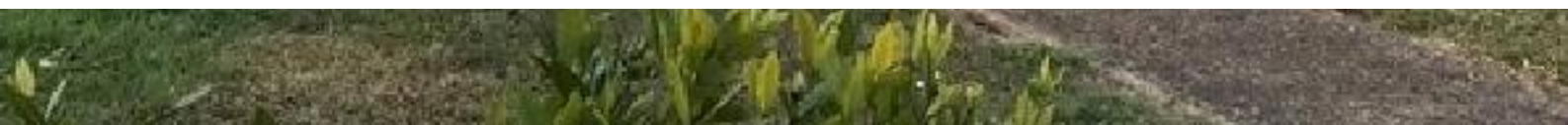




COMPARATIVE MARKET ANALYSIS

48 NEPTUNE STREET, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST





48 Neptune Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 48 Neptune 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'.

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.

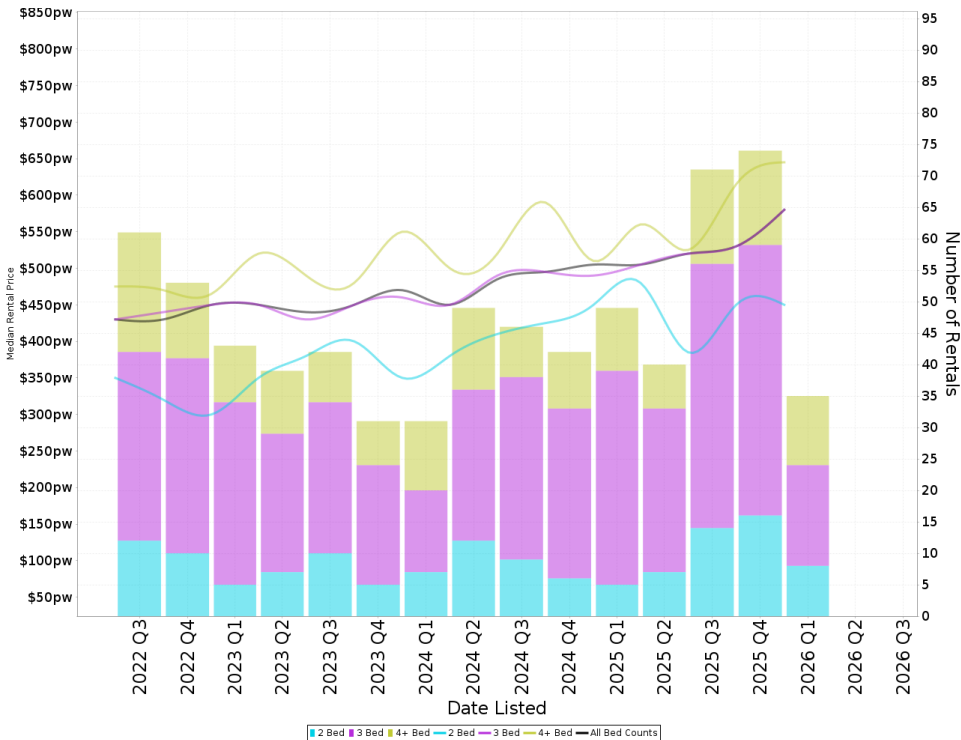
Price Range: \$510 to \$540 per week

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

+20.0%

Current Median Price: \$570,000

Previous Median Price: \$475,000

Based on 784 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

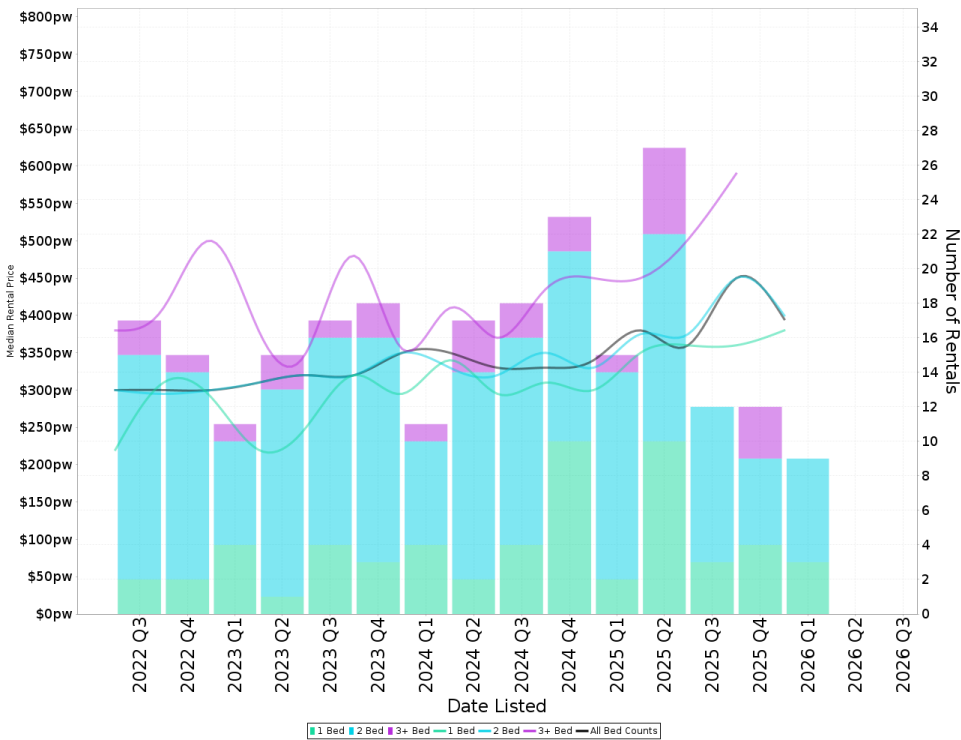
+4.7%

Current Median Price: \$570,000

Current Median Rent: \$520

Based on 180 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+37.3%

Current Median Price: \$405,000

Previous Median Price: \$295,000

Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$405,000

Current Median Rent: \$390

Based on 33 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 22 rental properties selected within the radius of 30000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$575 with a median rental price of \$545. Days listed ranges from 3 to 54 days with the average currently at 19 days for these selected properties.

10 DRY ST, MARYBOROUGH 4650

 2  1  2



Property Type: House
Area: 876 m²
RPD: L32 RP42877

Features:

Current Rent Price: **\$525 per week**
First Rent Price: **\$525 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **32 Days**



3/32 CHURCHILL ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 111 m²
RPD: L3 SP279628

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **17 Days**



253 WALKER ST, MARYBOROUGH 4650

 2  1  3



Property Type: House
Area: 809 m²
RPD: L18 RP63940

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **June 2026* (Rented)**
Days on Market:



224 MOORABINDA DR, SUNSHINE ACRES 4655

 2  1  1



Property Type: House
Area: 2.06 ha
RPD: L2 SP257060

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2026**
Days on Market: **54 Days**



3/24 ZEPHYR ST, SCARNESS 4655

 2  1  1



Property Type: House
Area: 108 m²
RPD: L3 SP132952

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2026**
Days on Market: **22 Days**



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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12/230 TORQUAY TCE, TORQUAY 4655

 2  1  1



Property Type: House
Area: 175 m²
RPD: L12 GTP2025

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **14 Days**

Features: IMPROVEMENTS: PETS ALLOWED, SEPARATE DINING ROOM, COURTYARD, INTERNAL LAUNDRY



99 CUNNINGHAM ST, URANGAN 4655

 3  2  1



Property Type: House
Area: 645 m²
RPD: L20 RP152769

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **4 Days**

Features:



3/83 IBIS BVD, ELI WATERS 4655

 2  1  1



Property Type: House
Area: 109 m²
RPD: L3 SP160341

Current Rent Price: **\$540 per week**
First Rent Price: **\$560 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **21 Days**

Features:



102 HAMMOND STREET, URANGAN 4655

 2  1  1



Property Type: House
Area: 809 m²
RPD: L53 RP124386

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **27 Days**

Features:



96 TRURO ST, TORQUAY 4655

 2  2  1



Property Type: House
Area: 749 m²
RPD: L3 RP112466

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **June 2026* (Rented)**
Days on Market: **8 Days**

Features:



25 TINGIRA TCE, SCARNES 4655

 2  1  1



Property Type: House
Area: 764 m²
RPD: L92 RP96507

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

Features: DECK, IMPROVEMENTS: FLOORBOARDS



562 OREGAN CREEK RD, TOOGOOM 4655

 2  1  1



Property Type: House
Area: 539 m²
RPD: L43 RP125009

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **May 2026*** (Rented)
Days on Market: **44 Days**

Features:



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



2/52 FORESHORE DR, URANGAN 4655

 3  1  1



Property Type: House
Area: 110 m²
RPD: L2 SP194880

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2026**
Days on Market: **4 Days**

Features:



6 DEBRA CRT, URANGAN 4655

 3  1  1



Property Type: House
Area: 609 m²
RPD: L222 RP200562

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **July 2026**
Days on Market: **4 Days**

Features:



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:



3 SEASPRAY CRT, URANGAN 4655

 3  1  1



Property Type: House
Area: 657 m²
RPD: L5 RP811814

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **June 2026**
Days on Market: **54 Days**

Features:



30 HILLCREST AVE, GRANVILLE 4650

 3  1  2



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

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

Features:



254 ANN ST, MARYBOROUGH 4650

 3  1  2



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

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

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



83 MARCH ST, MARYBOROUGH 4650

 3  1  2



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

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

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



48 NEPTUNE STREET, MARYBOROUGH, 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:

\$510pw to \$540pw

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 7002
Email: rentals.ljhookerfc@email.propertyme.com