARKET ANALYSIS

150 CHEAPSIDE STREET, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST





150 Cheapside Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 150 Cheapside Street Maryborough, 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.

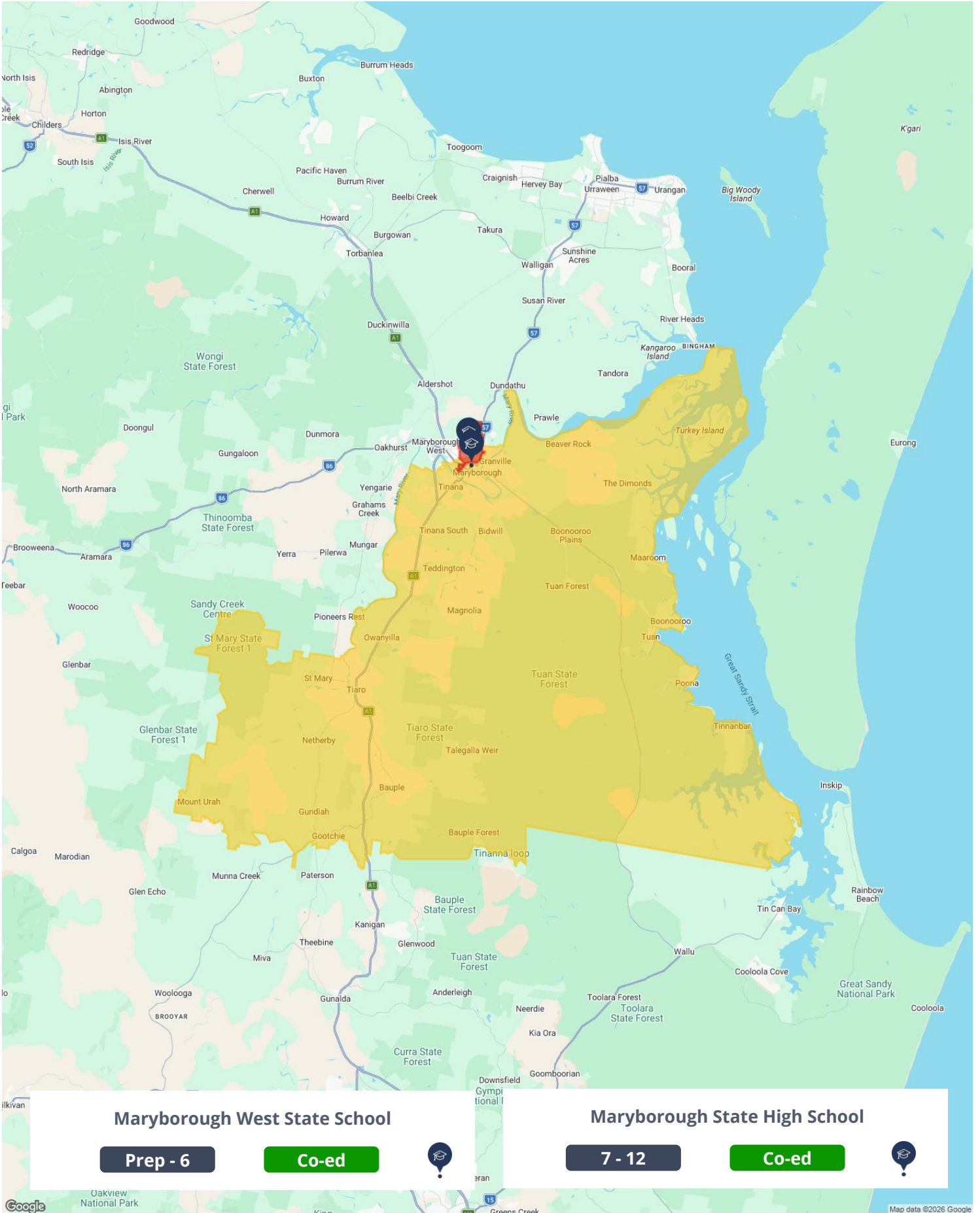
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 25 / 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:: \$540 to \$570 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



Maryborough West State School

Prep - 6

Co-ed



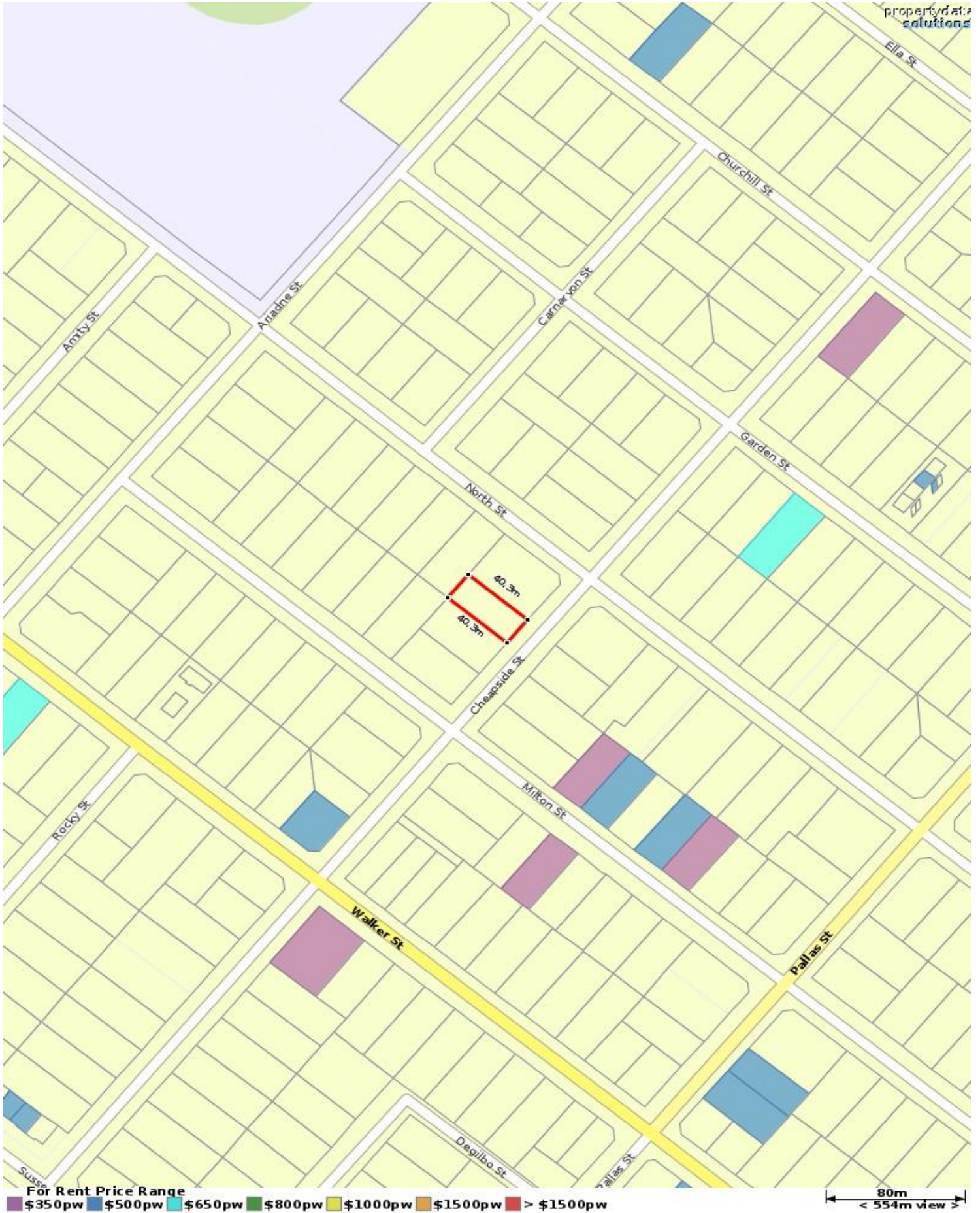
Maryborough State High School

7 - 12

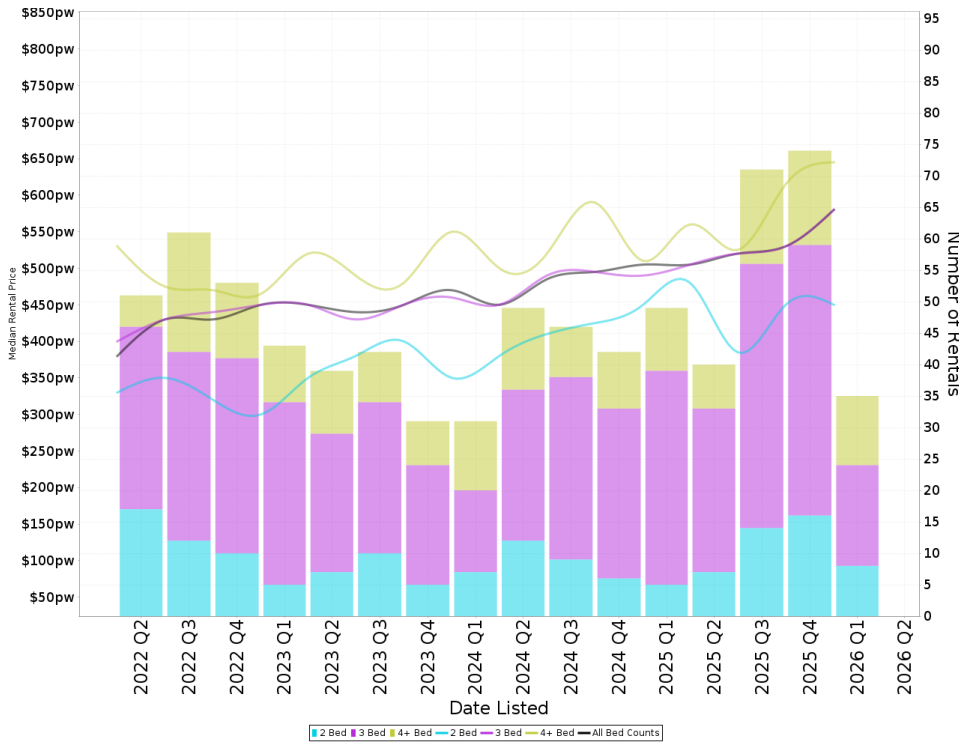
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Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.2%

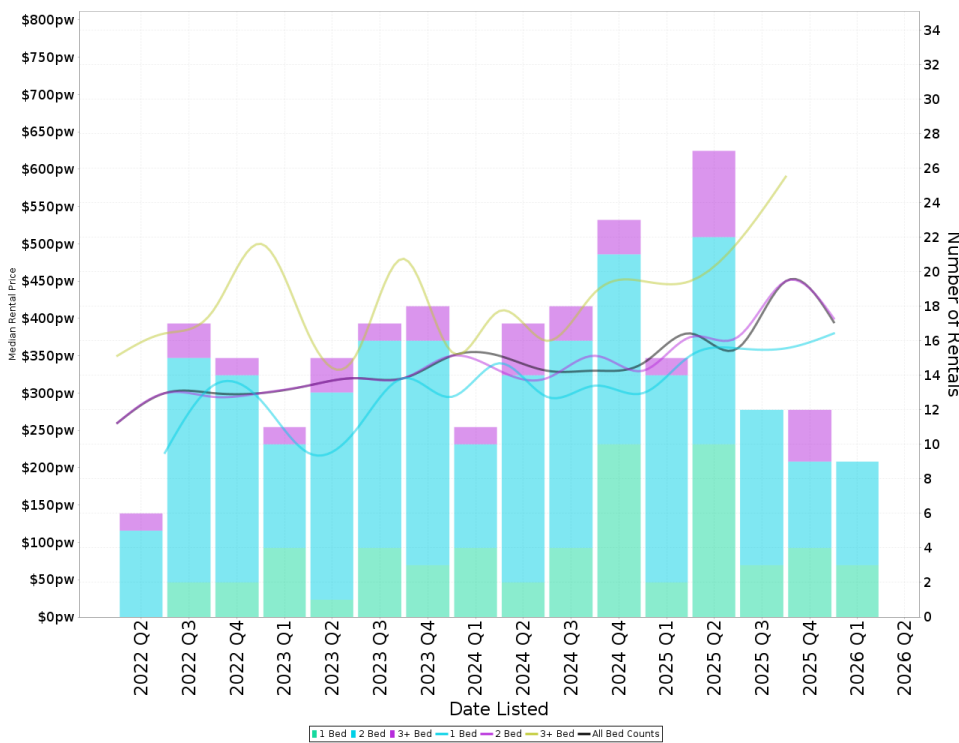
Current Median Price: \$550,000
 Previous Median Price: \$450,000
 Based on 797 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$550,000
 Current Median Rent: \$520
 Based on 220 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+33.2%

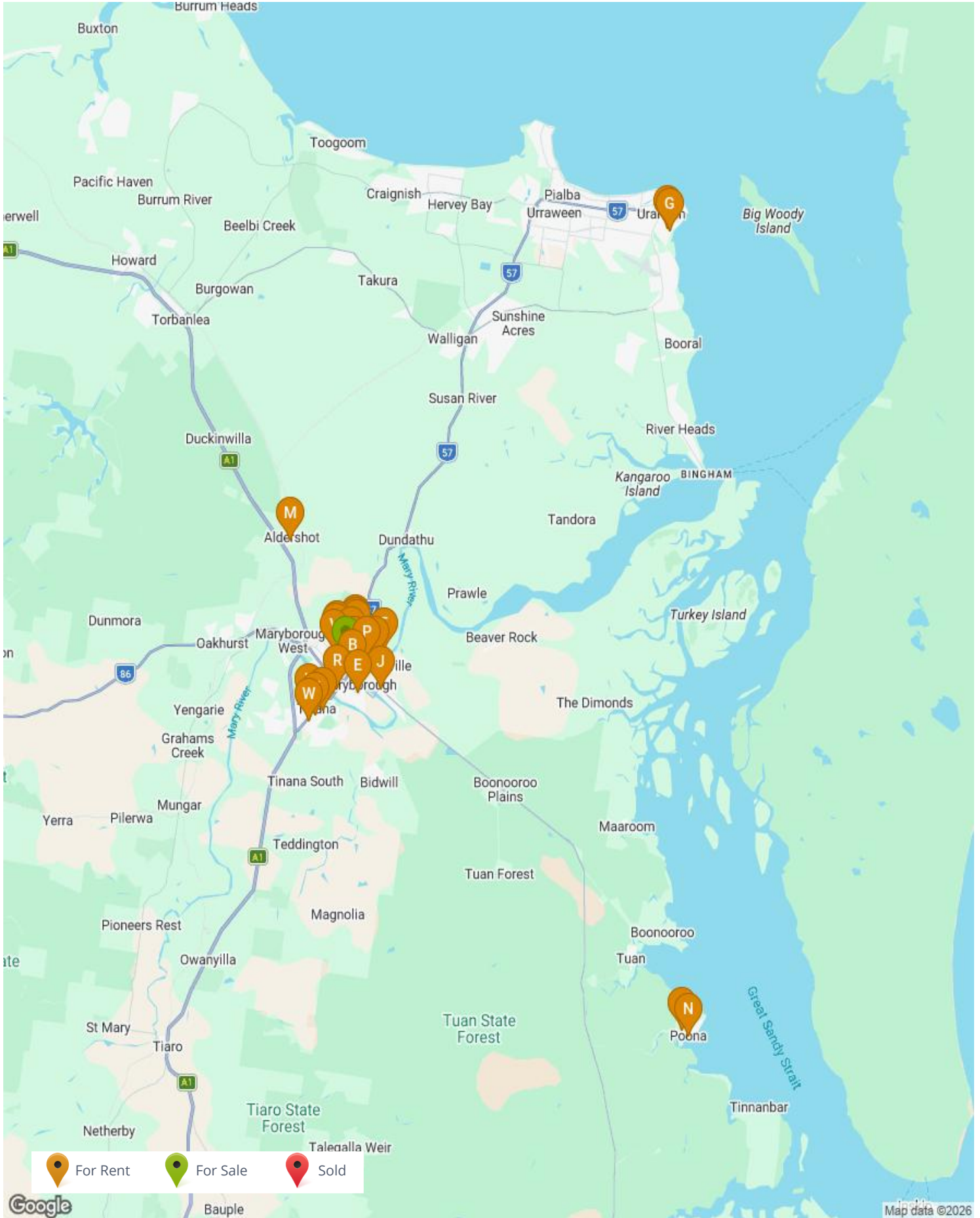
Current Median Price: \$392,500
 Previous Median Price: \$294,750
 Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$392,500
 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 24 rental properties selected within the radius of 25000.0m from the focus property. The lowest for rent price is \$460 and the highest for rent price is \$595 with a median rental price of \$550. Days listed ranges from 1 to 52 days with the average currently at 23 days for these selected properties.

43 JAMES ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 911 m²
RPD: L55 RP4123

Features: LOWSET, COLONIAL

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



126 FERRY LANE LANE, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 1,019 m²
RPD: L2 RP3558

Features:

Current Rent Price: **\$495 per week**
First Rent Price: **\$495 per week**
Month Listed: **May 2026**
Days on Market: **5 Days**



26 WESTRINGIA DR, POONA 4650

 3  1  3



Property Type: House
Area: 1,002 m²
RPD: L312 SP163296

Features: FULLY FENCED, IMPROVEMENTS: RAINWATER STORAGE TANK, SECURE PARKING, GROUND FLOOR, WALL / CEILING INSULATION, INTERNAL LAUNDRY

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **May 2026**
Days on Market: **12 Days**



19 YURUGA PL, TINANA 4650

 3  2  1



Property Type: House
Area: 977 m²
RPD: L23 RP200662

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **May 2026**
Days on Market: **14 Days**



253 ALICE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 675 m²
RPD: L2 RP3817

Features: LOWSET, STUDY, MODERN KITCHEN, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **10 Days**



30 ERROL ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 637 m²
RPD: L117 RP72195

Current Rent Price: **\$495 per week**
First Rent Price: **\$495 per week**
Month Listed: **May 2026**
Days on Market: **18 Days**

Features: HIGHSET, AIR CONDITIONED, IMPROVEMENTS: PETS ALLOWED, FLOORBOARDS, SECURE PARKING, GARDEN / COURTYARD



5 SKINNER CRES, URANGAN 4655

 3  2  3



Property Type: House
Area: 671 m²
RPD: L22 RP846483

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **May 2026**
Days on Market: **20 Days**

Features: LOWSET, SOLAR PANELS, BUILT IN ROBES, AIR CONDITIONED, SHED/S



6 SHORELINE CRT, URANGAN 4655

 3  1  1



Property Type: House
Area: 705 m²
RPD: L12 RP811499

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **17 Days**

Features:



12 DALGLISH ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 607 m²
RPD: L109 RP73964

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **May 2026**
Days on Market: **21 Days**

Features: GARAGE, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



116 CAMBRIDGE ST, GRANVILLE 4650

 3  1  1



Property Type: House
Area: 804 m²
RPD: L39 RP68089

Current Rent Price: **\$500 per week**
First Rent Price: **\$525 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **20 Days**

Features: FULLY FENCED



73 FRANK ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 854 m² (220 m²)
RPD: L67 RP4007

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **23 Days**

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER



50 VICTORY ST, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 556 m²
RPD: L54 RP100944

Current Rent Price: **\$555 per week**
First Rent Price: **\$555 per week**
Month Listed: **April 2026**
Days on Market: **28 Days**

Features: STUDY, IMPROVEMENTS: PETS ALLOWED



54 LENTHALL ST, ALDRSHOT 4650

 3  1  2



Property Type: House
Area: 1,012 m²
RPD: L146 RP35490

Current Rent Price: **\$595 per week**
First Rent Price: **\$595 per week**
Month Listed: **April 2026**
Days on Market: **29 Days**

Features:



85-91 BORONIA DR, POONA 4650

 3  1  4



Property Type: House
Area: 1.11 ha
RPD: L1 SP168325

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **April 2026**
Days on Market: **34 Days**

Features: AIR CONDITIONED, IMPROVEMENTS: CLOSE TO SHOPS



6 WARATAH ST, MARYBOROUGH 4650

 3  1  2



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

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **24 Days**

Features: DECK, BUILT IN ROBES



11 GROSVENOR ST, MARYBOROUGH 4650

 3  1  2



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

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **April 2026**
Days on Market: **36 Days**

Features:



6 ELLA ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 854 m²
RPD: L172 RP4007

Current Rent Price: **\$495 per week**
First Rent Price: **\$495 per week**
Month Listed: **April 2026**
Days on Market: **42 Days**

Features: HIGHSET, QUEENSLANDER, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



121 QUEEN ST, MARYBOROUGH 4650

 3  2  4



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

Current Rent Price: **\$585 per week**
First Rent Price: **\$585 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **15 Days**

Features: LOWSET



6 FRENCH AVE, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 534 m²
RPD: L14 RP97818

Current Rent Price: **\$535 per week**
First Rent Price: **\$535 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **11 Days**

Features: HIGHSET, QUEENSLANDER, STUDY, BUILT IN ROBES, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S, IMPROVEMENTS: DISHWASHER,



27 TEDDINGTON RD, TINANA 4650

 3  2  3



Property Type: House
Area: 2,023 m²
RPD: L1 RP65921

Current Rent Price: **\$460 per week**
First Rent Price: **\$460 per week**
Month Listed: **April 2026**
Days on Market: **48 Days**

Features:



40 KELVIN GROVE ST, TINANA 4650

 3  1  1



Property Type: House
Area: 953 m²
RPD: L22 RP3952

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **April 2026**
Days on Market: **49 Days**

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



204 WALKER ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 1,012 m²
RPD: L1 M20382

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **24 Days**

Features:



8 JASMINE CRT, TINANA 4650

 3  2  1



Property Type: House
Area: 675 m²
RPD: L26 RP854542

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **52 Days**

Features: LOWSET, BRICK AND TILE



112 ARIADNE ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 564 m²
RPD: L9 RP100944

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

Features: LOWSET, VERANDAH/DECK, MODERN KITCHEN



150 CHEAPSIDE STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 25/05/2026 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:

\$540pw to \$570pw

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