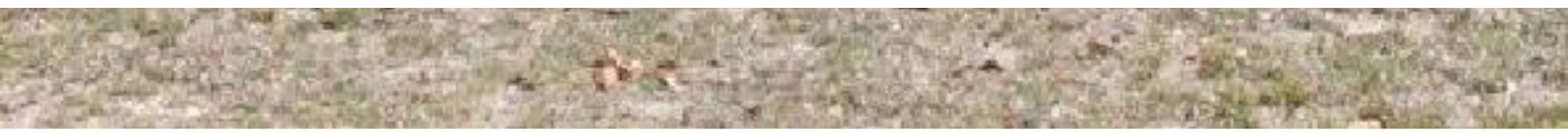


COMPARATIVE MARKET ANALYSIS

74 OXFORD STREET, BIDWILL, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST



74 Oxford Street
Bidwill, QLD, 4650

To Whom It May Concern

Ref: Property Rent Appraisal - 74 Oxford Street Bidwill, 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

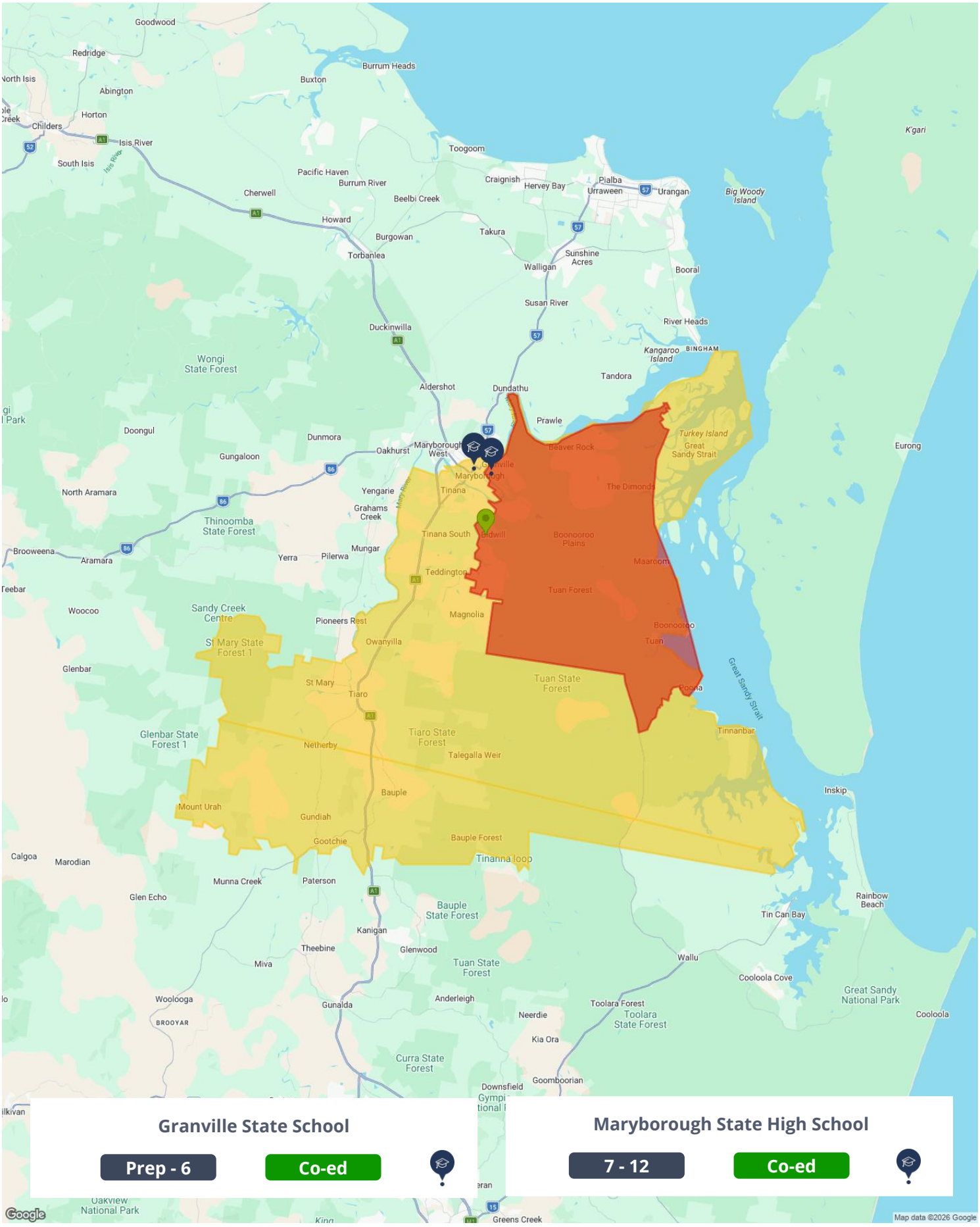
This appraisal has been prepared on Date: 15 / 10 / 2026 and all the information is based on

current market analysis for the property presented in clean and tidy condition and according to minimum Housing Standards legislation.

Price Range: $560 to $590 per week

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

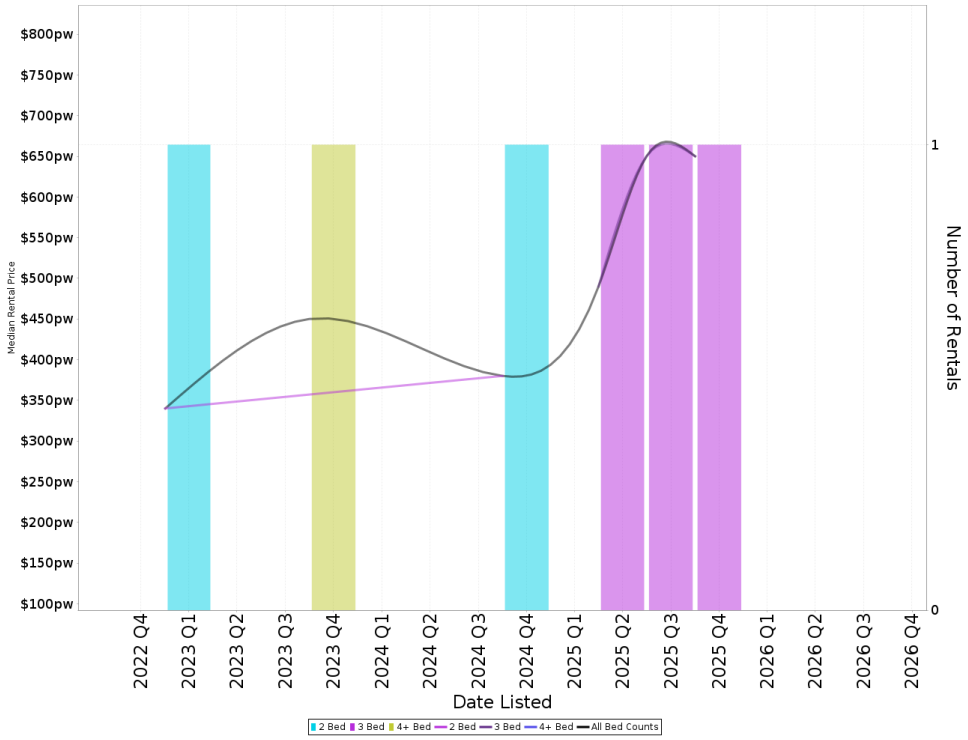
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+44.5%

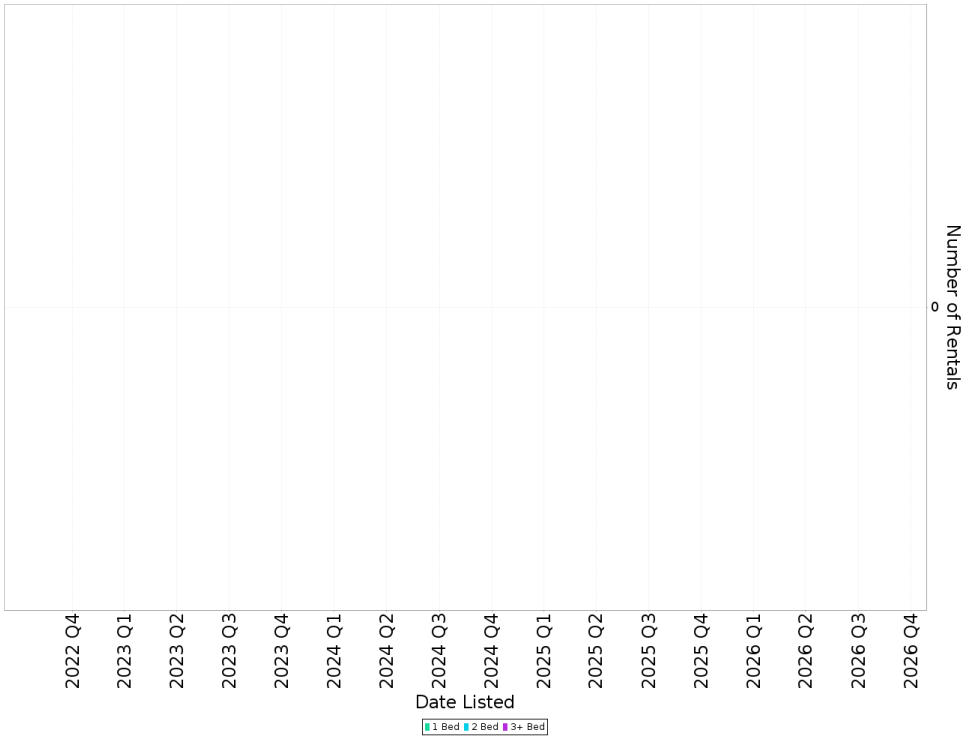
Current Median Price: $850,500
Previous Median Price: $588,500
Based on 18 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $850,500
Current Median Rent: $650
Based on 1 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



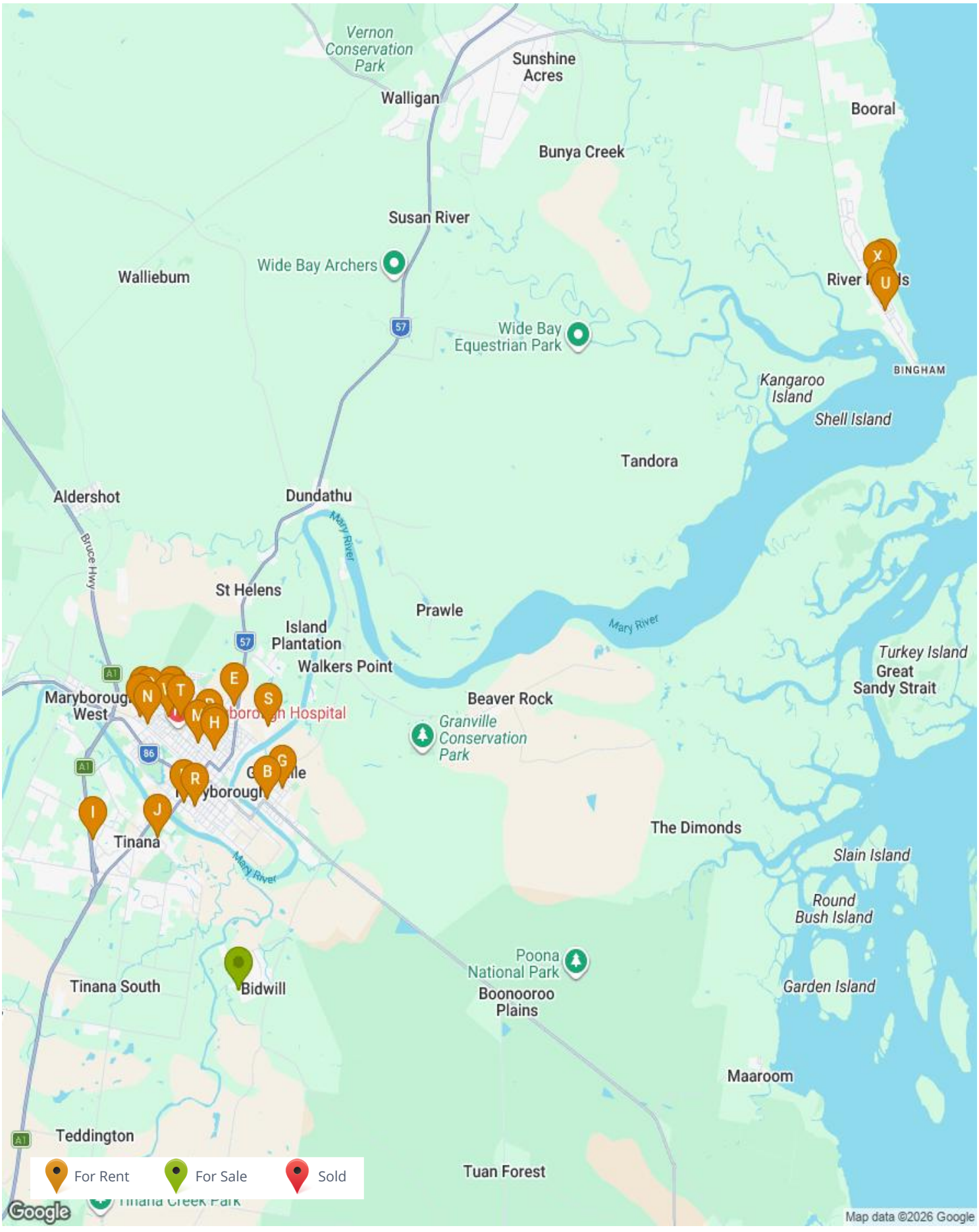
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 24 rental properties selected within the radius of 25000.0m from the focus property. The lowest for rent price is $530 and the highest for rent price is $660 with a median rental price of $562. Days listed ranges from 2 to 50 days with the average currently at 14 days for these selected properties.

6 CROYDON ST, MARYBOROUGH 4650

3 | 1 | 3



Property Type: House
Area: 759 m²
RPD: L6 RP99339

Current Rent Price: **$560 per week**
First Rent Price: **$560 per week**
Month Listed: **October 2026**
Days on Market: **2 Days**

Features: STUDY, IMPROVEMENTS: SECURE PARKING

A

9 PEARSON ST, GRANVILLE 4650

3 | 1 | 1



Property Type: House
Area: 852 m²
RPD: L27 RP68089

Current Rent Price: **$530 per week**
First Rent Price: **$530 per week**
Month Listed: **October 2026**
Days on Market: **3 Days**

Features: HIGHSET

B

76 CHURCHILL ST, MARYBOROUGH 4650

3 | 2 | 2



Property Type: House
Area: 607 m²
RPD: L9 RP3999

Current Rent Price: **$660 per week**
First Rent Price: **$660 per week**
Month Listed: **October 2026**
Days on Market: **3 Days**

Features: IMPROVEMENTS: GARDEN / COURTYARD

C

772 RIVER HEADS RD, RIVER HEADS 4655

3 | 1 | 1



Property Type: House
Area: 809 m²
RPD: L9 RP136910

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **October 2026**
Days on Market: **3 Days**

Features: DECK, FULLY FENCED, IMPROVEMENTS: WALL / CEILING INSULATION

D

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: **6 Days**

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

E

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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: **6 Days**

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

F

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: **13 Days**

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

G

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,

H

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: **15 Days**

Features:

I

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:

J

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21 HUNTER ST, MARYBOROUGH 4650

3 1 1



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

Features: LOWSET

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

K

37 KINGFISHER DR, RIVER HEADS 4655

3 1 2



Property Type: House
Area: 805 m²
RPD: L293 RP143057

Features: HIGHSET, BRICK AND TILE

Current Rent Price: **$530 per week**
First Rent Price: **$530 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **15 Days**

L

128 NORTH ST, MARYBOROUGH 4650

3 1 1



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

Features:

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

M

733 KENT ST, MARYBOROUGH 4650

3 1 1



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

Features: LOWSET, POST WAR

Current Rent Price: **$530 per week**
First Rent Price: **$530 per week**
Month Listed: **September 2026**
Days on Market: **24 Days**

N

18 HUNTER ST, MARYBOROUGH 4650

3 2 2



Property Type: House
Area: 607 m²
RPD: L49 RP73964

Features: LOWSET, POST WAR, SOLAR PANELS, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Current Rent Price: **$545 per week**
First Rent Price: **$545 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **13 Days**

O

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56 WARD ST, MARYBOROUGH 4650

3 1 2



Property Type: House
Area: 854 m²
RPD: L113 RP4007

Current Rent Price: **$570 per week**
First Rent Price: **$570 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **4 Days**

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING

P

19 BURRUM ST, MARYBOROUGH 4650

3 1 1



Property Type: House
Area: 911 m² (938 m²)
RPD: L14 RP4079

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **September 2026**
Days on Market: **29 Days**

Features:

Q

287 ANN ST, MARYBOROUGH 4650

3 2 2



Property Type: House
Area: 721 m²
RPD: L1 RP3639

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **5 Days**

Features: LOWSET, QUEENSLANDER

R

22 SMITH ST, MARYBOROUGH 4650

3 1 3



Property Type: House
Area: 708 m² (178 m²)
RPD: L67 RP66098

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **17 Days**

Features: HIGHSET, FIRE PLACE

S

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* (Rented)**
Days on Market: **50 Days**

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

T

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796 RIVER HEADS RD, RIVER HEADS 4655

3 2 1



Property Type: House
Area: 836 m²
RPD: L4 RP147189

Features: WATER FRONTAGE

Current Rent Price: **$600 per week**
First Rent Price: **$680 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **35 Days**

U

39 STAFFORD ST, MARYBOROUGH 4650

3 1 4



Property Type: House
Area: 911 m²
RPD: L27 RP4082

Features: DECK, IMPROVEMENTS: SECURE PARKING

Current Rent Price: **$600 per week**
First Rent Price: **$600 per week**
Month Listed: **September 2026* (Rented)**
Days on Market: **27 Days**

V

29 ABERDEEN AVE, MARYBOROUGH 4650

3 1 3



Property Type: House
Area: 911 m²
RPD: L4 RP71266

Features: LOWSET, POST WAR, DECK, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, FULLY FENCED

Current Rent Price: **$570 per week**
First Rent Price: **$570 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **20 Days**

W

32 TURNSTONE BVD, RIVER HEADS 4655

3 1 3



Property Type: House
Area: 862 m² (101 m²)
RPD: L170 RP143052

Features:

Current Rent Price: **$570 per week**
First Rent Price: **$570 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **15 Days**

X

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74 OXFORD STREET, BIDWILL, QLD 4650



Appraisal Price

This market analysis has been prepared on 15/10/2026 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:

$560pw to $590pw

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