



COMPARATIVE MARKET ANALYSIS

27 MILTON STREET, MARYBOROUGH, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST



27 Milton Street
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 27 Milton 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 over the printed name.

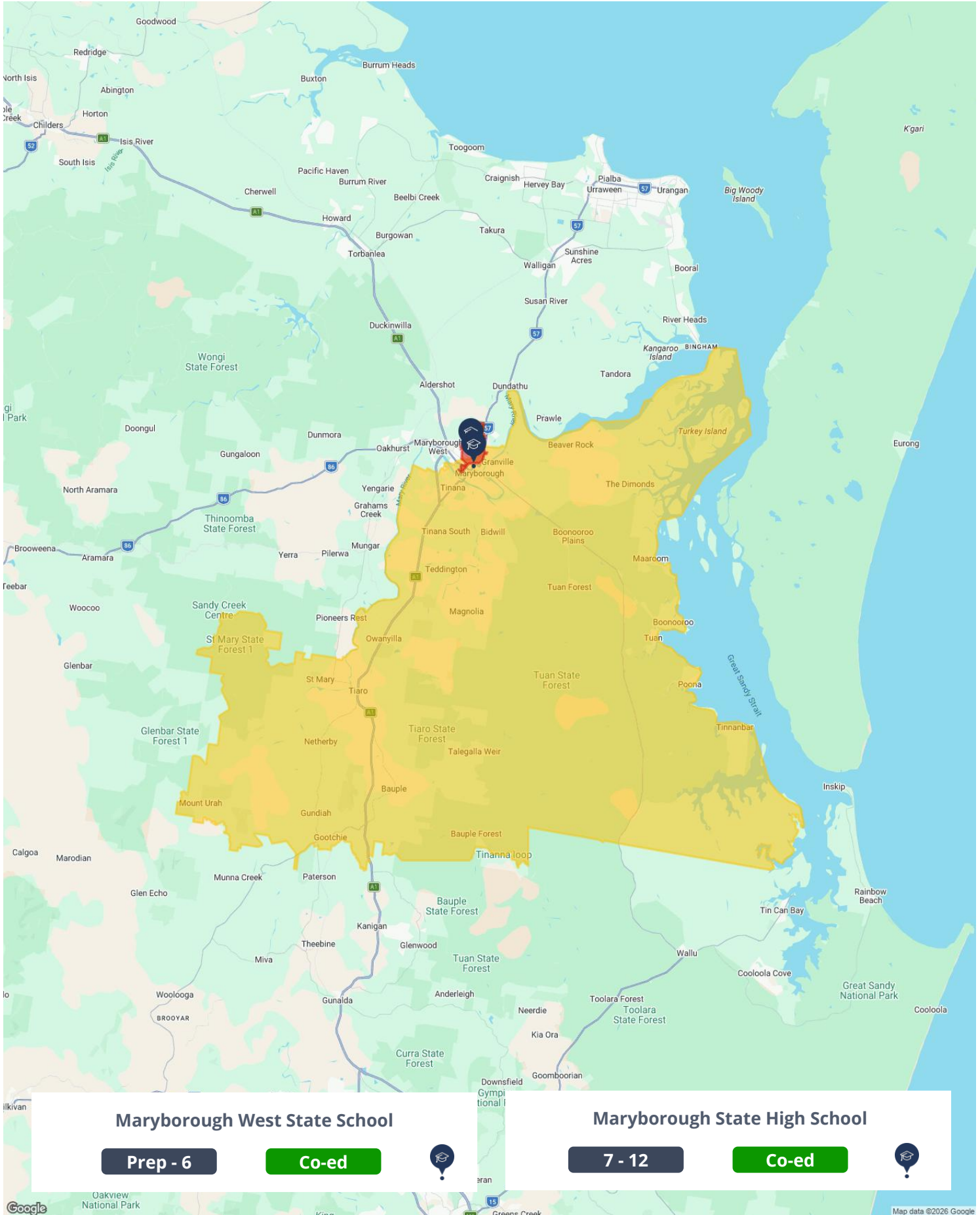
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 12 / 08 /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.

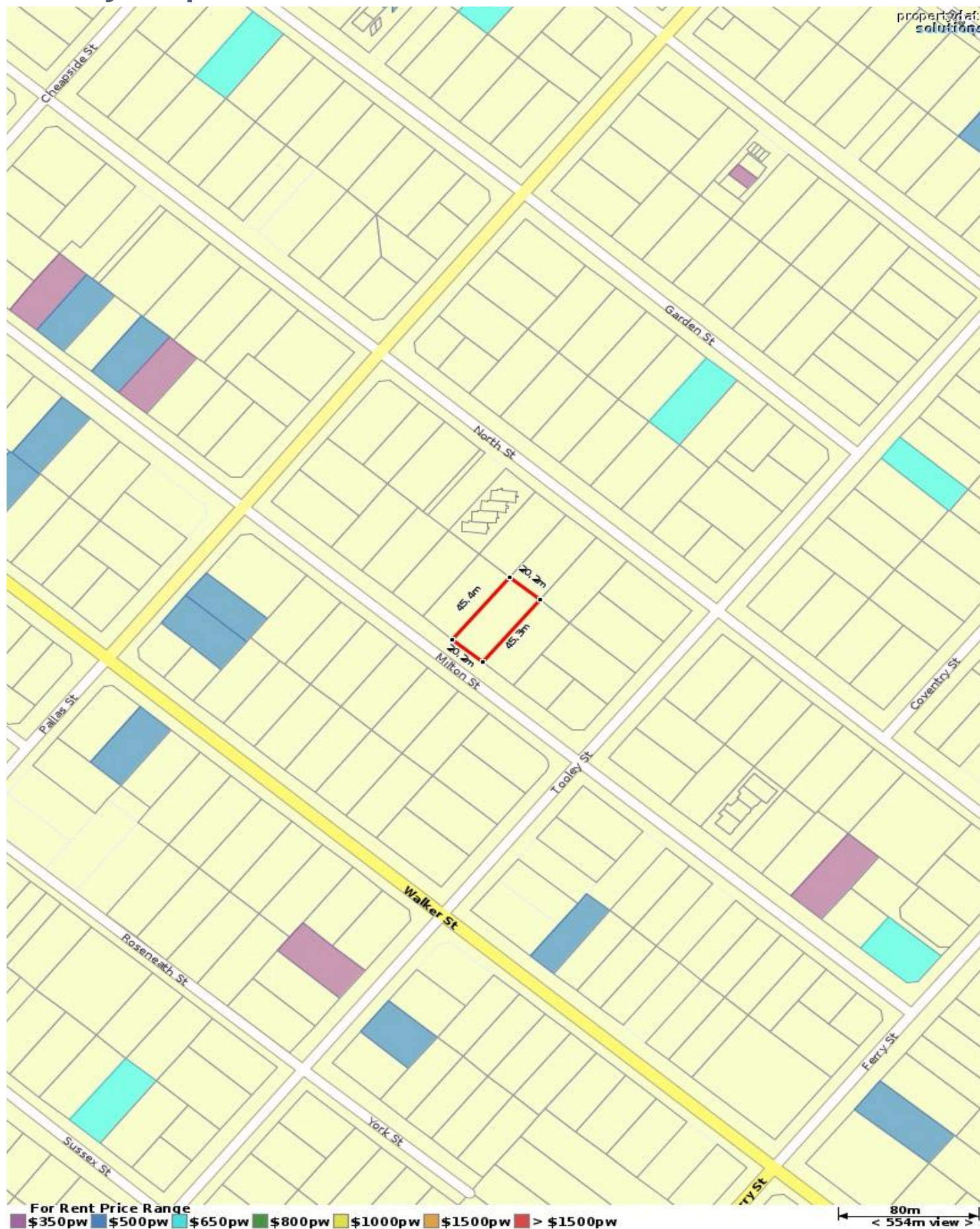
Price Range: \$560 to \$580 per week

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

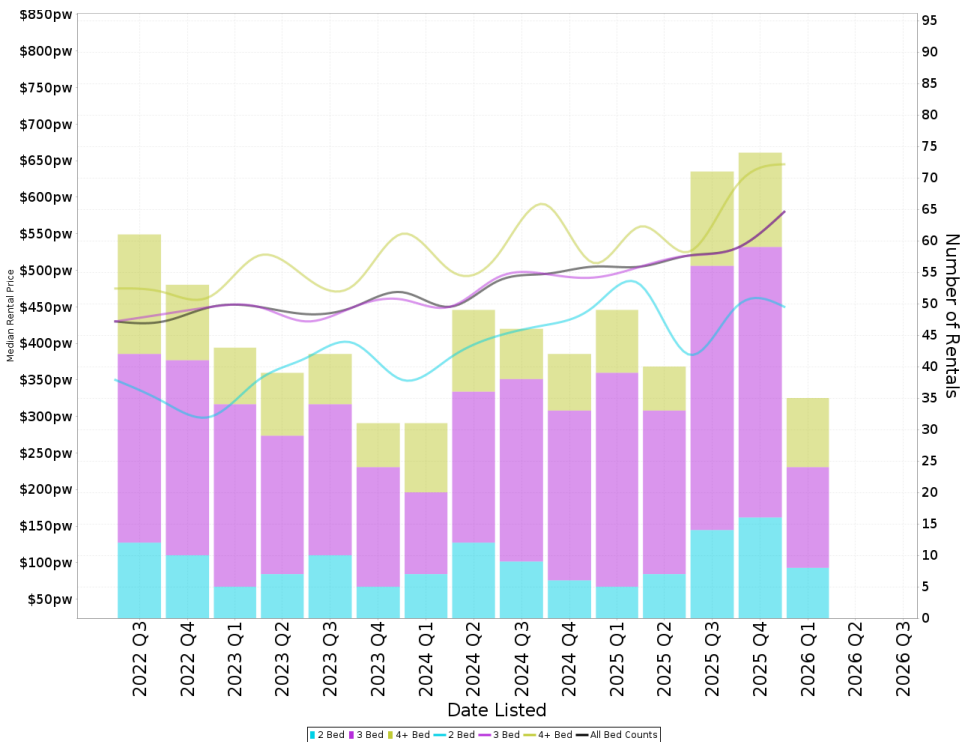
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+20.0%

Current Median Price: \$570,000

Previous Median Price: \$475,000

Based on 794 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

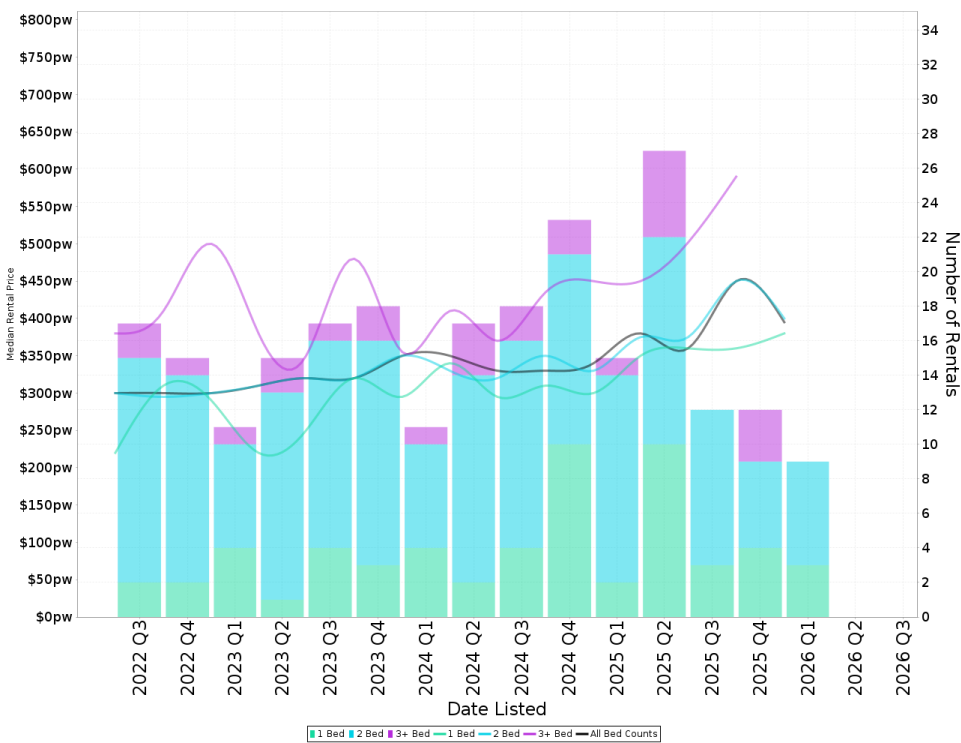
+4.7%

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

+35.6%

Current Median Price: \$400,000

Previous Median Price: \$295,000

Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

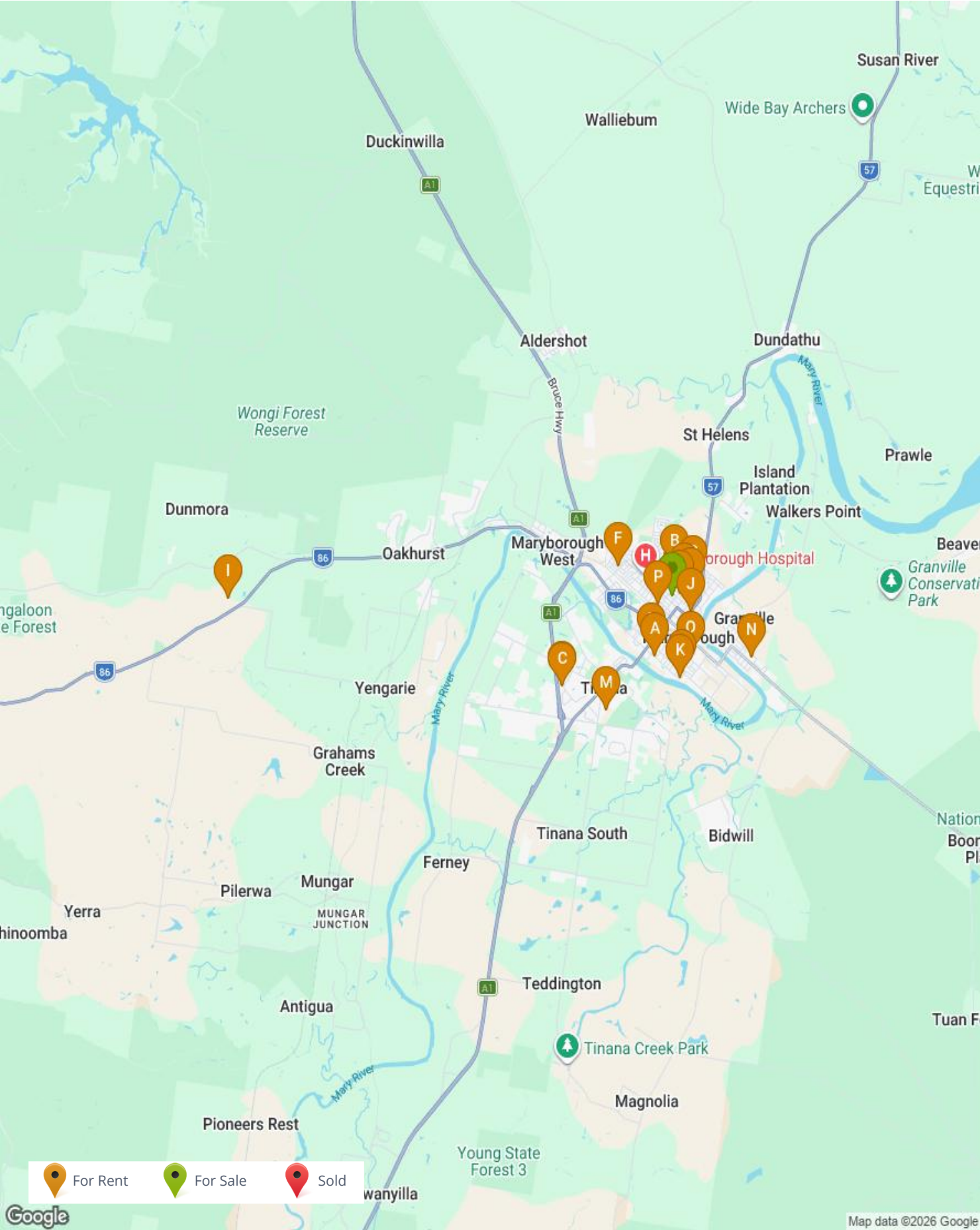
+5.1%

Current Median Price: \$400,000

Current Median Rent: \$390

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

Comparable Properties Map



Nearby Comparable Rental Properties

There are 18 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 \$615 with a median rental price of \$560. Days listed ranges from 3 to 38 days with the average currently at 15 days for these selected properties.

85 QUEEN ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 812 m²
RPD: L2 RP40207

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **August 2026**
Days on Market: **3 Days**

Features:



79 FRANK ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 854 m²
RPD: L64 RP4007

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **August 2026**
Days on Market: **5 Days**

Features:



2/1 OAKWOOD DR, TINANA 4650

 3  2  1



Property Type: House
Area: 874 m²
RPD: L34 SP348818

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **August 2026**
Days on Market: **6 Days**

Features:



5 CUTLERS LANE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 809 m²
RPD: L24 RP4143

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

Features: LOWSET, POST WAR, MODERN KITCHEN, FULLY FENCED



15 CARLSON AVE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 551 m²
RPD: L2 RP62477

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **July 2026**
Days on Market: **12 Days**

Features:



Prepared on 12/08/2026 by LJ Hooker Fraser Coast, 07 4123 7000 at LJ Hooker Fraser Coast. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

5 BASHFORD ST, MARYBOROUGH 4650

 3  2  2



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

Current Rent Price: **\$615 per week**
First Rent Price: **\$615 per week**
Month Listed: **July 2026**
Days on Market: **13 Days**

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



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: **15 Days**

Features: HIGHSET, SOLAR PANELS, FULLY FENCED



1/5 OAKWOOD DR, TINANA 4650

 3  2  1



Property Type: House
Area: 687 m²
RPD: L36 SP348818

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **July 2026**
Days on Market: **16 Days**

Features:



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: **17 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* (Rented)**
Days on Market: **11 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: **21 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:



16 JINDILLI WAY, TINANA 4650

 3  2  1



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

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **July 2026**
Days on Market: **23 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**
Days on Market: **37 Days**

Features:



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* (Rented)**
Days on Market: **36 Days**

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



11 DEGILBO ST, MARYBOROUGH 4650

 3  1  1



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

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

Features:



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* (Rented)**
Days on Market: **27 Days**

Features: IMPROVEMENTS: GARDEN, SECURE PARKING



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



27 MILTON STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 12/08/2026 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 \$580pw

Contact your agent for further information:

Agent Name: [REDACTED]
Mobile: Julie Wyvill | M: 0487 085 774
Office: LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com