



COMPARATIVE MARKET ANALYSIS

138 WALKER STREET, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



138 Walker Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 138 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 that reads 'Julie Wyvill'.

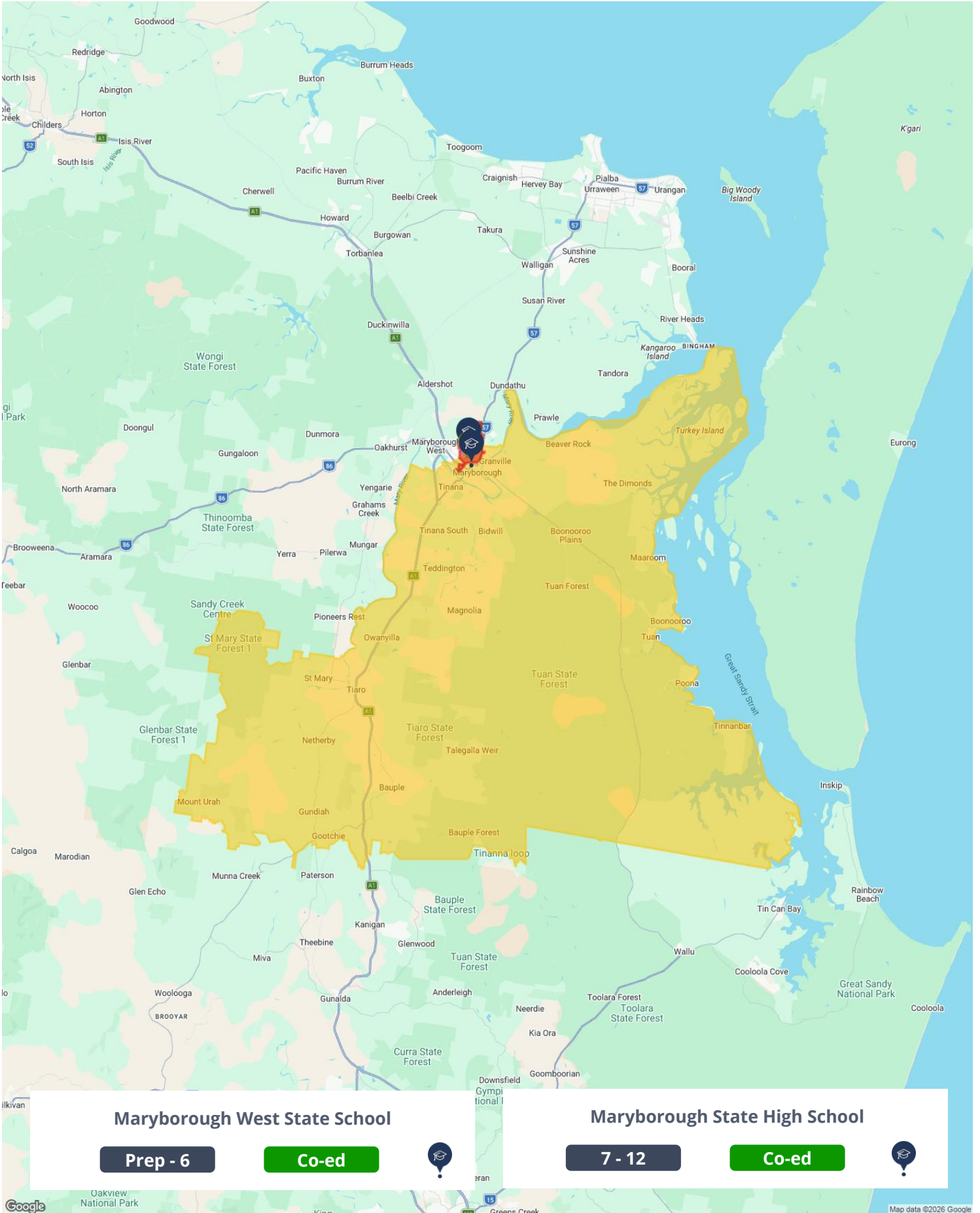
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 23 / 06 / 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.

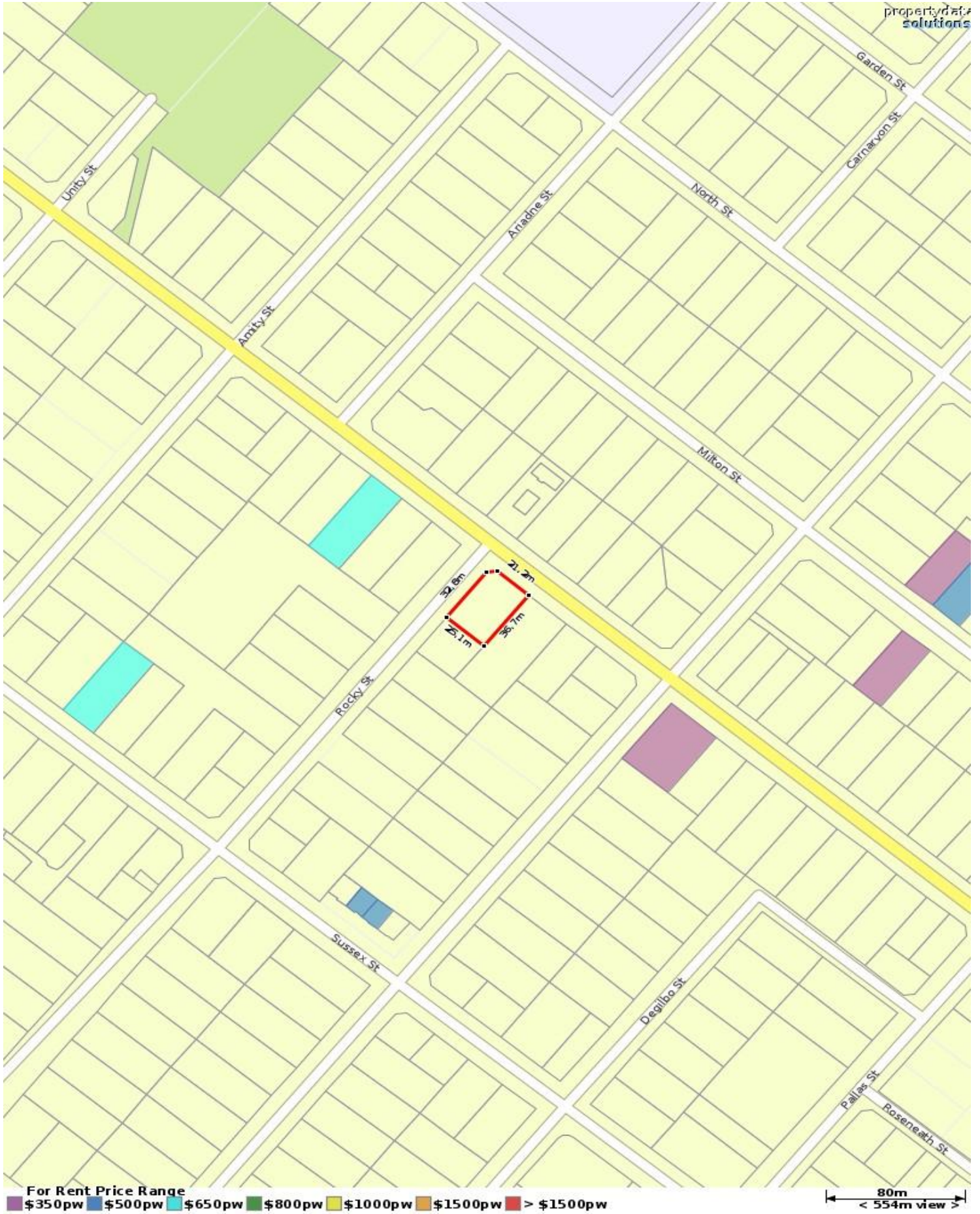
Price Range:: \$630 to \$650 per week

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

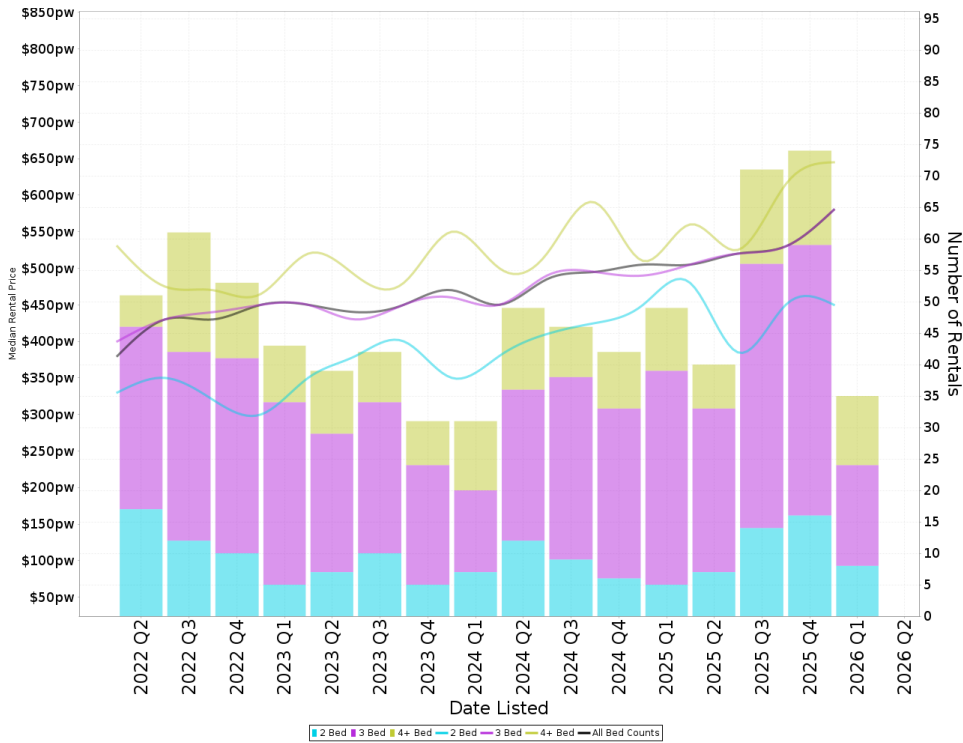
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.2%

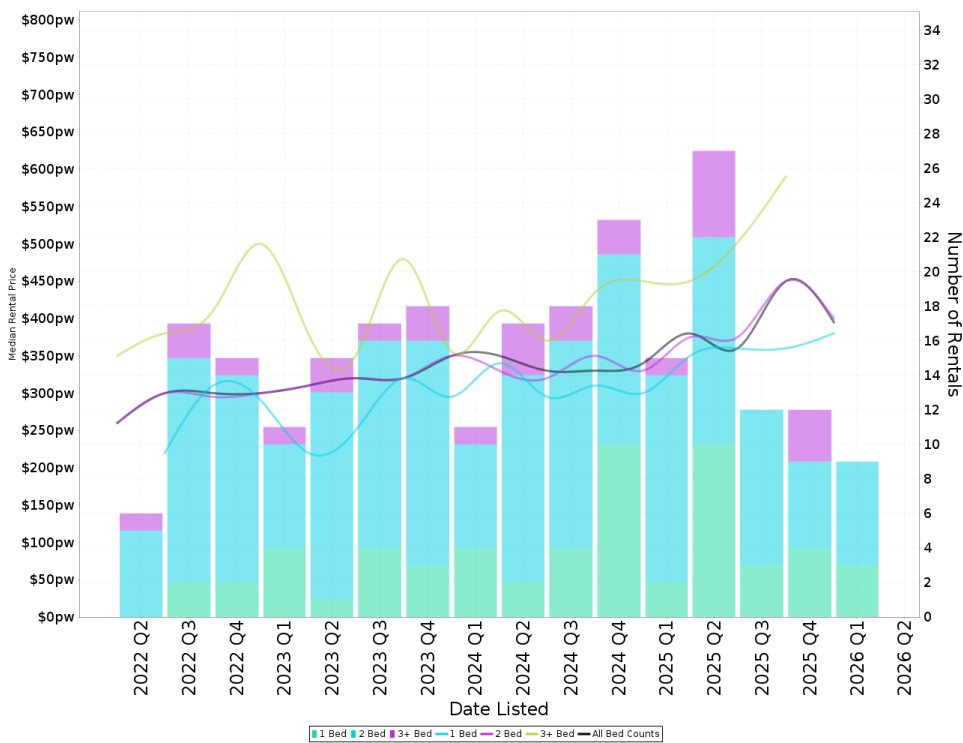
Current Median Price: \$550,000
 Previous Median Price: \$450,000
 Based on 800 registered House sales compared over the last two rolling 12 month periods.

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%

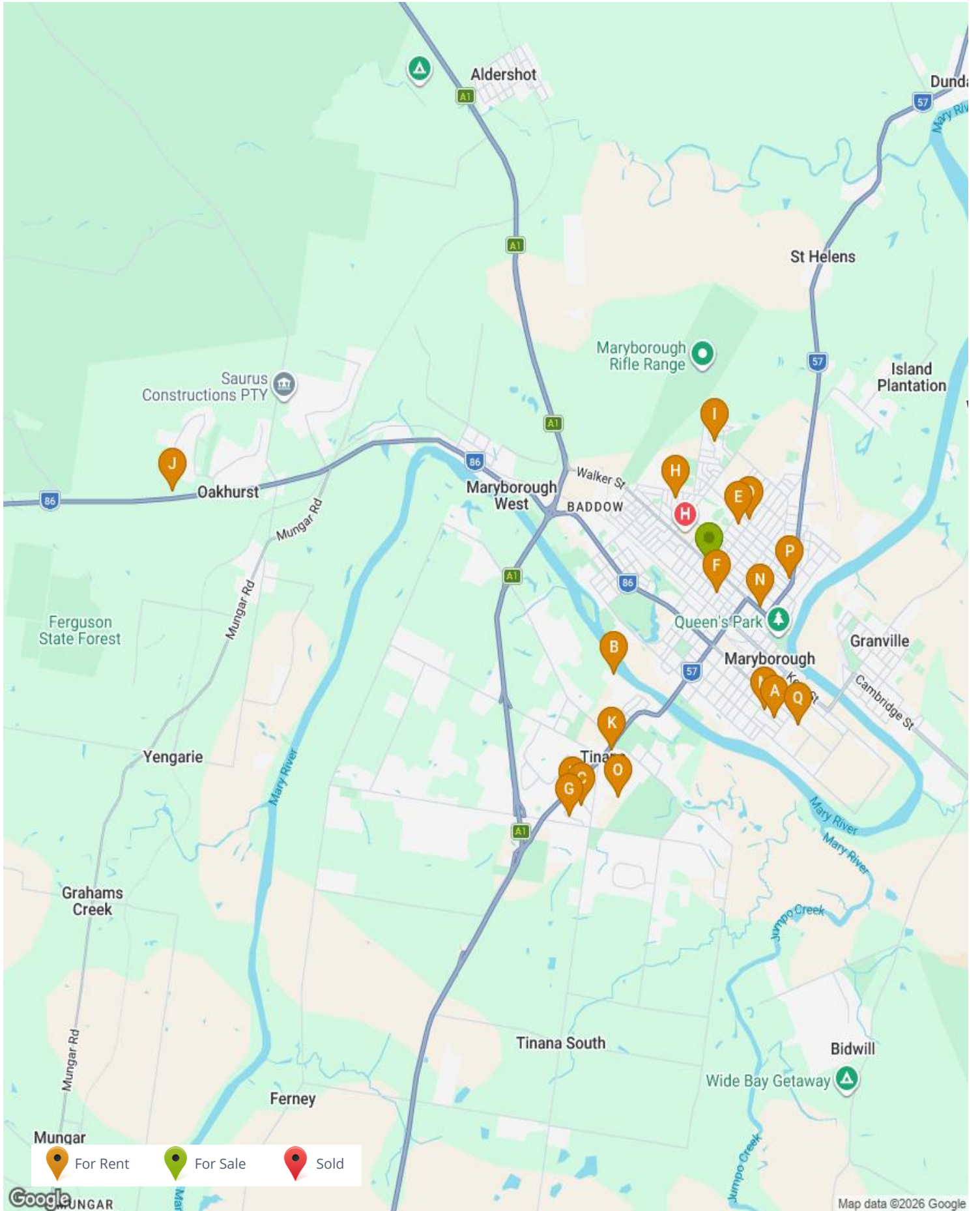
Current Median Price: \$392,500
 Previous Median Price: \$294,750
 Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

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 17 rental properties selected within the radius of 20000.0m from the focus property. The lowest for rent price is \$600 and the highest for rent price is \$670 with a median rental price of \$630. Days listed ranges from 3 to 47 days with the average currently at 24 days for these selected properties.

2/209 ALBERT ST, MARYBOROUGH 4650

 4  3  2



Property Type: House
Area: 813 m²
RPD: L2 SP290025

Features:

Current Rent Price: **\$635 per week**
First Rent Price: **\$635 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **17 Days**



7 FRANKLIN CL, TINANA 4650

 4  2  2



Property Type: House
Area: 1,212 m²
RPD: L32 SP166974

Features:

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **June 2026**
Days on Market: **19 Days**



26 SORRENSEN ST, TINANA 4650

 4  1  2



Property Type: House
Area: 1,012 m² (126 m²)
RPD: L28 RP3964

Features: LOWSET, BRICK AND TILE, SOLAR PANELS, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **June 2026**
Days on Market: **20 Days**



206 CHEAPSIDE ST, MARYBOROUGH 4650

 4  3  2



Property Type: House
Area: 943 m²
RPD: L1 RP62603

Features: LOWSET, POST WAR, GARAGE, BUILT IN ROBES, SLEEPOUT

Current Rent Price: **\$630 per week**
First Rent Price: **\$650 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **22 Days**



80 FRANK ST, MARYBOROUGH 4650

 4  1  4



Property Type: House
Area: 854 m²
RPD: L55 RP4007

Features:

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **35 Days**



94 SUSSEX ST, MARYBOROUGH 4650

 4  1  2



Property Type: House
Area: 498 m²
RPD: L1 RP77215

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **3 Days**

Features:



1 AZALEA CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 765 m²
RPD: L19 RP145811

Current Rent Price: **\$640 per week**
First Rent Price: **\$640 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **47 Days**

Features: DECK, IMPROVEMENTS: SECURE PARKING, FLOORBOARDS



22 DUNN ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 607 m²
RPD: L74 RP73964

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **22 Days**

Features:



4 WATTLE CRT, MARYBOROUGH 4650

 4  2  1



Property Type: House
Area: 820 m²
RPD: L65 RP201799

Current Rent Price: **\$630 per week**
First Rent Price: **\$630 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **27 Days**

Features:



73 LORETTO DR, OAKHURST 4650

 4  2  2



Property Type: House
Area: 4,962 m²
RPD: L6 RP216675

Current Rent Price: **\$630 per week**
First Rent Price: **\$630 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **27 Days**

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED



108 GYMPIE RD, TINANA 4650

 4  2  2



Property Type: House
Area: 1,012 m²
RPD: L13-14 RP3965

Current Rent Price: **\$625 per week**
First Rent Price: **\$625 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **20 Days**

Features: LOWSET, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



22 JASMINE CRT, TINANA 4650

 4  1  2



Property Type: House
Area: 890 m²
RPD: L19 RP854542

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

Features: LOWSET, BRICK AND TILE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



223 ALBERT ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 1,012 m²
RPD: L5 RP3881

Current Rent Price: **\$610 per week**
First Rent Price: **\$610 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **9 Days**

Features: LOWSET, DECK, STUDY, IMPROVEMENTS: DISHWASHER



53 WALKER ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 819 m²
RPD: L1 RP3619

Current Rent Price: **\$670 per week**
First Rent Price: **\$760 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **16 Days**

Features: HIGHSET, QUEENSLANDER, GARAGE, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, SLEEPOUT, FULLY FENCED



43 CHEYNE CCT, TINANA 4650

 4  2  2



Property Type: House
Area: 728 m²
RPD: L33 SP230607

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **June 2026**
Days on Market: **21 Days**

Features:



5 PERCY ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 809 m²
RPD: L5 RP4029

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **May 2026* (Rented)**
Days on Market: **45 Days**

Features: HIGHSET, QUEENSLANDER, ENSUITE, FAMILY/RUMPUS ROOM, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



186 ALICE ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 675 m²
RPD: L4 RP76282

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **33 Days**

Features:



138 WALKER STREET, MARYBOROUGH, QLD 4650

Appraisal Price

This market analysis has been prepared on 23/06/2026 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:

\$630pw to \$650pw

Yield Estimate: 6.7% to 6.9%

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