



COMPARATIVE MARKET ANALYSIS

127 WALKER STREET, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



127 Walker Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 127 Walker 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.

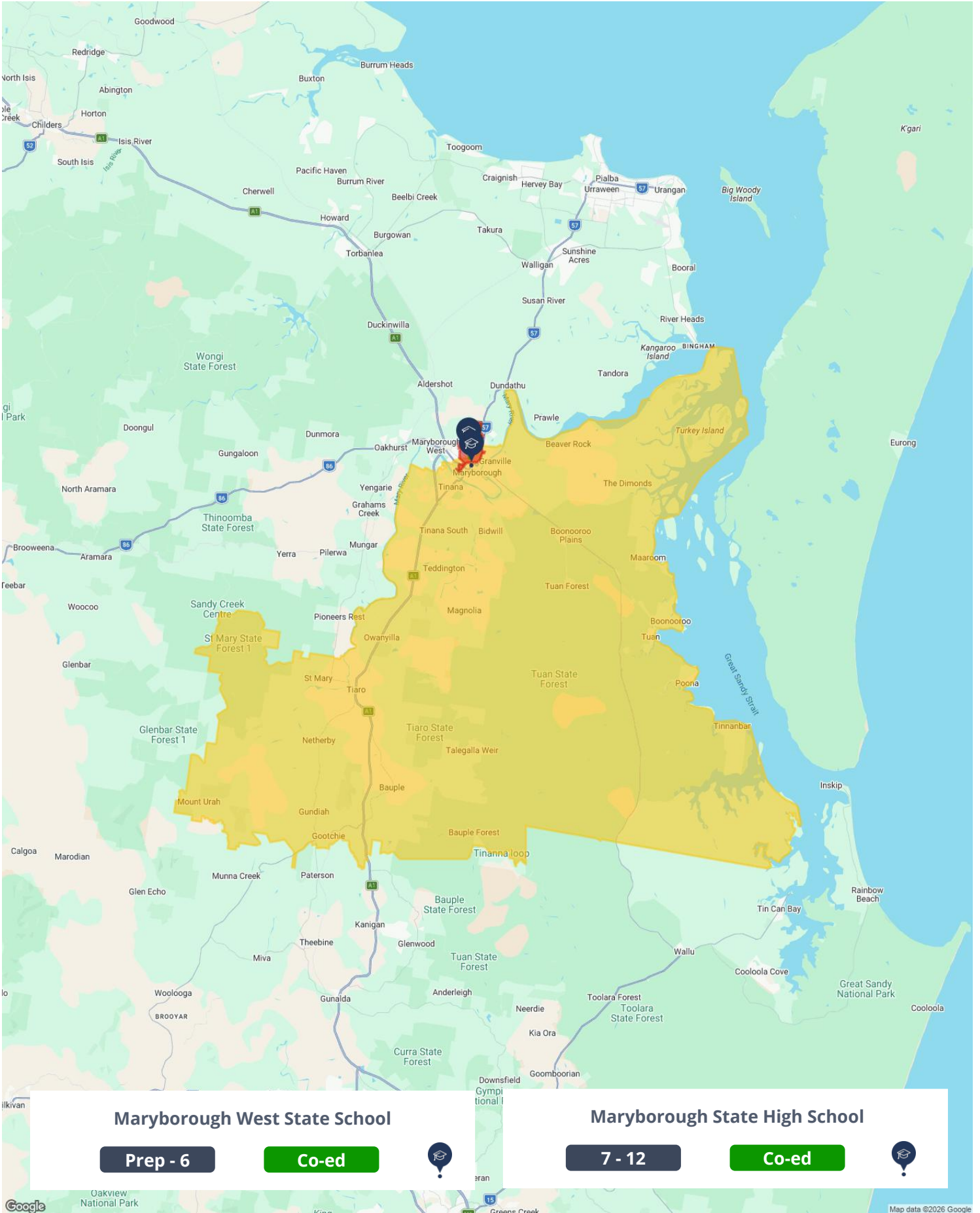
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

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.

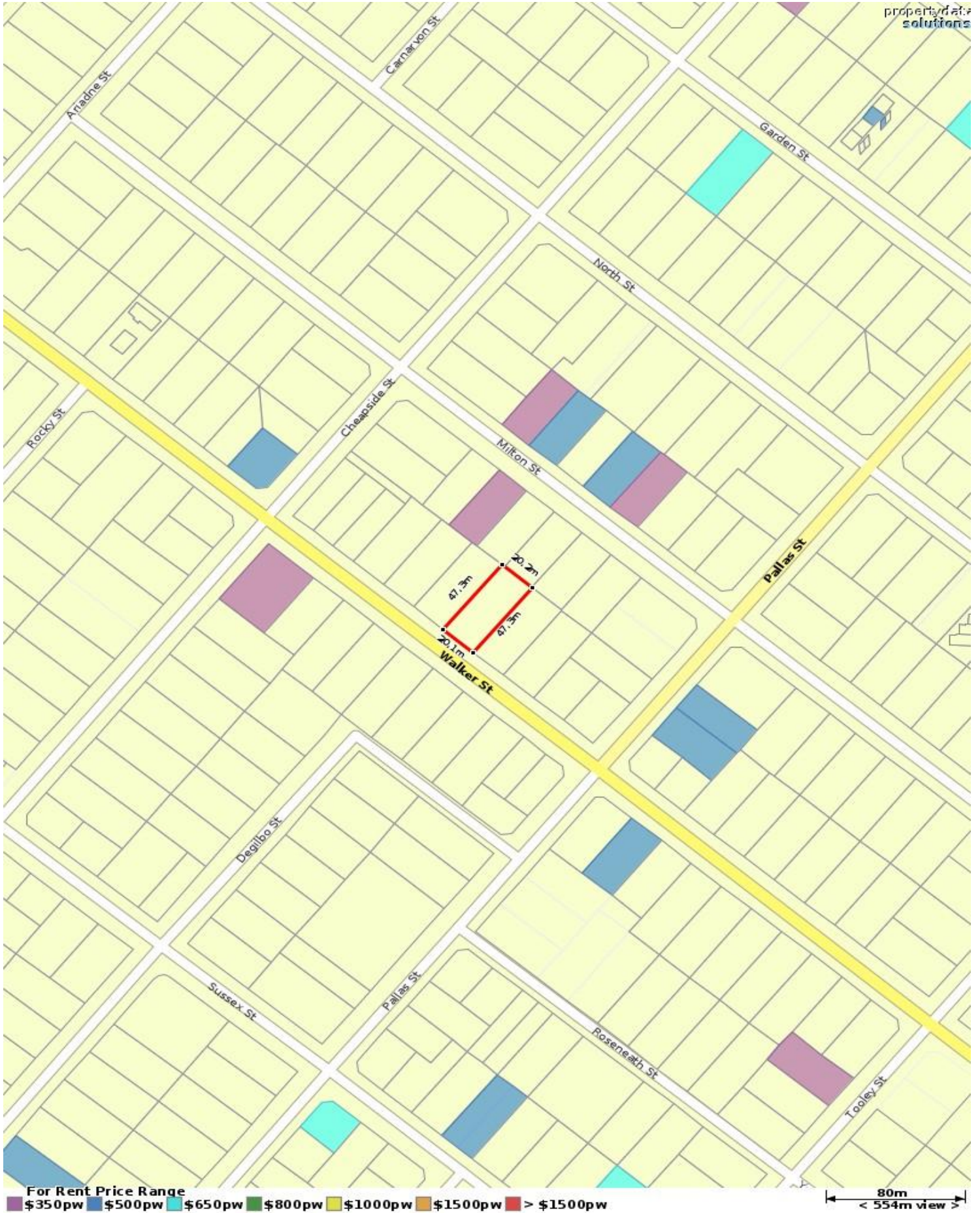
Price Range:: \$580 to \$620 per week

Julie Wyvill
LJ Hooker Fraser Coast
Office Phone: 07 4123 7005 | 07 4123 7002
Email: rentals.ljhookerfc@email.propertyme.com

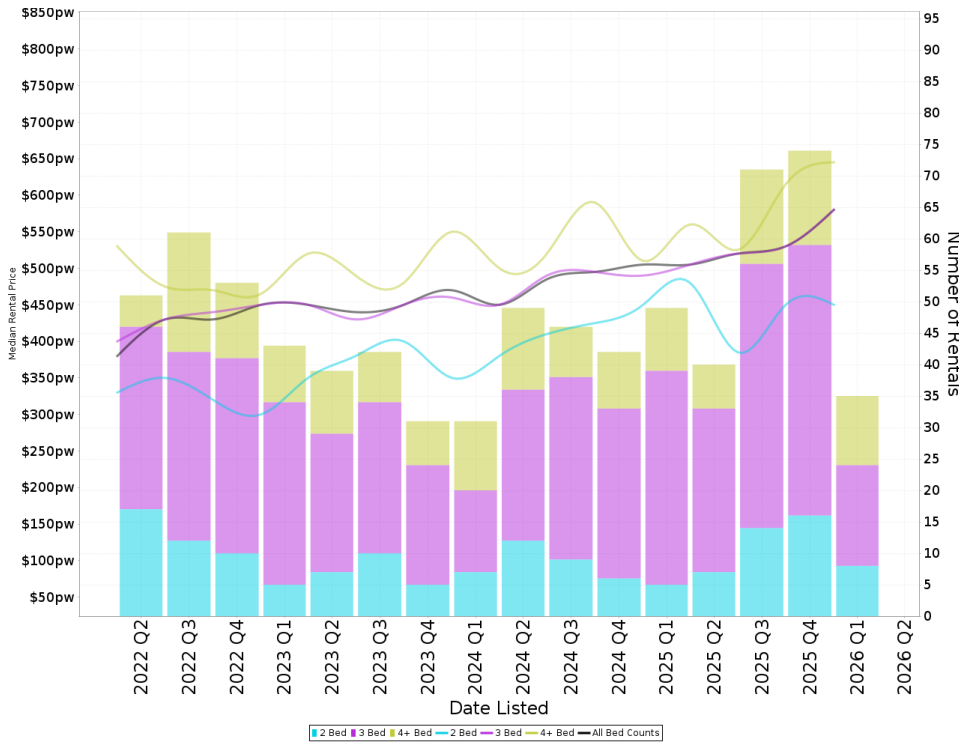
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.2%

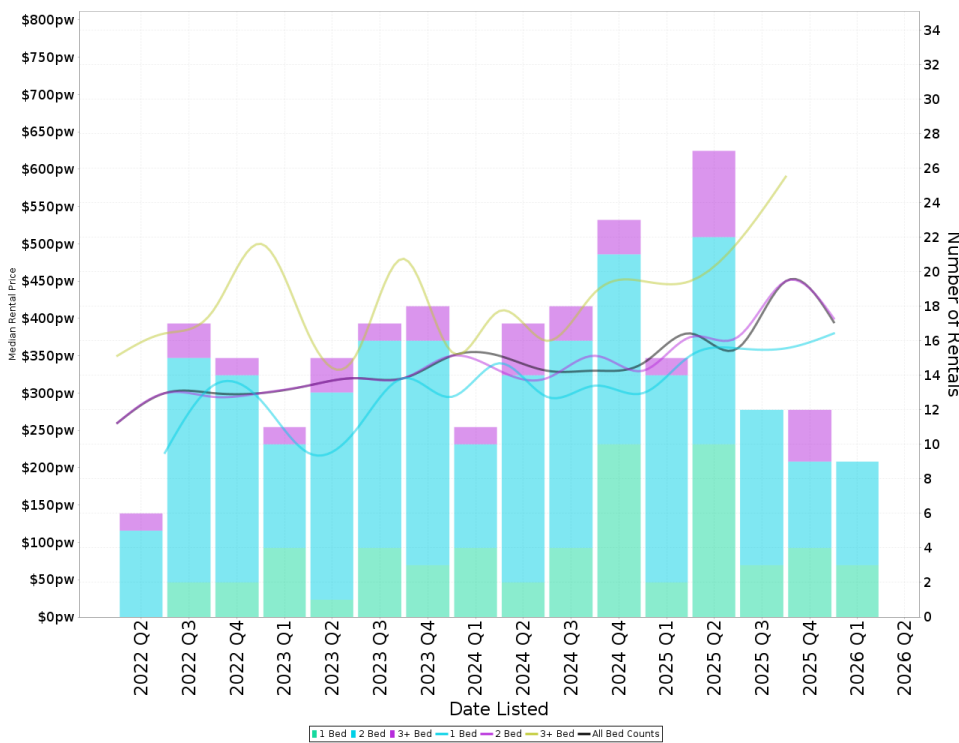
Current Median Price: \$550,000
 Previous Median Price: \$450,000
 Based on 797 registered House sales compared over the last two rolling 12 month periods.

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%

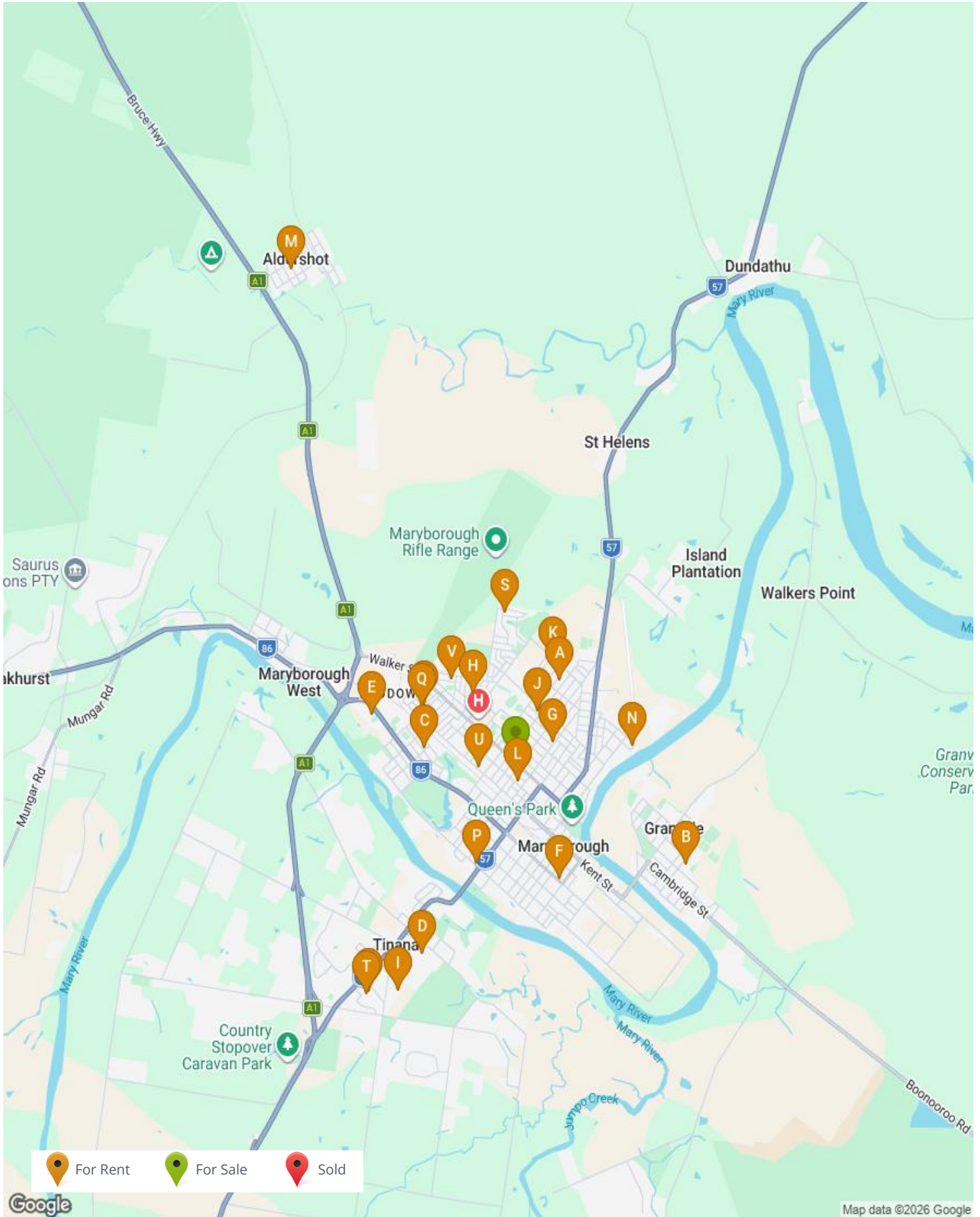
Current Median Price: \$392,500
 Previous Median Price: \$294,750
 Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

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 22 rental properties selected within the radius of 20000.0m from the focus property. The lowest for rent price is \$550 and the highest for rent price is \$620 with a median rental price of \$588. Days listed ranges from 1 to 52 days with the average currently at 20 days for these selected properties.

43 JAMES ST, MARYBOROUGH 4650

 3  1  3



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

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

Features: LOWSET, COLONIAL



6 WENTWORTH CRT, GRANVILLE 4650

 3  1  4



Property Type: House
Area: 863 m²
RPD: L24 RP195531

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **May 2026**
Days on Market: **6 Days**

Features:



47 EDWARD ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 923 m²
RPD: L1 RP4062

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **May 2026**
Days on Market: **10 Days**

Features:



19 YURUGA PL, TINANA 4650

 3  2  1



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

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

Features:



9 ARTHUR ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 474 m²
RPD: L3 RP859383

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

Features: BUILD YR: 2007, WALL TYPE: BRICK, ROOF TYPE: COLORBOND, STOREYS: 1, LOWSET, BRICK AND TILE, ENSUITE, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR



Prepared on 25/05/2026 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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253 ALICE ST, MARYBOROUGH 4650

 3  1  2



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

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

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



214 TOOLEY ST, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 942 m² (10 m²)
RPD: L189 RP4007

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **3 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



17 JINDILLI WAY, TINANA 4650

 3  2  1



Property Type: House
Area: 672 m²
RPD: L48 SP353800

Current Rent Price: **\$595 per week**
First Rent Price: **\$595 per week**
Month Listed: **April 2026**
Days on Market: **26 Days**

Features:



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



87 SUSSEX ST, MARYBOROUGH 4650

 3  1  2



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

Current Rent Price: **\$590 per week**
First Rent Price: **\$590 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **21 Days**

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



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:



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



16 JASMINE CRT, TINANA 4650

 3  1  1



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

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **15 Days**

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



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* (Rented)**
Days on Market: **15 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: **42 Days**



5 BASHFORD ST, MARYBOROUGH 4650

 3  2  2



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

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

Current Rent Price: **\$615 per week**
First Rent Price: **\$615 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **37 Days**



39 PANORAMA DR, MARYBOROUGH 4650

 3  2  1



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

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **21 Days**



8 JASMINE CRT, TINANA 4650

 3  2  1



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

Features: LOWSET, BRICK AND TILE

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



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* (Rented)**
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



127 WALKER 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:

\$580pw to \$620pw

Contact your agent for further information:

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Email: rentals.ljhookerfc@email.propertyme.com