

COMPARATIVE MARKET ANALYSIS

154 CHEAPSIDE STREET, MARYBOROUGH, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST





154 Cheapside Street
Maryborough, QLD, 4650

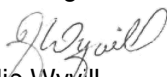
To Whom It May Concern

Ref: Property Rent Appraisal - 154 Cheapside 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

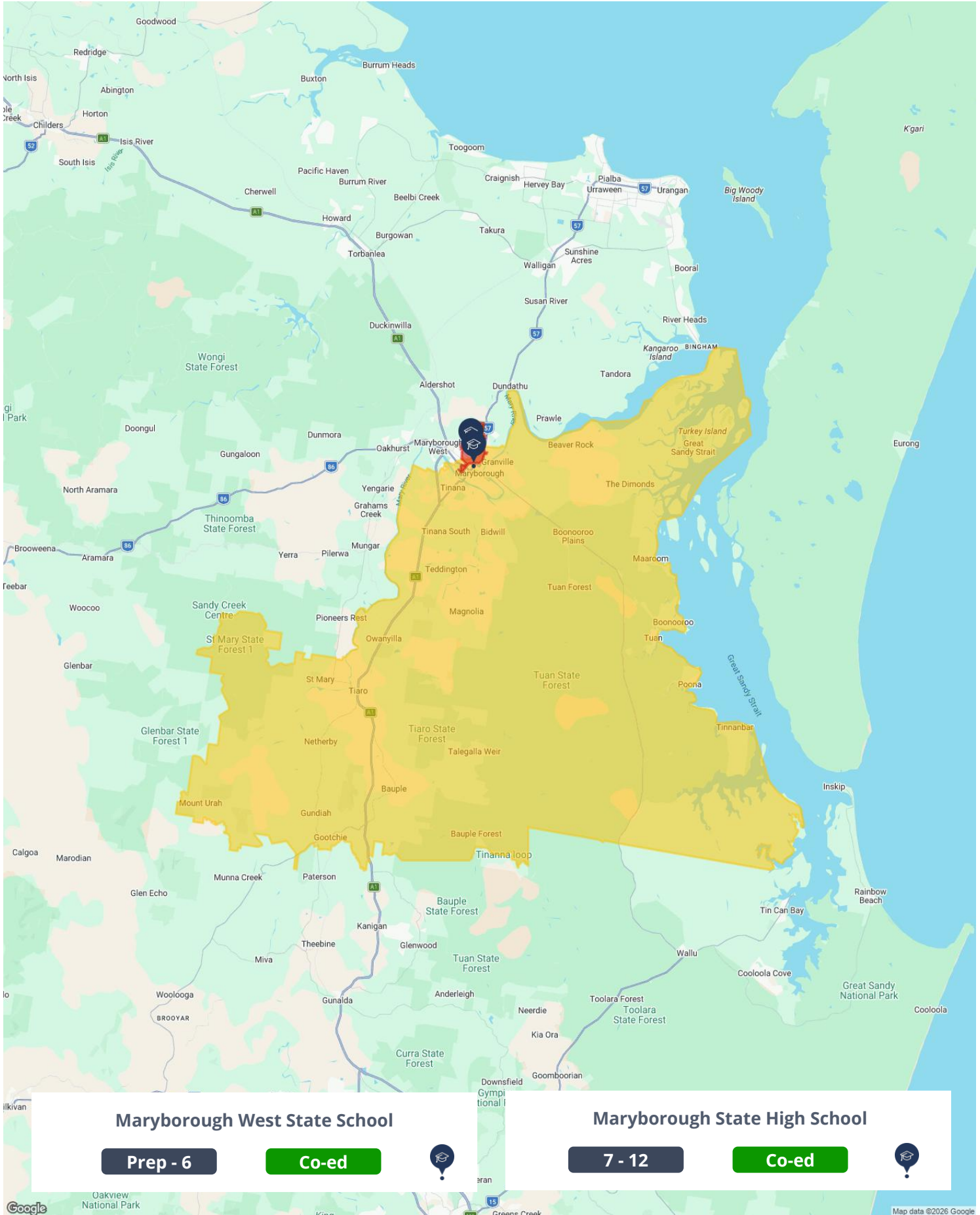

Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

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.

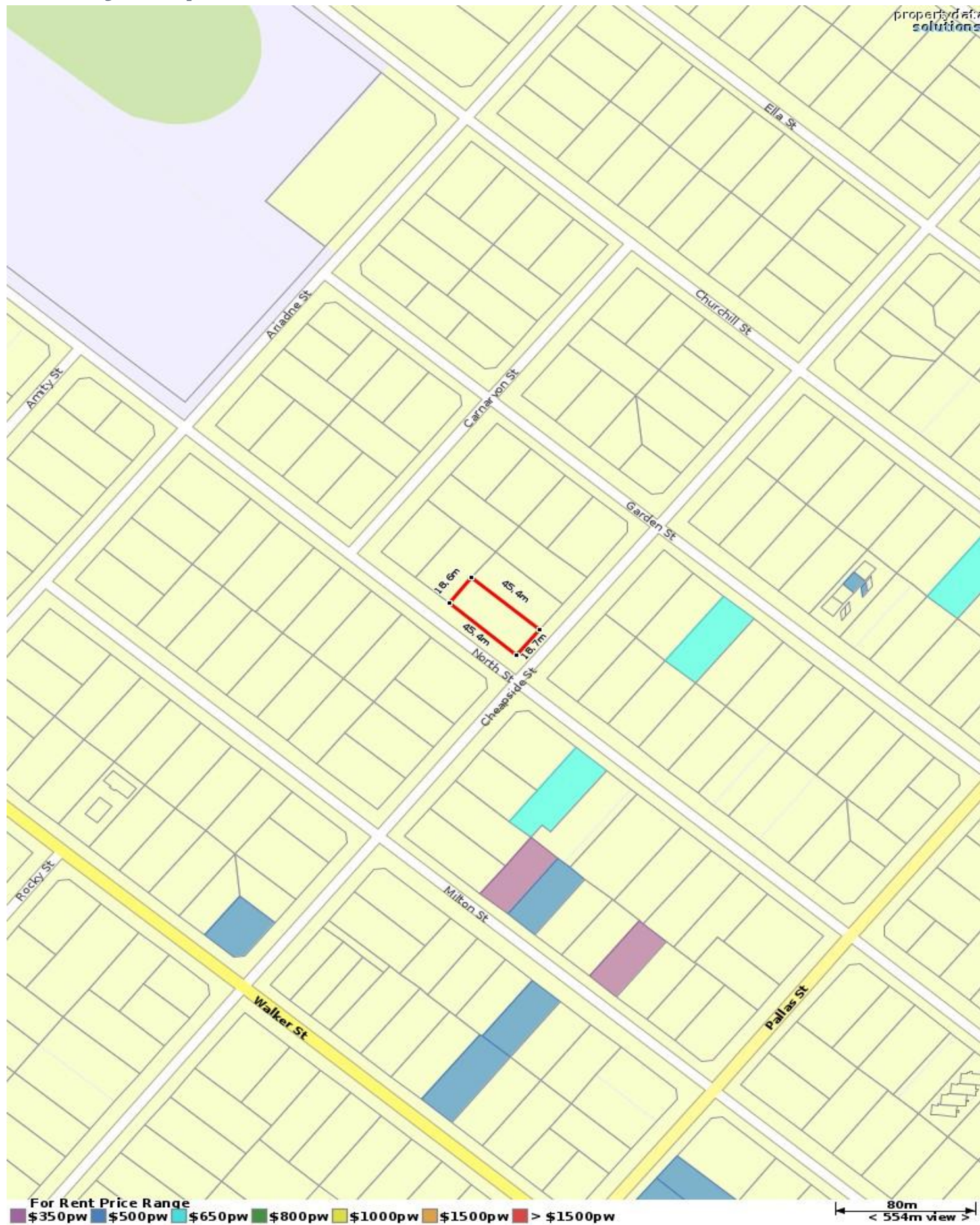
Price Range: \$500 to \$530 per week

LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com

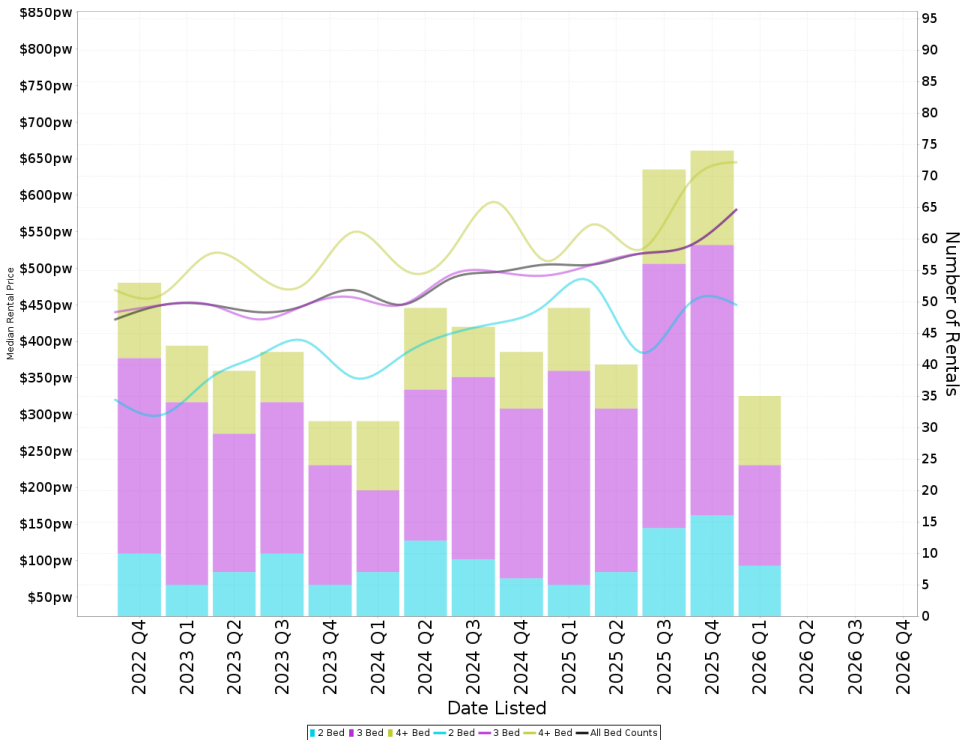
School Catchment Areas



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

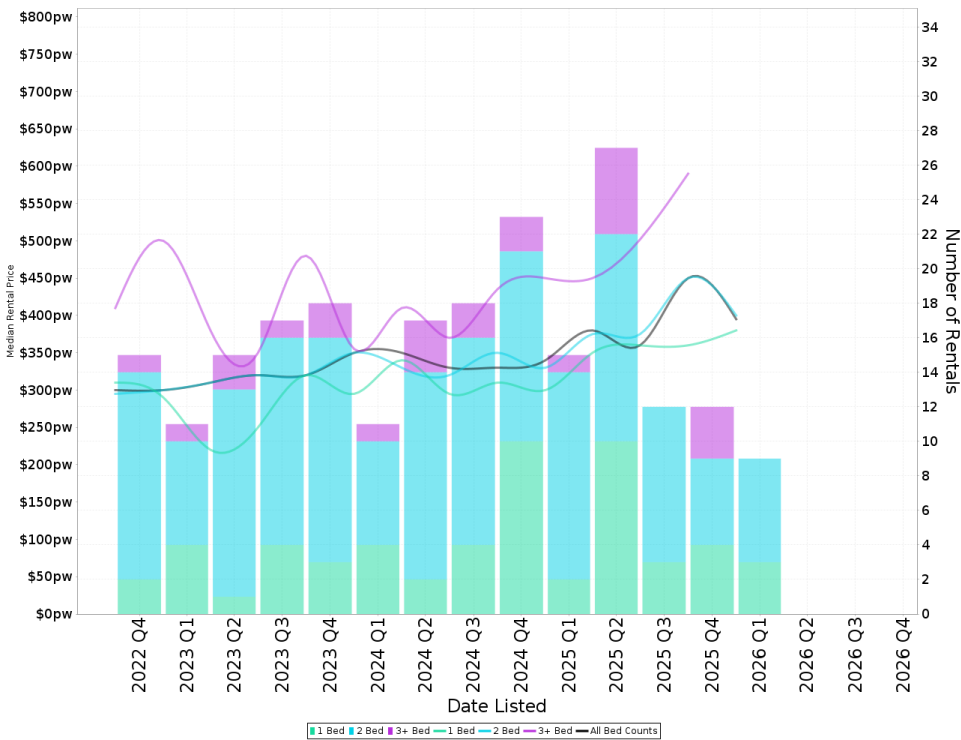
+4.9%

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

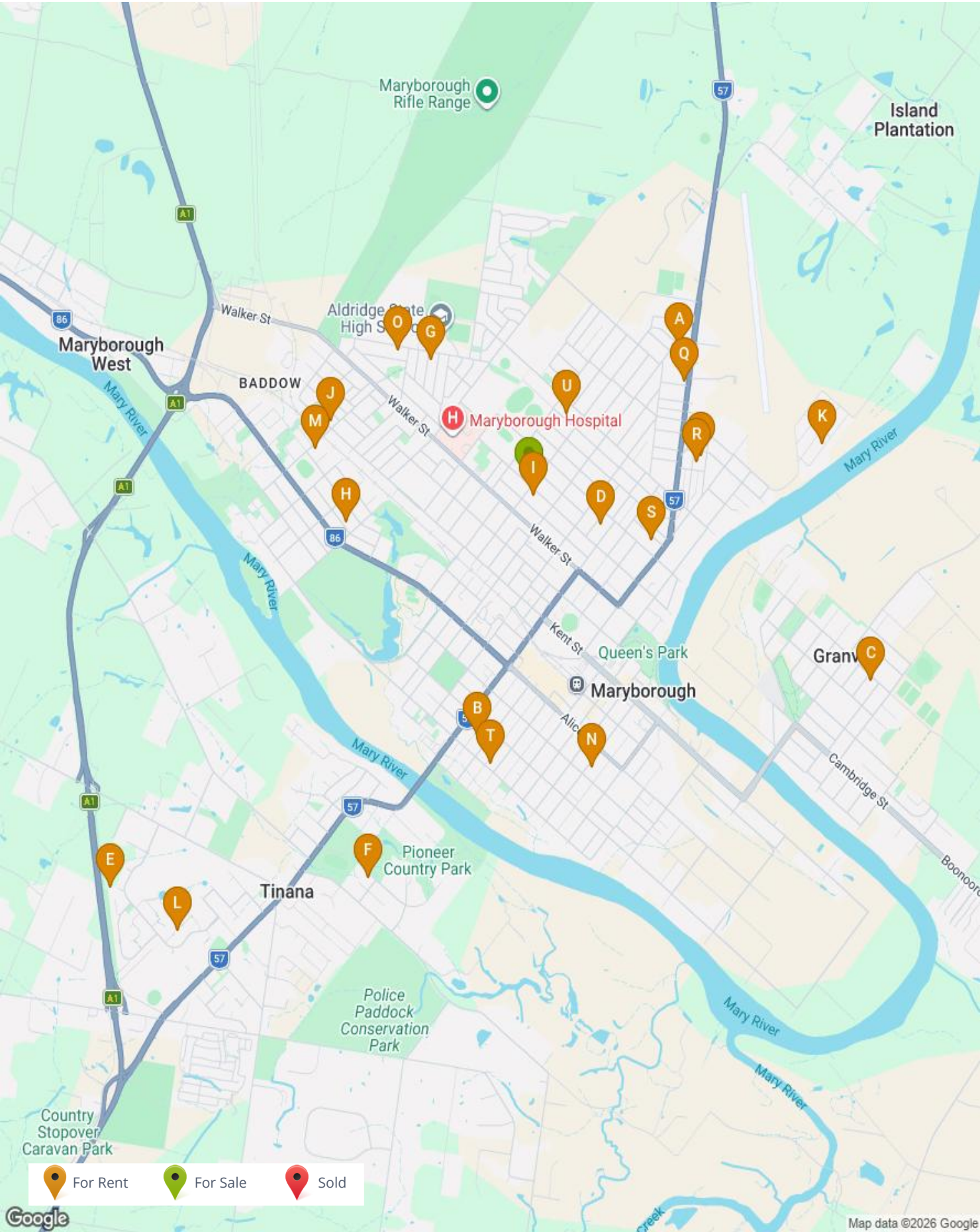
+5.1%

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 21 rental properties selected within the radius of 20000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$580 with a median rental price of \$550. Days listed ranges from 3 to 66 days with the average currently at 23 days for these selected properties.

305 PALLAS ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,131 m²
RPD: L1 RP63456

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **October 2026**
Days on Market: **3 Days**

Features: LOWSET, QUEENSLANDER, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, SLEEPOUT, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS



33 FERRY LANE LANE, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 959 m²
RPD: L2 RP185363

Current Rent Price: **\$535 per week**
First Rent Price: **\$535 per week**
Month Listed: **October 2026**
Days on Market: **3 Days**

Features: DECK, STUDY, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, GARDEN, CLOSE TO SHOPS



125 BANANA ST, GRANVILLE 4650

 3  1  1



Property Type: House
Area: 809 m²
RPD: L13 M20199

Current Rent Price: **\$565 per week**
First Rent Price: **\$565 per week**
Month Listed: **October 2026**
Days on Market: **10 Days**

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS



15 COVENTRY ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 683 m² (128 m²)
RPD: L11 RP3998

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **October 2026* (Rented)**
Days on Market: **8 Days**

Features: SOLAR PANELS, DECK, STUDY, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, SHED/S,



1/14 OAKWOOD DR, TINANA 4650

 3  1  1



Property Type: House
Area: 625 m²
RPD: L30 SP348818

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **October 2026**
Days on Market: **11 Days**

Features:



Prepared on 11/10/2026 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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5 CORBET LANE, TINANA 4650

 3  1  2



Property Type: House
Area: 809 m²
RPD: L53 RP32902

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **8 Days**

Features:



21 HUNTER ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 607 m²
RPD: L67 RP73964

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **September 2026**
Days on Market: **17 Days**

Features: LOWSET



37 CAMPBELL ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 911 m²
RPD: L1 RP72231

Current Rent Price: **\$530 per week**
First Rent Price: **\$550 per week**
Month Listed: **September 2026**
Days on Market: **20 Days**

Features: LOWSET, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



128 NORTH ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 1,027 m²
RPD: L1 RP44189

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **17 Days**

Features:



733 KENT ST, MARYBOROUGH 4650

 3  1  1



Property Type: House
Area: 703 m²
RPD: L47 RP71394

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **September 2026**
Days on Market: **21 Days**

Features: LOWSET, POST WAR



18 ERROL ST, MARYBOROUGH 4650

 3  1  1



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

Current Rent Price: **\$520 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2026**
Days on Market: **62 Days**

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



11 FRANGIPANI CL, TINANA 4650

 3  2  1



Property Type: House
Area: 901 m²
RPD: L40 RP818370

Current Rent Price: **\$550 per week**
First Rent Price: **\$580 per week**
Month Listed: **September 2026**
Days on Market: **41 Days**

Features: LOWSET



99 RUSSELL ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 819 m²
RPD: L15 RP4070

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **29 Days**

Features: LOWSET, QUEENSLANDER, GARAGE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



1/67 RICHMOND ST, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 128 m²
RPD: L1 SP215481

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **44 Days**

Features:



78 BOYS AVE, MARYBOROUGH 4650

 3  1  4



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

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **30 Days**

Features: DECK



46 TREASURE ST, MARYBOROUGH 4650

 3  1  3



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

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

Features:



110 SALTWATER CREEK RD, MARYBOROUGH 4650

 3  1  2



Property Type: House
Area: 1,166 m²
RPD: L2 RP66465

Current Rent Price: **\$540 per week**
First Rent Price: **\$650 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **15 Days**

Features: HIGHSET, QUEENSLANDER, IMPROVEMENTS: PETS ALLOWED



31 GROSVENOR ST, MARYBOROUGH 4650

 3  1  1



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

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **18 Days**

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



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* (Rented)**
Days on Market: **13 Days**

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



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* (Rented)**
Days on Market: **42 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: **66 Days**

Features:



154 CHEAPSIDE 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:

\$500pw to \$530pw

Contact your agent for further information:

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Email: rentals.ljhookerfc@email.propertyme.com