

COMPARATIVE MARKET ANALYSIS

22 RICHMOND STREET, MARYBOROUGH, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST





22 Richmond Street
Maryborough, QLD, 4650

To Whom It May Concern:

RE: Property Rental Appraisal - 22 Richmond Street Maryborough Q. 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 cursive script, appearing to read 'Julie Wyvill'.

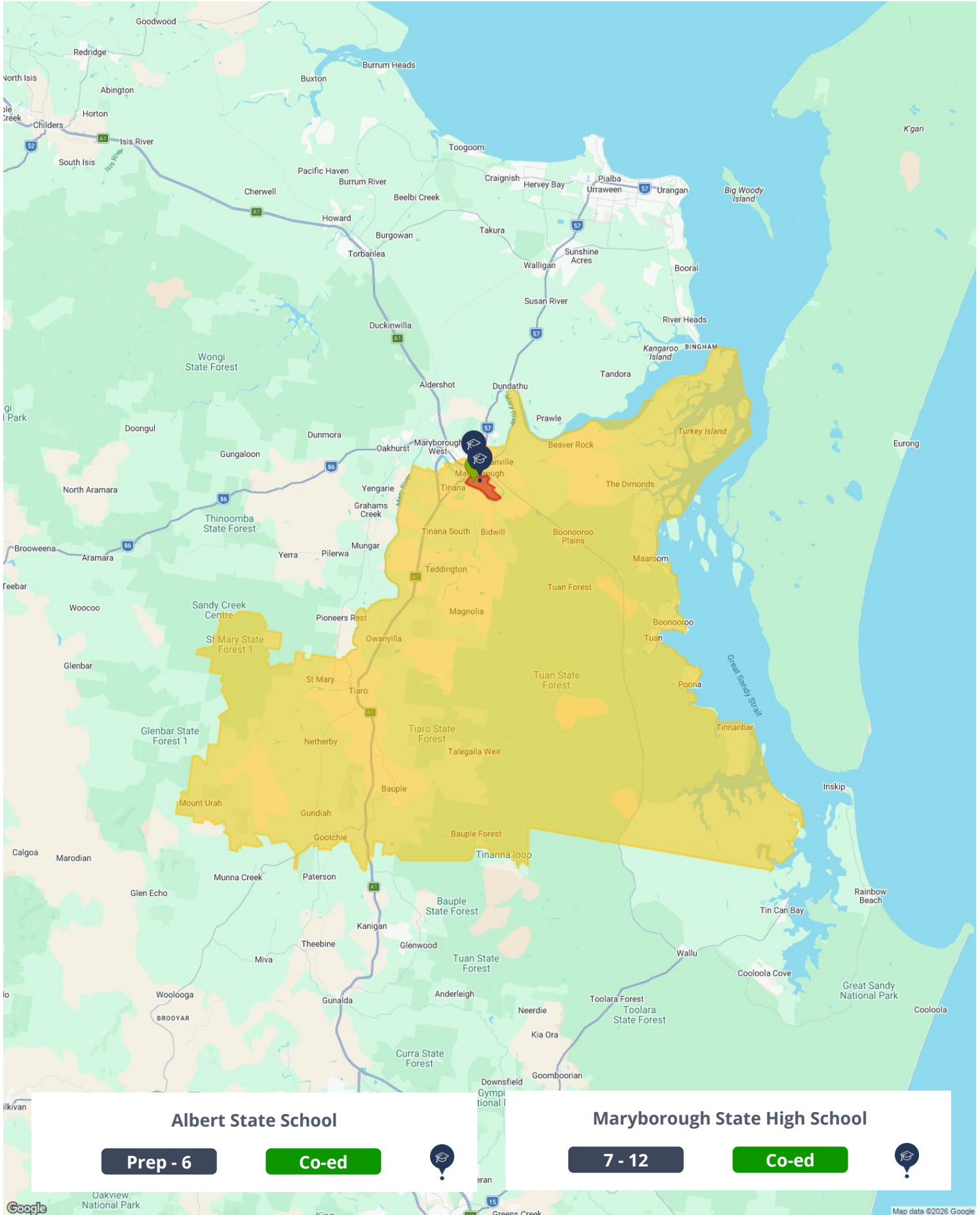
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 10 / 09 / 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.

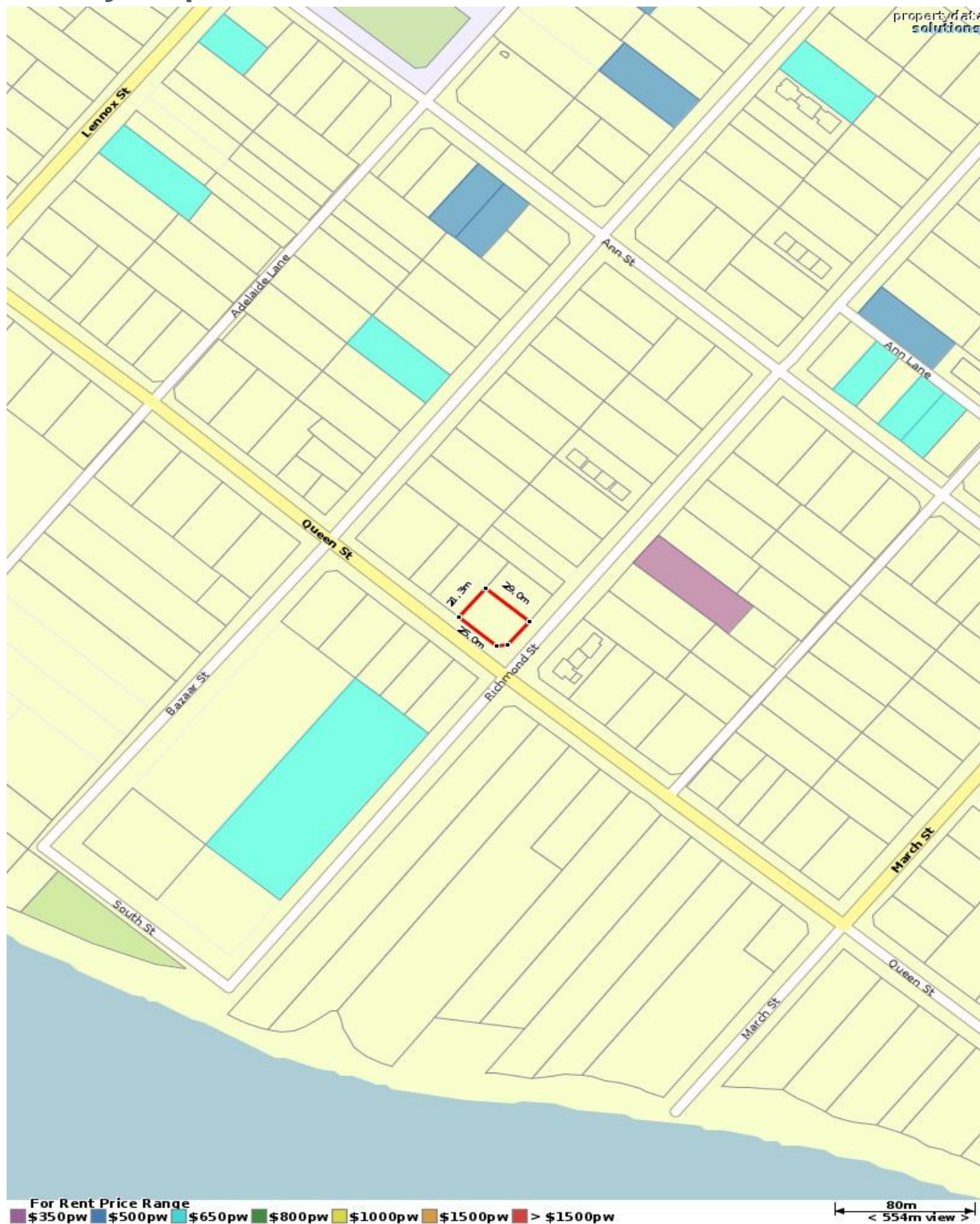
Price Range: \$490 to \$520 per week

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

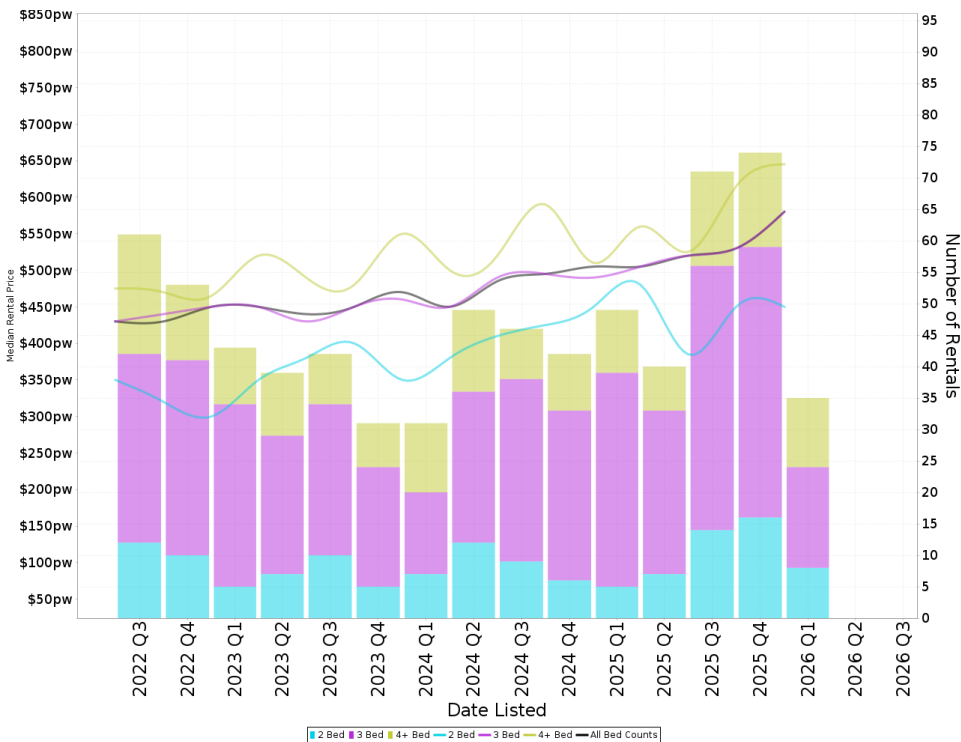
School Catchment Areas



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 798 registered House sales compared over the last two rolling 12 month periods.

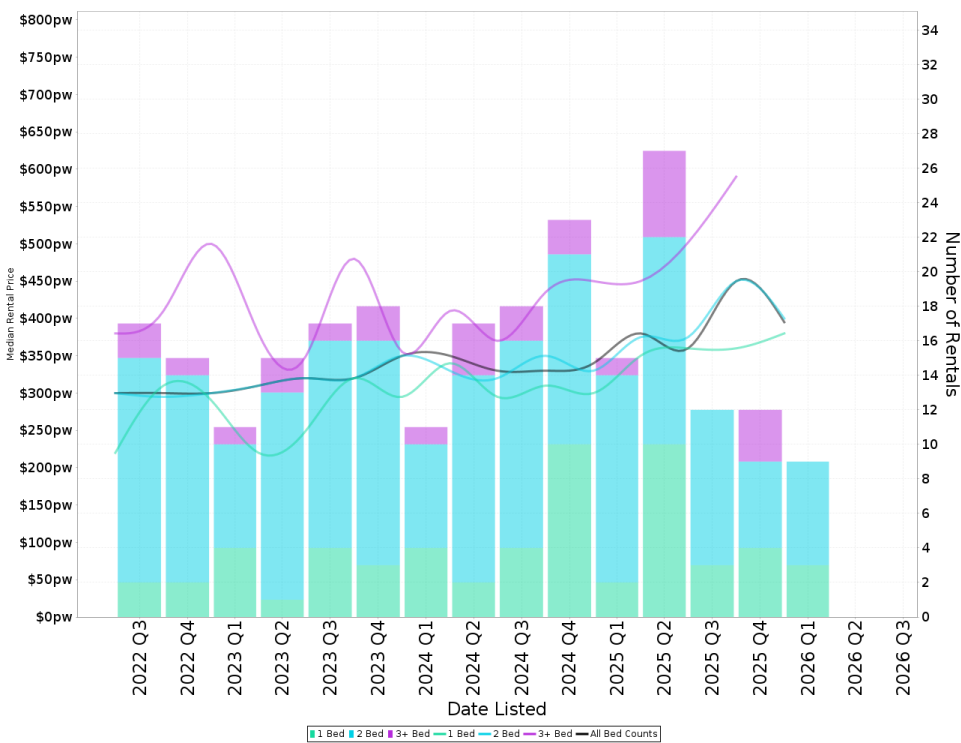
Suburb Rental Yield

+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 87 registered Unit sales compared over the last two rolling 12 month periods.

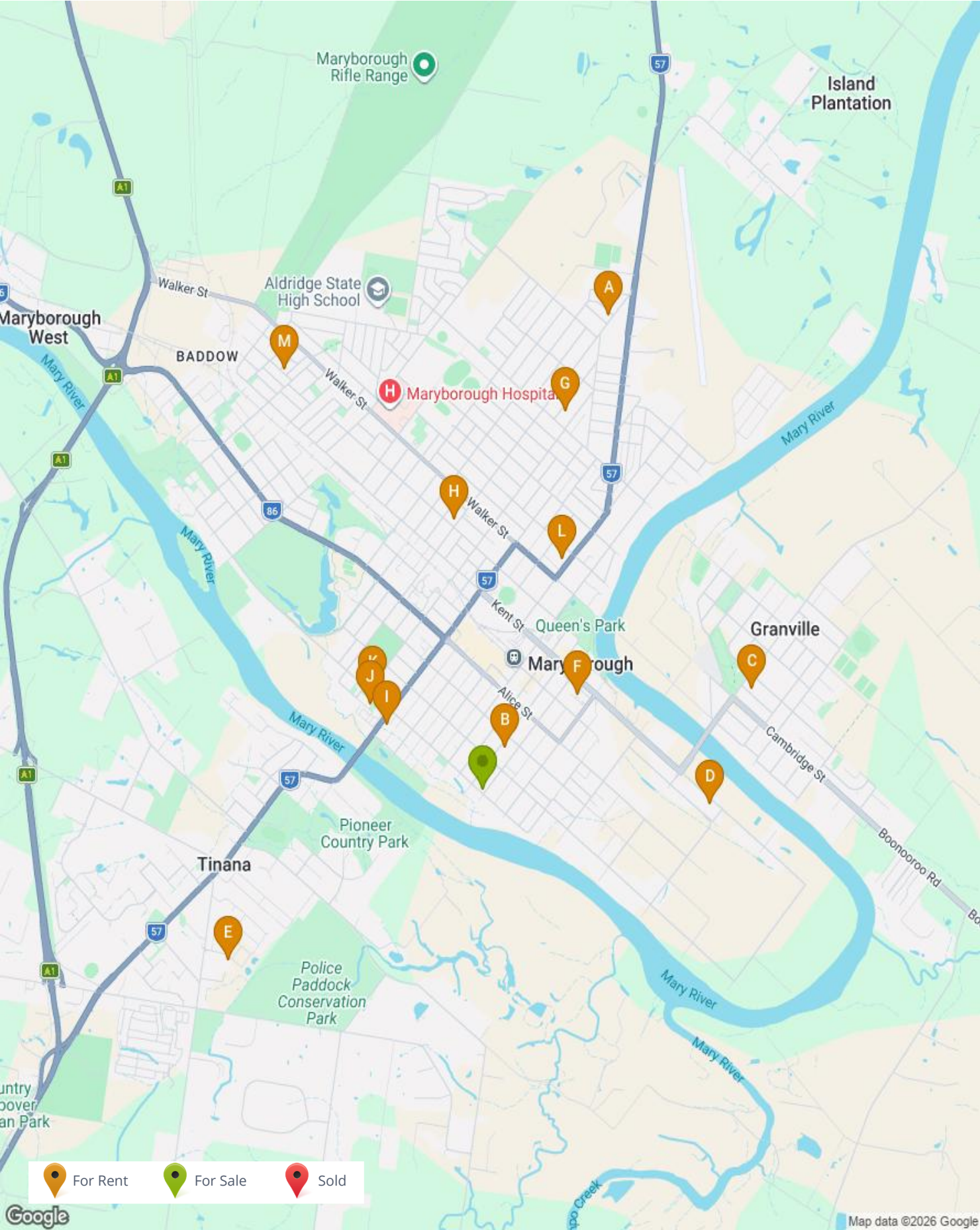
Suburb Rental Yield

+5.0%

Current Median Price: \$405,000
Current Median Rent: \$390

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

Comparable Properties Map



Nearby Comparable Rental Properties

There are 13 rental properties selected within the radius of 20000.0m from the focus property. The lowest for rent price is \$425 and the highest for rent price is \$550 with a median rental price of \$500. Days listed ranges from 1 to 43 days with the average currently at 19 days for these selected properties.

314 PALLAS ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 801 m²
RPD: L3 RP63594

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **September 2026**
Days on Market: **1 Day**



57 BAZAAR ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 974 m²
RPD: L1 RP49153

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$550 per week**
Month Listed: **August 2026**
Days on Market: **35 Days**



8 PEARSON ST, GRANVILLE 4650

 2  1  1



Property Type: House
Area: 837 m²
RPD: L19 RP68089

Features: HIGHSET

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **12 Days**



134 KENT ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 1,012 m²
RPD: L23 RP214400

Features:

Current Rent Price: **\$510 per week**
First Rent Price: **\$510 per week**
Month Listed: **August 2026**
Days on Market: **21 Days**



19 JINDILLI WAY, TINANA 4650

 2  1  1



Property Type: House
Area: 600 m²
RPD: L47 SP353800

Features:

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **4 Days**



Prepared on 10/09/2026 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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104 MARCH ST, MARYBOROUGH 4650

2 1 1



Property Type: House
Area: 1.28 ha
RPD: L1 CP863713 & L7 M140928 & L3

Features:

Current Rent Price: **\$535 per week**
First Rent Price: **\$535 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **19 Days**



9 CROWN ST, MARYBOROUGH 4650

2 1 2



Property Type: House
Area: 911 m²
RPD: L19 RP4142

Features: HIGHSET, QUEENSLANDER

Current Rent Price: **\$550 per week**
First Rent Price: **\$900 per week**
Month Listed: **August 2026**
Days on Market: **30 Days**



156 PALLAS ST, MARYBOROUGH 4650

2 1 -



Property Type: House
Area: 640 m²
RPD: L1 RP3452

Features:

Current Rent Price: **\$425 per week**
First Rent Price: **\$425 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **7 Days**



21 FERRY ST, MARYBOROUGH 4650

2 1 1



Property Type: House
Area: 1,548 m²
RPD: L1 RP3588

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **July 2026**
Days on Market: **41 Days**



15 HYNES ST, MARYBOROUGH 4650

2 1 1



Property Type: House
Area: 817 m²
RPD: L68 M20190

Features: LOWSET, QUEENSLANDER, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: PETS ALLOWED

Current Rent Price: **\$510 per week**
First Rent Price: **\$495 per week**
Month Listed: **July 2026**
Days on Market: **43 Days**



39 TOOLEY ST, MARYBOROUGH 4650

 2  1  2



Property Type: House
Area: 607 m²
RPD: L23 RP68433

Current Rent Price: **\$485 per week**
First Rent Price: **\$485 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **8 Days**

Features:



3/196 JOHN ST, MARYBOROUGH 4650

 2  2  1



Property Type: House
Area: 1,635 m²
RPD: L9 M140951

Current Rent Price: **\$455 per week**
First Rent Price: **\$455 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **12 Days**

Features: LOWSET, PRE WAR, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S, IMPROVEMENTS: 2 HOMES UPON THE LAND



7 STAFFORD ST, MARYBOROUGH 4650

 2  1  1



Property Type: House
Area: 498 m² (121 m²)
RPD: L1 RP90581

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **26 Days**

Features: MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, DISHWASHER



22 RICHMOND STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 10/09/2026 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:

\$490pw to \$520pw

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