



COMPARATIVE MARKET ANALYSIS

23 CHRISTENSEN CRESCENT, MARYBOROUGH, QLD 4650

PREPARED BY JULIE WYVILL, LJ HOOKER FRASER COAST



23 Christensen Crescent
Maryborough, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 23 Christensen Crescent 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.

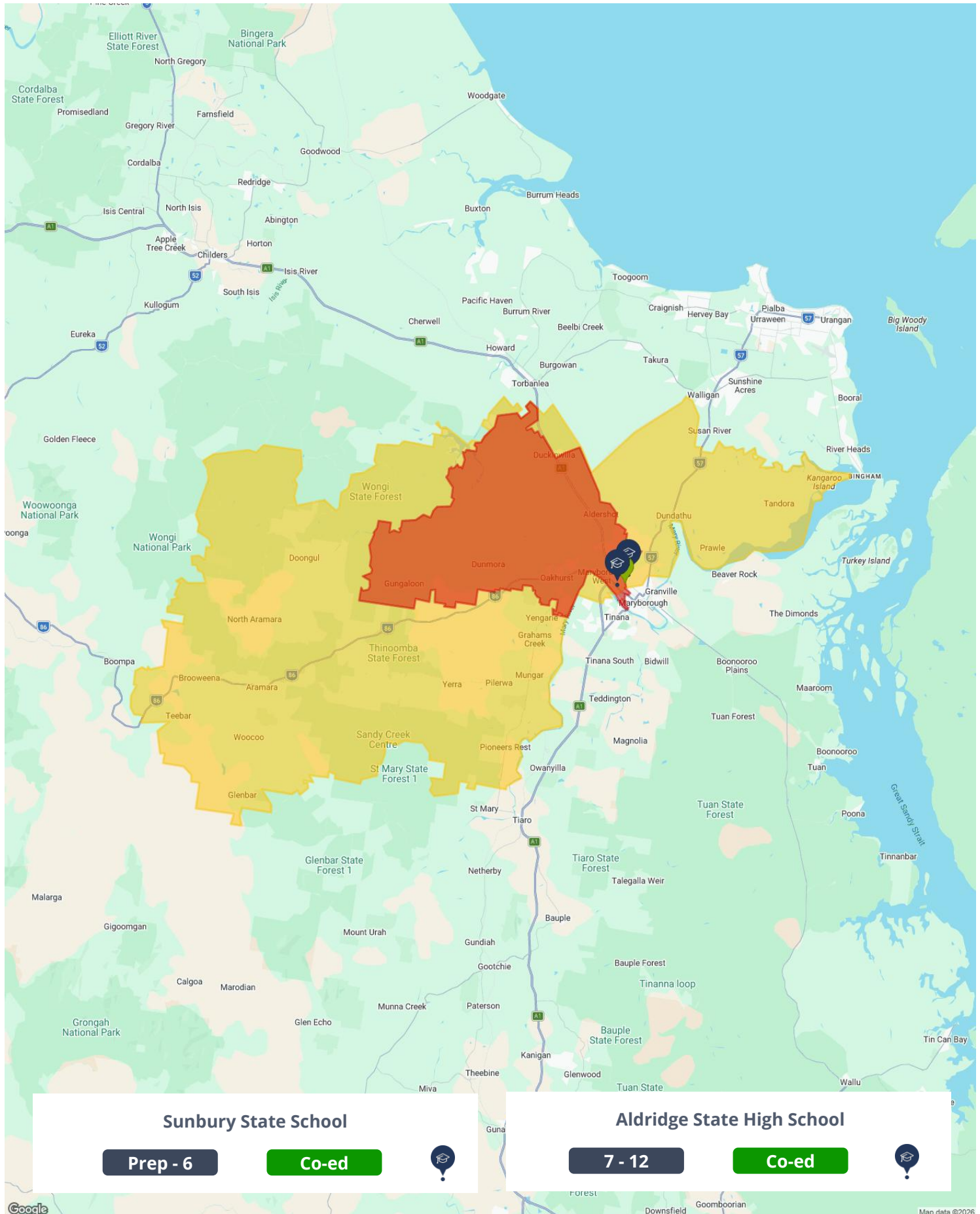
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 24 / 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.

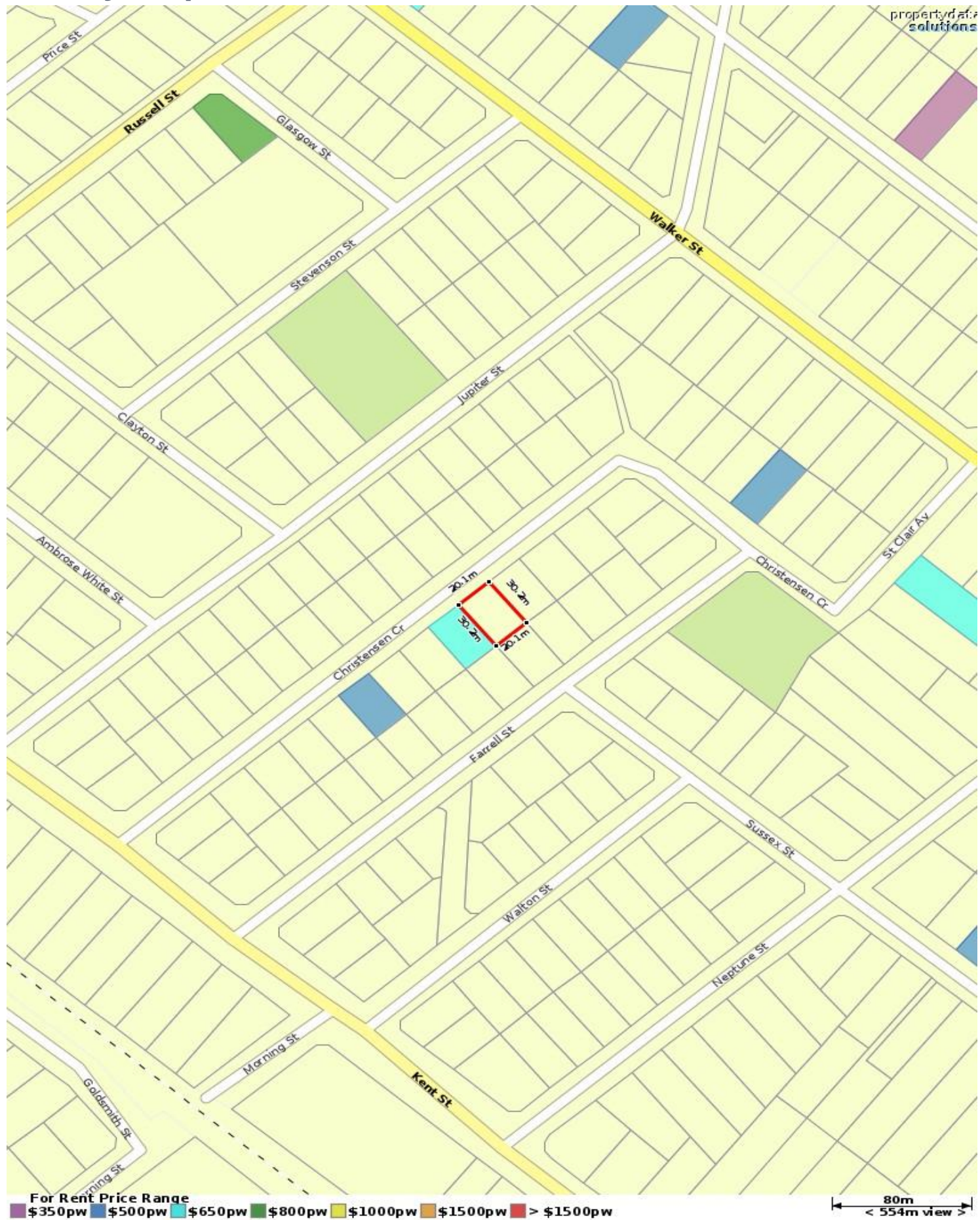
Price Range: \$530 to \$560 Per Week

Julie Wyvill
LJ Hooker Fraser Coast
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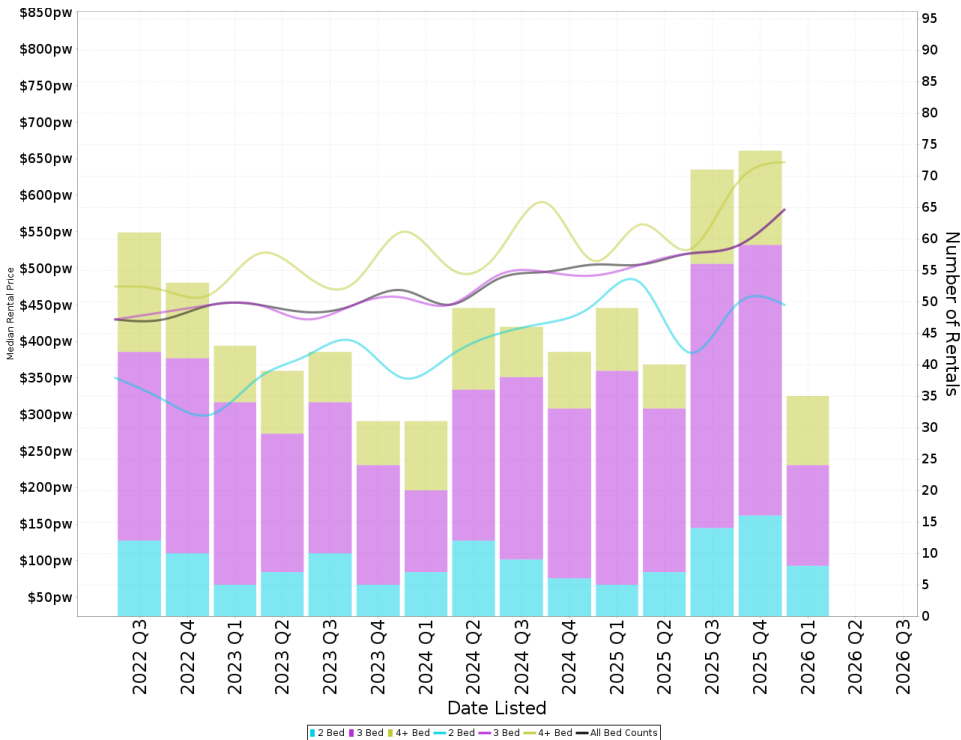
School Catchment Areas



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

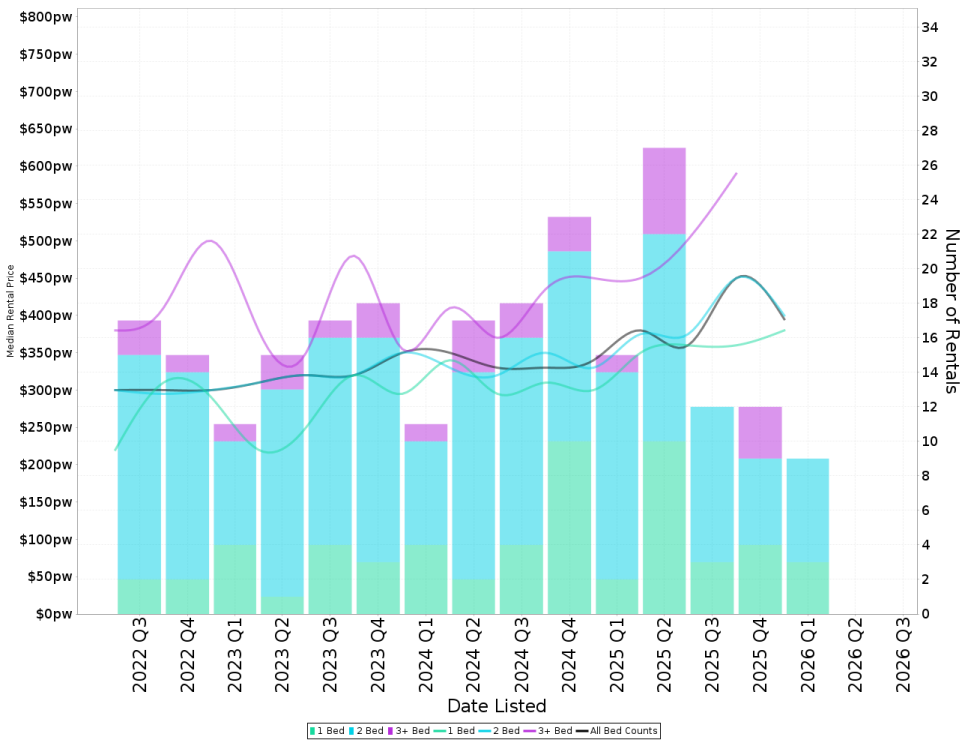
+4.7%

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

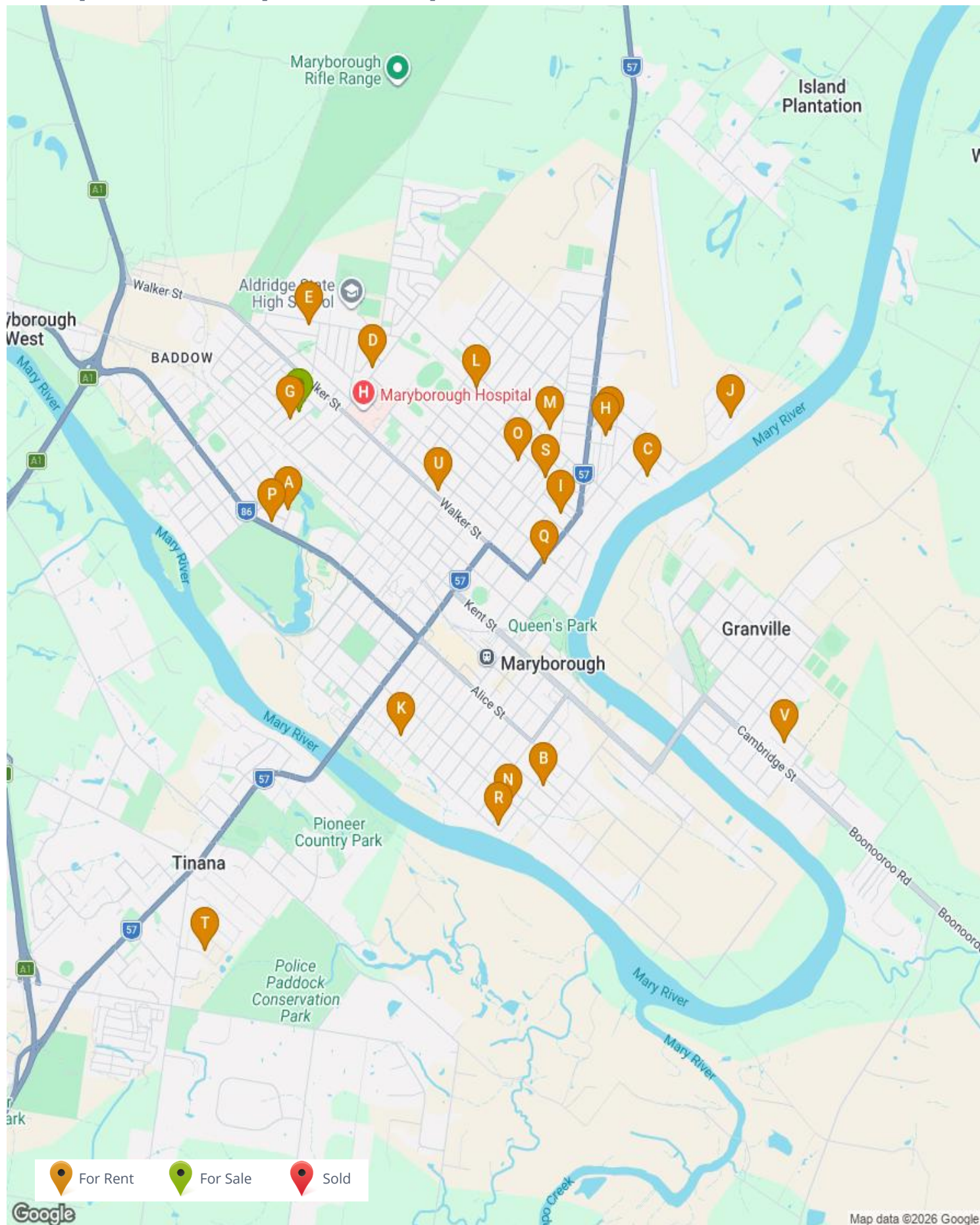
+5.1%

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 24 rental properties selected within the radius of 15000.0m from the focus property. The lowest for rent price is \$470 and the highest for rent price is \$580 with a median rental price of \$550. Days listed ranges from 1 to 45 days with the average currently at 14 days for these selected properties.

14 EDWARD ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 769 m²
RPD: L10 M20200

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **August 2026**
Days on Market: **1 Day**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS



ALDRESHOT 4650

 3  2  -



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

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **August 2026**
Days on Market: **3 Days**

Features: BUILD YR: 2021, LOWSET, CONTEMPORARY, SOLAR PANELS, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, ENTERTAINMENT AREA, FULLY FENCED

1/209 ALBERT ST, MARYBOROUGH 4650

 3  2  2



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

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **N/A**

Features:



12 DALHOUSIE ST, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 1,348 m²
RPD: L2 RP77167

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

Features: LOWSET, BRICK AND TILE, FIRE PLACE, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, SHED/S, IMPROVEMENTS: FLOORBOARDS,



178 NEPTUNE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 711 m²
RPD: L2 RP97221

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **August 2026**
Days on Market: **6 Days**

Features: HIGHSET, QUEENSLANDER, GARAGE, VERANDAH/DECK, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: DISHWASHER



78 BOYS AVE, MARYBOROUGH 4650

 3  1  4



Property Type: House
Area: 809 m²
RPD: L70 RP94673

Features: DECK

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **August 2026**
Days on Market: **7 Days**



46 TREASURE ST, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 776 m² (10 m²)
RPD: L17 RP61009

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **August 2026**
Days on Market: **10 Days**



15 CHRISTENSEN CRES, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 607 m²
RPD: L66 RP81692

Features: LOWSET, FULLY FENCED, IMPROVEMENTS: PETS ALLOWED

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **August 2026**
Days on Market: **11 Days**



MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,166 m²
RPD:

Features: HIGHSET, QUEENSLANDER, IMPROVEMENTS: PETS ALLOWED

Current Rent Price: **\$540 per week**
First Rent Price: **\$650 per week**
Month Listed: **August 2026**
Days on Market: **11 Days**

31 GROSVENOR ST, MARYBOROUGH 4650

 3  2  1



Property Type: House
Area: 812 m²
RPD: L9 RP61009

Features: HIGHSET, QUEENSLANDER, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **August 2026**
Days on Market: **12 Days**



10 MOUQUET LANE, MARYBOROUGH 4650

 3  1  3



Property Type: House
Area: 809 m²
RPD: L3 RP73849

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2026**
Days on Market: **14 Days**

Features: LOWSET, POST WAR, GARAGE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS



18 ERROL ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 708 m²
RPD: L111 RP66098

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2026**
Days on Market: **14 Days**

Features: BUILT IN ROBES, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, GARDEN, PETS ALLOWED, SEPARATE DINING ROOM



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: **14 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: **17 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: **19 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* (Rented)**
Days on Market: **17 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* (Rented)**
Days on Market: **17 Days**

Features: HIGHSET, SOLAR PANELS, FULLY FENCED



481 ALICE ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 989 m²
RPD: L27 M20200

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **17 Days**

Features: STUDY



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: **33 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* (Rented)**
Days on Market: **23 Days**

Features:



127 WALKER ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 958 m²
RPD: L2 RP3459

Current Rent Price: **\$490 per week**
First Rent Price: **\$490 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **11 Days**

Features: HIGHSET, QUEENSLANDER, DECK, FIRE PLACE, STUDY, ENTERTAINMENT AREA, SLEEPOUT, FULLY FENCED, IMPROVEMENTS: DISHWASHER



30 HILLCREST AVE, GRANVILLE 4650

 3  1  2



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

Current Rent Price: **\$520 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **45 Days**

Features:



23 CHRISTENSEN CRESCENT, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 24/08/2026 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:

\$530pw to \$560pw

Yield Estimate: 7.1% to 7.5%

Contact your agent for further information:

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