

COMPARATIVE MARKET ANALYSIS

50 CHURCHILL STREET, MARYBOROUGH, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST, LJ HOOKER FRASER COAST





50 Churchill Street
Maryborough, QLD, 4650

To Whom It May Concern

Ref: Property Rent Appraisal - 50 Churchill Street 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.

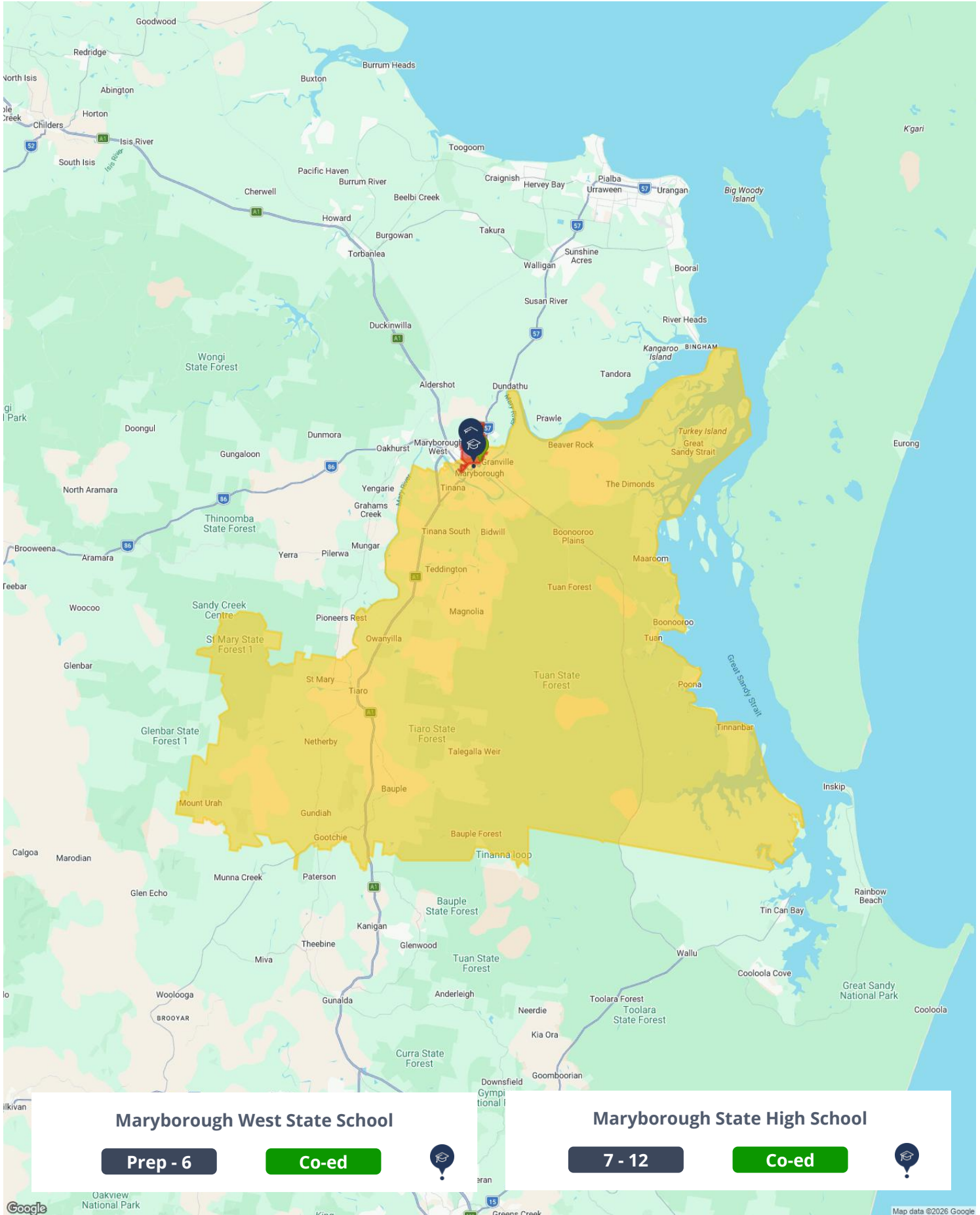
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 11 / 10 / 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: \$600 to \$630 per week

LJ Hooker Fraser Coast
Office Phone: 07 4123 7000
Email: rentals.ljhookerfc@email.propertyme.com

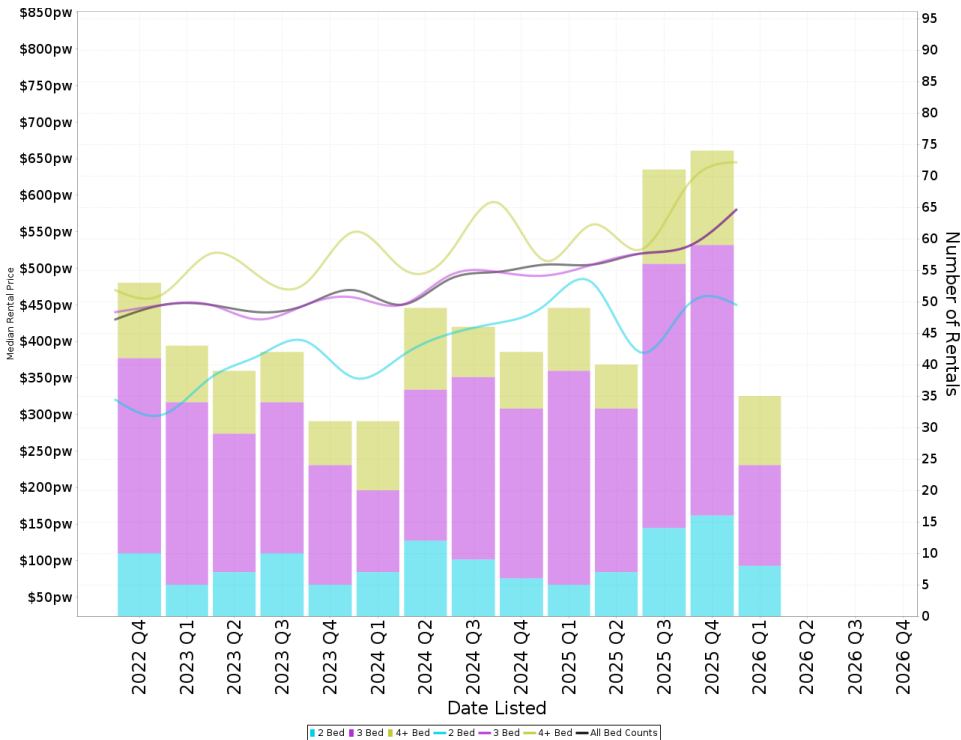
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+17.3%

Current Median Price: \$580,500

Previous Median Price: \$495,000

Based on 734 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

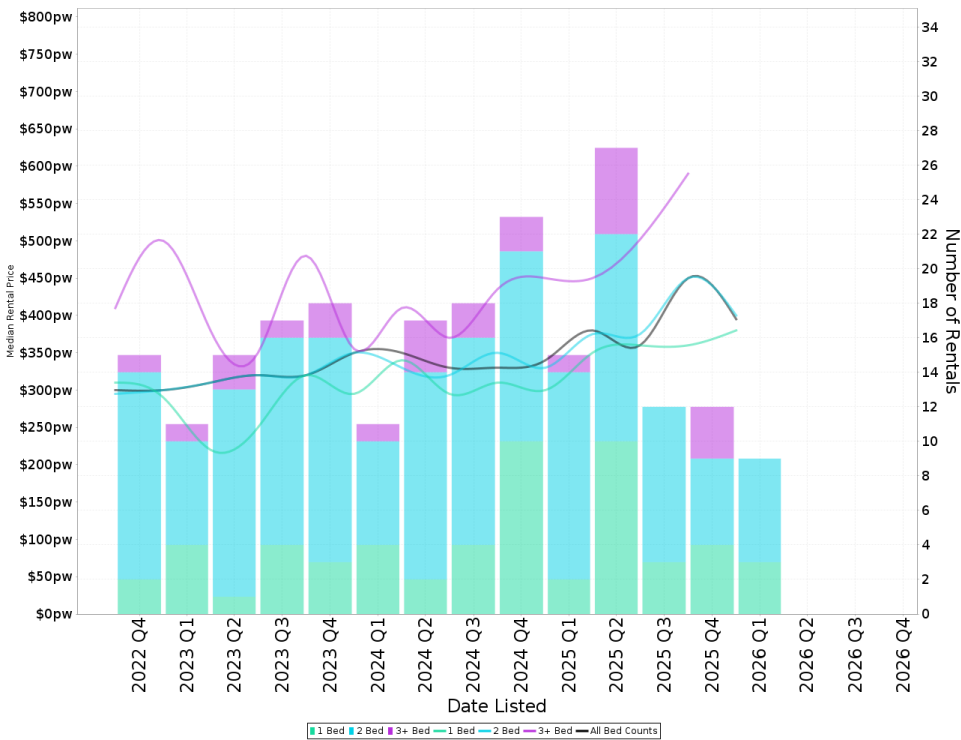
+4.9%

Current Median Price: \$580,500

Current Median Rent: \$550

Based on 109 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+26.8%

Current Median Price: \$405,000

Previous Median Price: \$319,500

Based on 78 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

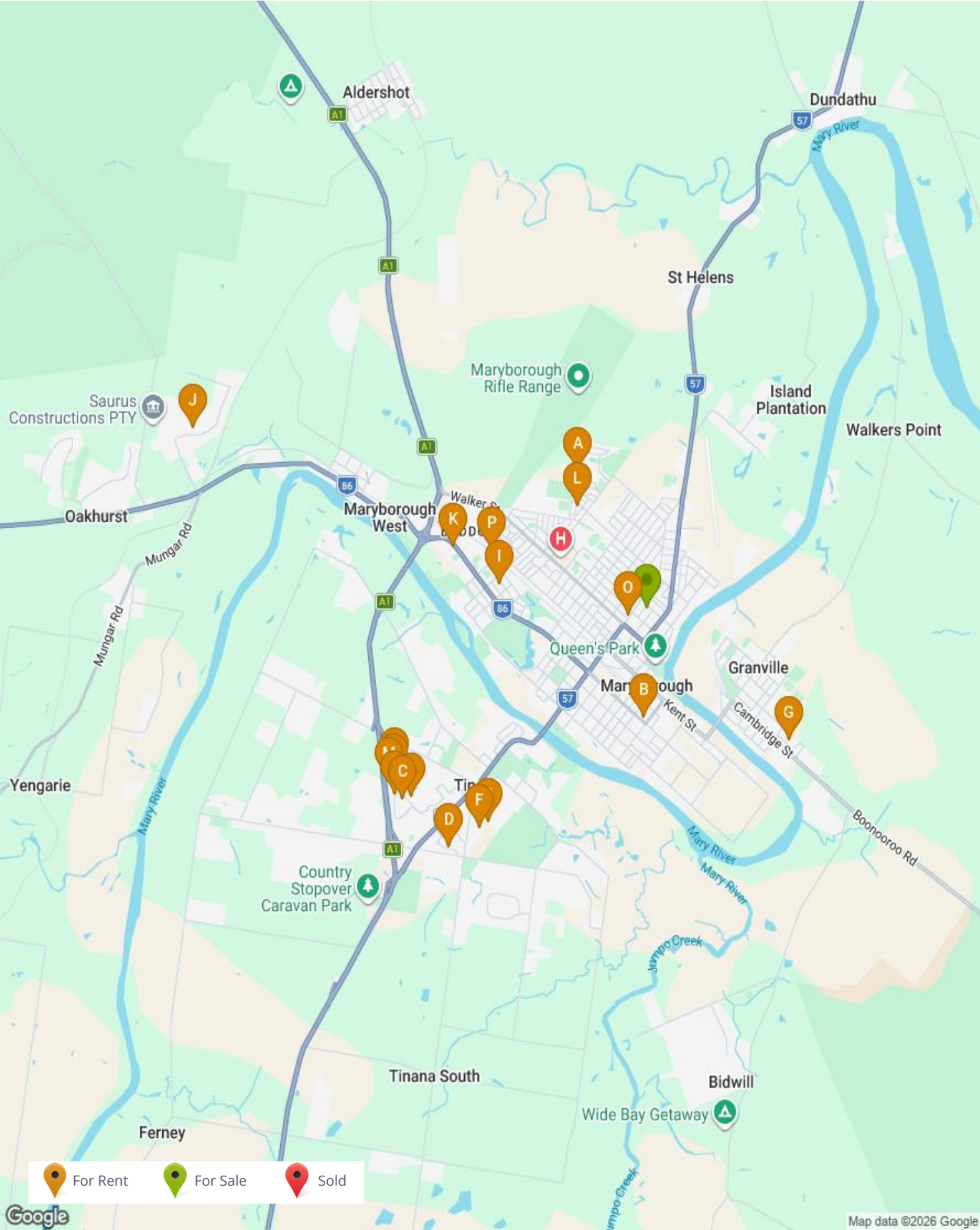
+5.1%

Current Median Price: \$405,000

Current Median Rent: \$400

Based on 21 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 \$565 and the highest for rent price is \$675 with a median rental price of \$648. Days listed ranges from 2 to 40 days with the average currently at 16 days for these selected properties.

49 BRYANT ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 705 m²
RPD: L52 RP201800

Features:

Current Rent Price: **\$565 per week**
First Rent Price: **\$565 per week**
Month Listed: **October 2026**
Days on Market: **5 Days**



53 RICHMOND LANE, MARYBOROUGH 4650

 4  1  2



Property Type: House
Area: 675 m²
RPD: L8 RP3817

Features:

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



4 CASUARINA CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 738 m²
RPD: L5 SP168329

Features: LOWSET, BRICK AND TILE

Current Rent Price: **\$645 per week**
First Rent Price: **\$645 per week**
Month Listed: **September 2026**
Days on Market: **14 Days**



30 JACARANDA AVE, TINANA 4650

 4  1  1



Property Type: House
Area: 686 m²
RPD: L2 RP165706

Features: LOWSET, BRICK AND TILE, BUILT IN ROBES, MODERN KITCHEN

Current Rent Price: **\$580 per week**
First Rent Price: **\$600 per week**
Month Listed: **September 2026**
Days on Market: **19 Days**



1 SATINWOOD CL, TINANA 4650

 4  2  2



Property Type: House
Area: 929 m²
RPD: L16 SP114654

Features:

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **19 Days**



12 JINDILLI WAY, TINANA 4650

 4  2  2



Property Type: House
Area: 624 m²
RPD: L84 SP353800

Features:

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **24 Days**



9 CARMEN CL, GRANVILLE 4650

 4  2  1



Property Type: House
Area: 600 m² (140 m²)
RPD: L80 RP188081

Features: LOWSET, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: INTERNAL LAUNDRY, GARDEN /

Current Rent Price: **\$630 per week**
First Rent Price: **\$650 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **2 Days**



34 OAKWOOD DR, TINANA 4650

 4  2  2



Property Type: House
Area: 629 m²
RPD: L19 SP348818

Features:

Current Rent Price: **\$675 per week**
First Rent Price: **\$675 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **17 Days**



60 EDWARD ST, MARYBOROUGH 4650

 4  2  3



Property Type: House
Area: 911 m²
RPD: L33 RP62133

Features: LOWSET, SOLAR PANELS, ENSUITE, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, COLONIAL, ENTERTAINMENT

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **6 Days**



107 CHARLES BRUCE DR, OAKHURST 4650

 4  2  3



Property Type: House
Area: 1.02 ha
RPD: L51 SP155437

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **12 Days**



608 ALICE ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 607 m² (116 m²)
RPD: L2 RP104461

Current Rent Price: **\$640 per week**
First Rent Price: **\$640 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **4 Days**

Features: STUDY, BUILT IN ROBES, IMPROVEMENTS: INTERNAL LAUNDRY, SECURE PARKING, GARDEN / COURTYARD, DISHWASHER



196 WOODSTOCK ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 587 m²
RPD: L27 RP118156

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **40 Days**

Features: DOUBLE STOREY, STUDY, BUILT IN ROBES, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: 3 BEDROOMS UPSTAIRS, 4TH BEDROOM/OFFICE DOWNSTAIRS PLUS



16 OAKWOOD DR, TINANA 4650

 4  2  2



Property Type: House
Area: 623 m²
RPD: L29 SP348818

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **28 Days**

Features:



13 LAUREL CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 701 m²
RPD: L95 SP194942

Current Rent Price: **\$590 per week**
First Rent Price: **\$620 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **16 Days**

Features: LOWSET, BRICK AND TILE, ENSUITE, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA



178 FERRY ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 769 m²
RPD: L2 RP96441

Current Rent Price: **\$595 per week**
First Rent Price: **\$595 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **18 Days**

Features: HIGHSET, QUEENSLANDER, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA,



740A KENT ST, MARYBOROUGH 4650

 4  2  2



Property Type: House
Area: 884 m²
RPD: L12 SP345384

Current Rent Price: **\$670 per week**
First Rent Price: **\$690 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **27 Days**

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER, INTERNAL LAUNDRY, SECURE PARKING



21 TRISTANS WAY, TINANA 4650

 4  2  2



Property Type: House
Area: 799 m² (171 m²)
RPD: L38 SP239141

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **20 Days**

Features: BUILD YR: 2023, LOWSET, CONTEMPORARY, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



7 OAKWOOD DR, TINANA 4650

 4  2  2



Property Type: House
Area: 688 m²
RPD: L37 SP348818

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **July 2026* (Rented)**
Days on Market: **21 Days**

Features:



50 CHURCHILL STREET, MARYBOROUGH, QLD 4650

Appraisal Price

This market analysis has been prepared on 11/10/2026 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:

\$600pw to \$630pw

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