



COMPARATIVE MARKET ANALYSIS

22 DYMOCK STREET, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



22 Dymock Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 22 Dymock 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.

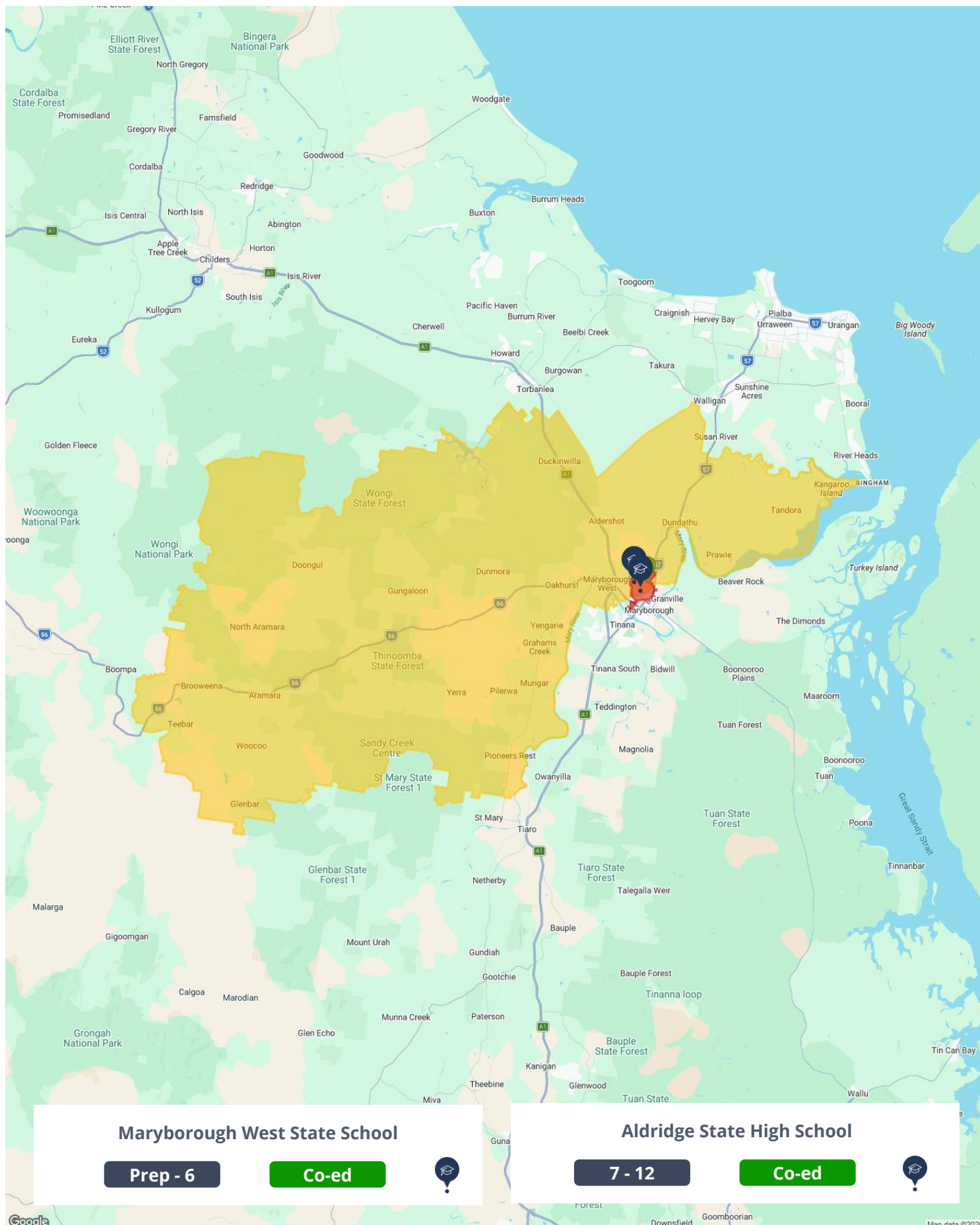
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 29. / 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.

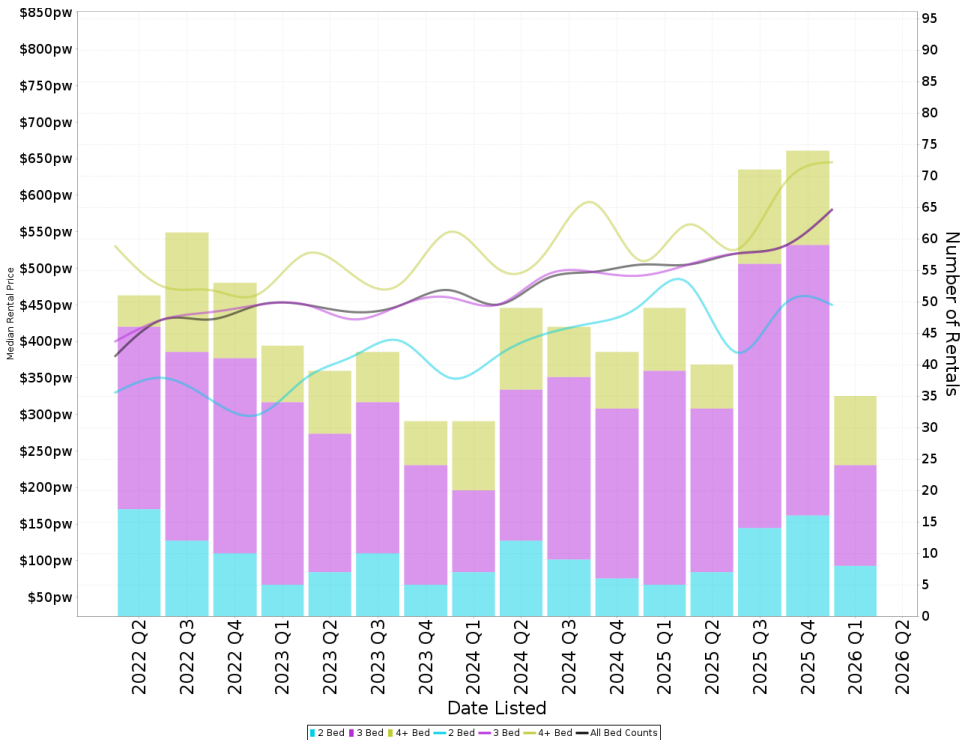
Price Range:: \$520 to \$540 per week

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

School Catchment Areas



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.

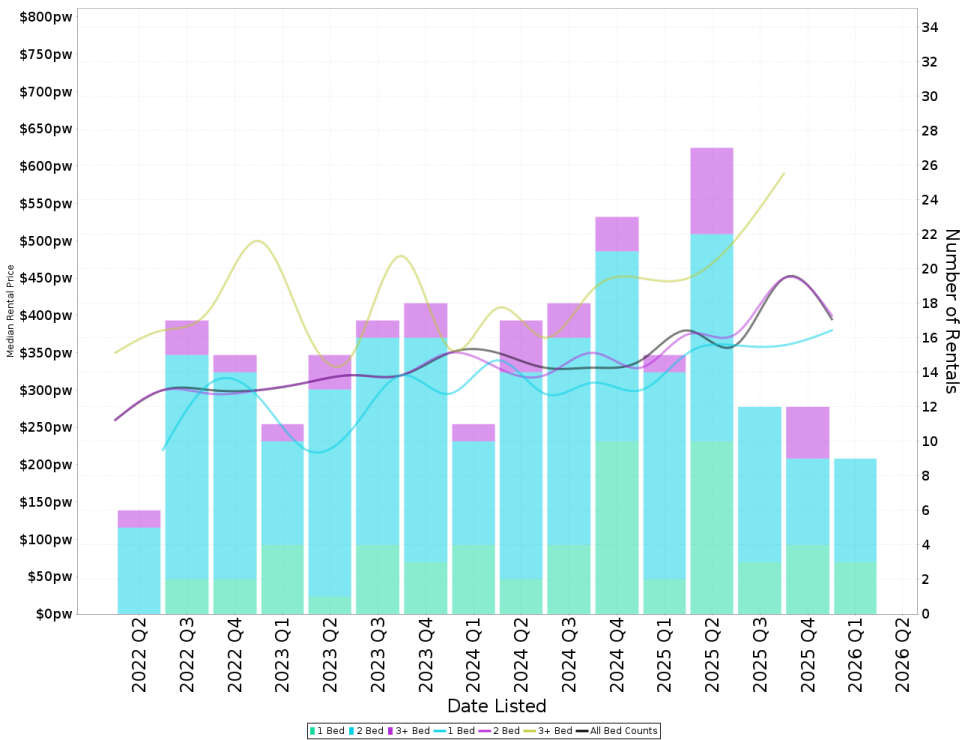
Suburb Rental Yield

+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.

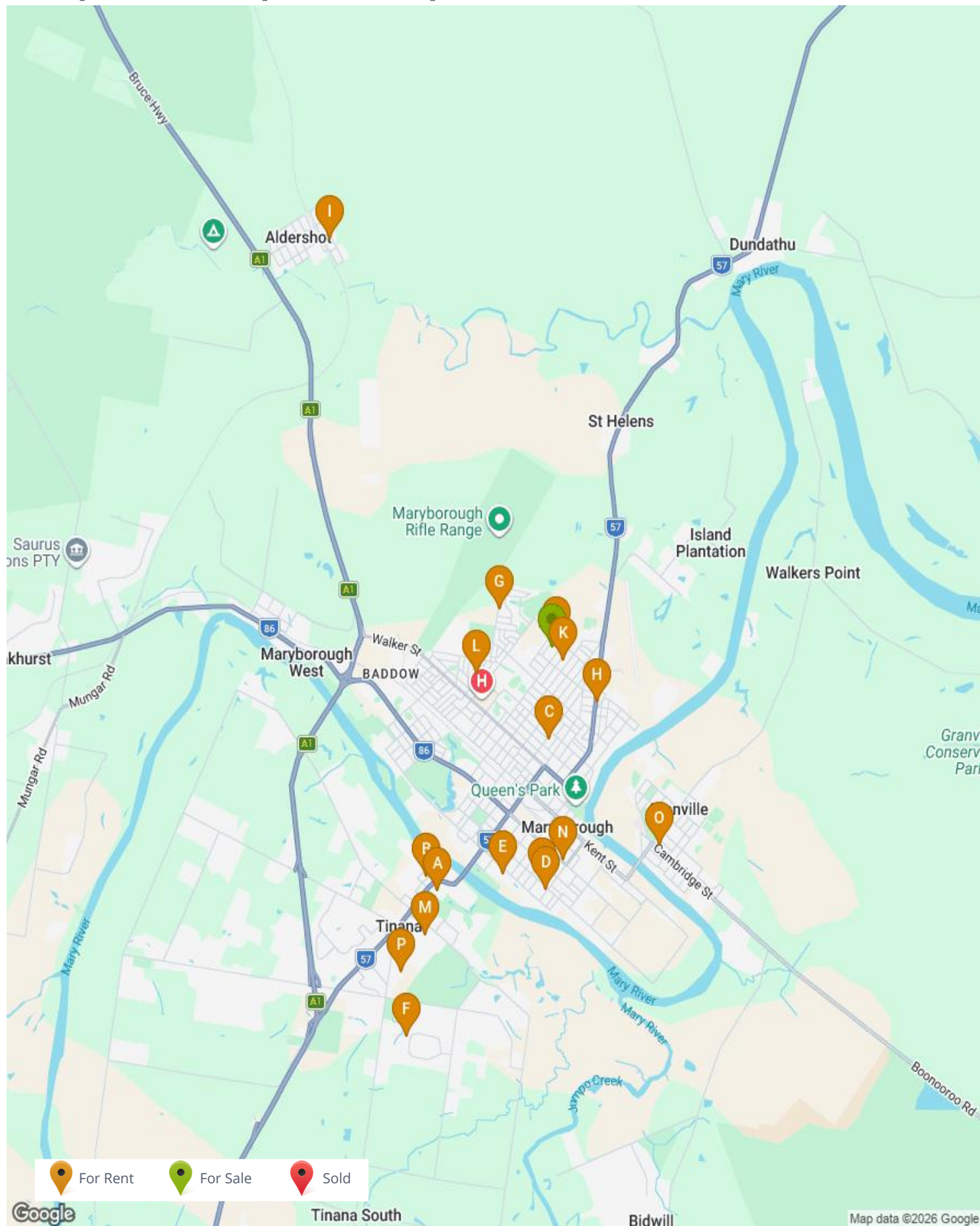
Suburb Rental Yield

+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 15000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$595 with a median rental price of \$540. Days listed ranges from 3 to 43 days with the average currently at 19 days for these selected properties.

21 CRAN ST, TINANA 4650

 3  1  1



Property Type: House
Area: 1,012 m²
RPD: L32 RP32907

Features:

Current Rent Price: **\$525 per week**
First Rent Price: **\$525 per week**
Month Listed: **June 2026**
Days on Market: **5 Days**



29 TAPSCOTT ST, TINANA 4650

 3  1  1



Property Type: House
Area: 693 m²
RPD: L32 RP67843

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **June 2026**
Days on Market: **18 Days**



189 TOOLEY ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 686 m²
RPD: L1 RP3999

Features: LOWSET, POST WAR, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **6 Days**



26 MARCH STREET, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 511 m²
RPD: L2 RP109639

Features:

Current Rent Price: **\$525 per week**
First Rent Price: **\$525 per week**
Month Listed: **June 2026**
Days on Market: **18 Days**



12 JOHN LANE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 678 m²
RPD: L2 RP78402

Features:

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **June 2026**
Days on Market: **22 Days**



Prepared on 29/06/2026 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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97 BERALLAN DR, TINANA 4650

 3  1  1



Property Type: House
Area: 8,002 m² (10 m²)
RPD: L21 RP891569

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **16 Days**

Features: LOWSET, QUEENSLANDER, FAMILY/RUMPUS ROOM, VERANDAH/DECK, BUILT IN ROBES, SHED/S



55 BRYANT ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 703 m²
RPD: L155 RP845485

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **7 Days**

Features:



55 SALTWATER CREEK RD, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 620 m²
RPD: L1 RP81912

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2026**
Days on Market: **28 Days**

Features: HIGHSET, QUEENSLANDER, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, CLOSE TO SHOPS, SECURE PARKING



76 MARSHALL RD, ALDERSHOT 4650

 3  1  1



Property Type: House
Area: 1,012 m²
RPD: L48 RP35489

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **10 Days**

Features:



243 ANN ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 546 m²
RPD: L5 RP3801

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

Features: LOWSET, GARAGE, STUDY, MODERN KITCHEN



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* (Rented)**
Days on Market: **20 Days**

Features: LOWSET, COLONIAL



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* (Rented)**
Days on Market: **3 Days**

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



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* (Rented)**
Days on Market: **43 Days**

Features:



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



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



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* (Rented)**
Days on Market: **33 Days**

Features:



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

Features: STUDY, IMPROVEMENTS: PETS ALLOWED



22 DYMOCK STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 29/06/2026 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:

\$520pw to \$540pw

Contact your agent for further information:

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Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com