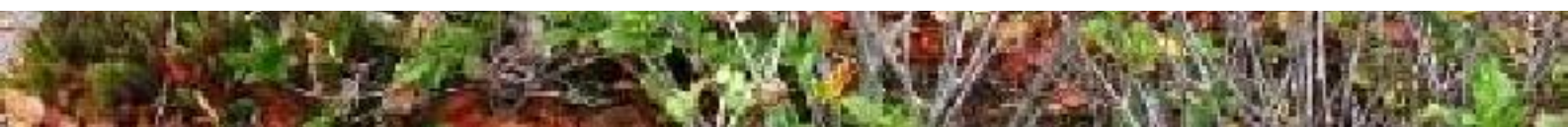




COMPARATIVE MARKET ANALYSIS

13 LOUIS STREET, GRANVILLE, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST





13 Louis Street
Granville, QLD, 4650

To Whom It May Concern

Property Rental Appraisal - 13 Louis Street Granville, 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 over the printed name.

Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 31/07/2026 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.

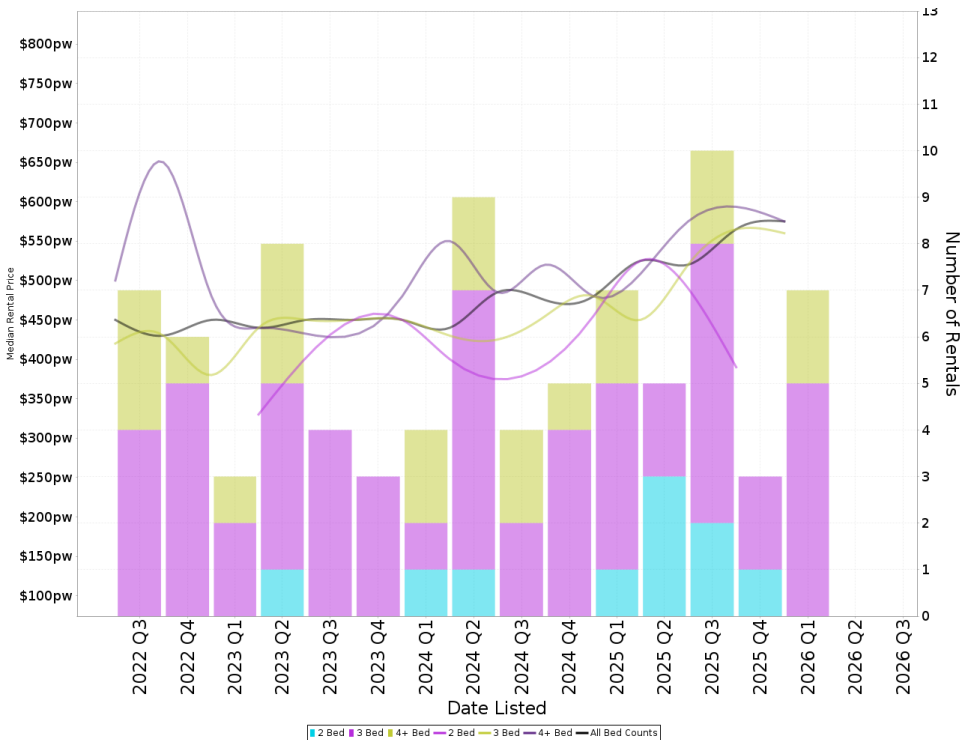
Price Range: \$560 to \$590 per week

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

Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+24.5%

Current Median Price: \$585,000
Previous Median Price: \$470,000

Based on 104 registered House sales compared over the last two rolling 12 month periods.

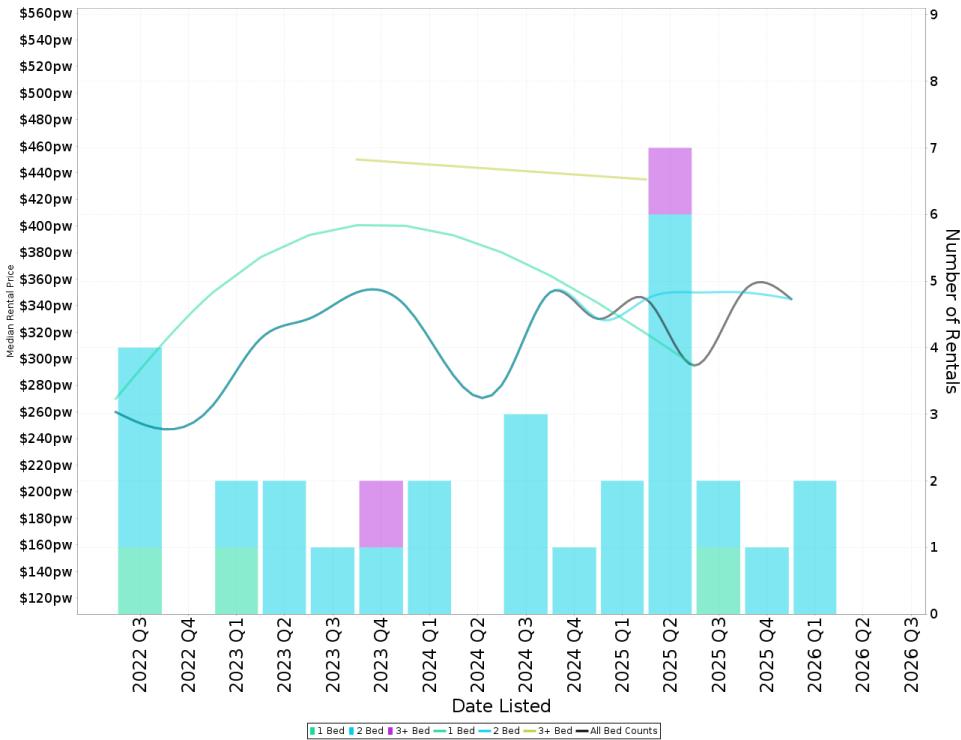
Suburb Rental Yield

+4.9%

Current Median Price: \$585,000
Current Median Rent: \$550

Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+42.5%

Current Median Price: \$445,000
Previous Median Price: \$312,250

Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

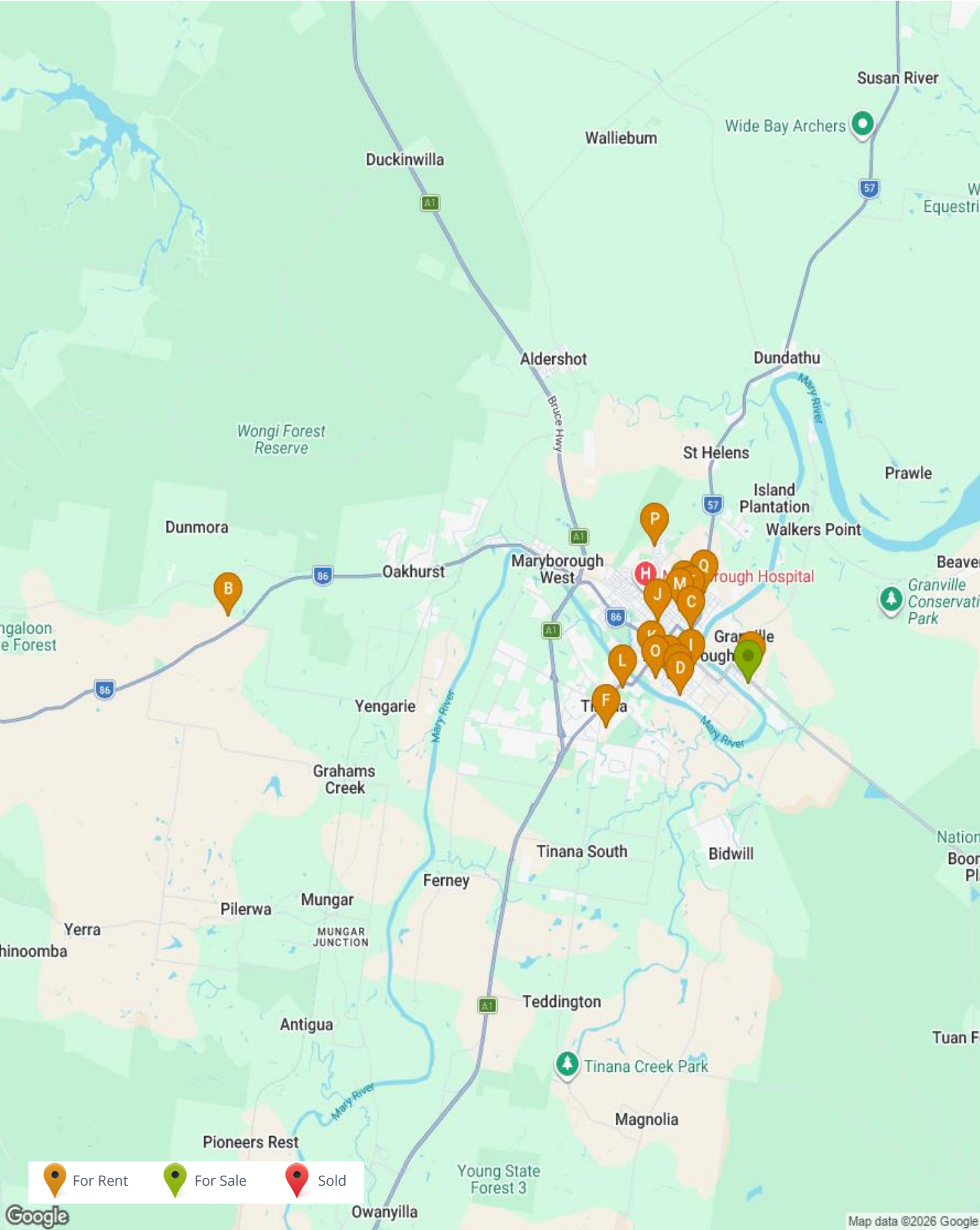
Suburb Rental Yield

+4.1%

Current Median Price: \$445,000
Current Median Rent: \$350

Based on 5 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 \$500 and the highest for rent price is \$600 with a median rental price of \$550. Days listed ranges from 3 to 50 days with the average currently at 17 days for these selected properties.

217 TOOLEY ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 506 m² (152 m²)
RPD: L1 RP81994

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **July 2026**
Days on Market: **3 Days**

Features: HIGHSET, SOLAR PANELS, FULLY FENCED



1484 MARYBOROUGH BIGGENDEN RD, DUNMORA 4

 3  1  1



Property Type: House
Area: 14.31 ha
RPD: L4 RP221460

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **July 2026**
Days on Market: **5 Days**

Features: LOWSET, QUEENSLANDER, DECK, BUILT IN ROBES, MODERN KITCHEN, SHED/S, IMPROVEMENTS: FLOORBOARDS



189 JOHN ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 516 m²
RPD: L1 RP79206

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **July 2026**
Days on Market: **8 Days**

Features: HIGHSET, QUEENSLANDER, GARAGE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED



3 QUEEN ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 794 m²
RPD: L1 RP57272

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2026**
Days on Market: **9 Days**

Features: FIRE PLACE, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, SECURE PARKING, CLOSE TO SHOPS



4 WARD ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 513 m²
RPD: L3 RP106937

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **7 Days**

Features: HIGHSET, CONTEMPORARY, SOLAR PANELS, GARAGE, FAMILY/RUMPUS ROOM, AIR CONDITIONED, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S, IMPROVEMENTS:



Prepared on 31/07/2026 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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16 JINDILLI WAY, TINANA 4650

3 2 1



Property Type: House
Area: 602 m²
RPD: L82 SP353800

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **July 2026**
Days on Market: **11 Days**



30 HILLCREST AVE, GRANVILLE 4650

3 1 2



Property Type: House
Area: 813 m²
RPD: L39 RP143122

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **11 Days**



254 ANN ST, MARYBOROUGH 4650

3 1 2



Property Type: House
Area: 683 m²
RPD: L29 M20185

Features: STUDY, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SEPARATE DINING ROOM, SECURE PARKING, PETS ALLOWED, FLOORBOARDS

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **July 2026**
Days on Market: **26 Days**



83 MARCH ST, MARYBOROUGH 4650

3 1 2



Property Type: House
Area: 911 m²
RPD: L3 RP3831

Features: DOUBLE STOREY, QUEENSLANDER, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2026**
Days on Market: **38 Days**



11 DEGILBO ST, MARYBOROUGH 4650

3 1 1



Property Type: House
Area: 911 m²
RPD: L26 RP3448

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **19 Days**



40 FERRY LANE LANE, MARYBOROUGH 4650

 3  2  2



Property Type: House
Area: 678 m²
RPD: L12 RP3577

Current Rent Price: **\$545 per week**
First Rent Price: **\$545 per week**
Month Listed: **July 2026**
Days on Market: **21 Days**

Features: IMPROVEMENTS: GARDEN, SECURE PARKING



21 CRAN ST, TINANA 4650

 3  1  1



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

Current Rent Price: **\$525 per week**
First Rent Price: **\$525 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **17 Days**

Features:



189 TOOLEY ST, MARYBOROUGH 4650

 3  1  3



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

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

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



26 MARCH STREET OF, MARYBOROUGH 4650

 3  1  1



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

Current Rent Price: **\$525 per week**
First Rent Price: **\$525 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **33 Days**

Features:



12 JOHN LANE, MARYBOROUGH 4650

 3  1  2



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

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **23 Days**

Features:



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: **\$525 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **50 Days**

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



13 LOUIS STREET, GRANVILLE, QLD 4650



Appraisal Price

This market analysis has been prepared on 31/07/2026 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:

\$560pw to \$590pw

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