

Tullaroop Residences Maryborough Victoria

Information
Memorandum

Rental Yield

4.62%

Body Corporate

\$23 per week



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Project Overview

The Tullaroop Residences development will deliver 19 modern, energy-efficient dwellings with private outdoor spaces, and a shared community-focused design. The two-bedroom + study format ensures appeal to a broad tenant market, including professionals, downsizers, retirees and small families.

Each home is architecturally designed with open plan living areas, modern kitchens with stone benchtops, high-quality fixtures and fittings, and split system heating/cooling. Every unit comes with a dedicated car space and private landscaped courtyard. The addition of a study enhances work-from-home appeal.

Designed to foster social interaction, the development includes:

- Landscaped community gardens
- A communal BBQ area for gatherings
- Internal pedestrian walkways



Project Overview

Address	4-6 Tullaroop Road, Maryborough VIC 3465
Developer	JCP Property
Property Type	Villa
Number of Total Lots	19
Number of Stages	1
Expected Stage Completion	Completion due 4th Qtr 2026
NRAS Stock	N/A
Price Range	\$455,500
Body Corporate / Week	\$23 per week
Expected Rental Return	\$400 per week
Approx. Rental Yields	4.62%
Property Management	Buyer Preferred Local Agent
Project Features	<ul style="list-style-type: none"> Communal BBQ Area Landscaped Community Gardens Internal Pedestrian Walkways
Bedrooms	2 Bedrooms
Bathroom	1.5
Living Area	1
Study	1
Size Range	86m2 - 89m2
Car Spaces	1 Car Space - Covered
Furnished	N/A
Property Features	<ul style="list-style-type: none"> 20mm Stone Benchtop LED Downlights, Glazed Windows Split System to Living Area Roller Blinds & Landscaping 2500L Slimline Poly Water Tank Solarbuild 210L Hot Water System

Developer Profile

JCP Property are specialists in Land Subdivisions, Residential Housing, Affordable Housing and Industrial Developments.

A boutique developer, JCP Property prides itself on delivering high quality projects through providing a tailored approach, collaborative mindset and ability to adapt to the specific requirements of each project. The team focuses on sustainability and strong partnerships to ensure their developments not only meet immediate goals but also provide long-term value to all stakeholders.

Operating in Victoria, JCP Property is dedicated to creating exceptional and thoughtfully designed projects throughout regional Victoria.



Regional Profile

Why Victoria?

Victoria, is a state in South-East Australia. Victoria is the most densely populated state in the country and the second most populous. Victoria is the smallest state on the Australian mainland, and it's bordered by Tasmania and the Bass Strait to the South, South Australia to the West, New South Wales to the North and the Tasman Sea to the East.

Victoria has an estimated population of 5.71 million, ranking second in the country, with a population density of 25 people per square kilometer or 64 per square mile, which also ranks 2nd in Australia. Victoria accounts for 25% of all Australians.

Most of the people in Victoria are concentrated in the area around Port Phillip Bay, including the metropolitan area of the largest city, Melbourne. 75% of the state's population lives in Melbourne in the south. The greater Melbourne metro area has an estimated population of 4.17 million.



Grow. Prosper. Connect. Sustain. Live.

Victoria's economy is large and diverse

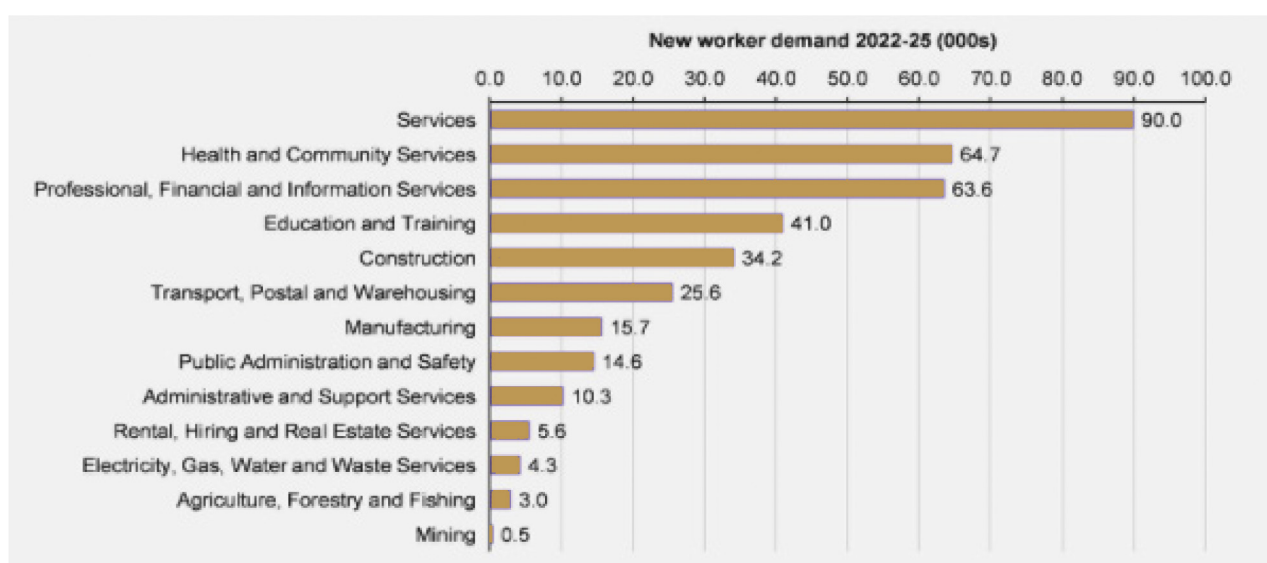
The Victorian labour market comprises around 3.5 million people — an increase of more than 700,000 in the last decade. Over this period, unemployment has reduced from 5.5 per cent to rates around four per cent and participation has grown from 64.8 per cent to around 67 per cent.

The largest sectors by employment are concentrated in industries that mostly serve local households and businesses (see Figure 1). Construction, manufacturing, wholesale trade and public administration are also large sources of employment. Health and community services, professional services and retail are the largest industries by employment.

373,000 New Workers are Needed in Victoria by 2025

An estimated 373,000 additional workers are forecast to be needed by 2025 to meet demand from new jobs and replace retiring workers, with 82,400 needed to meet regional workforce demands (including replacing retirements and new jobs created).

While all industries have sectors with forecast growth, those driven by changes in population such as health and community services face significant growth with an estimated 64,700 workers needed. Food and accommodation, retail, wholesale trade and arts and recreation services and other services forecast an additional 89,000 workers and education and training will see demand grow by 41,000 workers by 2025.





MARYBOROUGH POST OFFICE

ONE WAY

S15

Regional Profile

Click [HERE](#) for the full Victoria Regional Profile



Population	Maryborough	%	Victoria	%
Male	3,911	47.9%	3.2M	49.2
Female	4,254	52.1%	3.3	50.8



Families	2,140
Average number of children per family	
For families with children	1.8
For all households	0.5

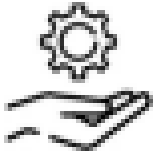


All private dwellings	4,196
Average number of people per household	2.1
Median weekly household income	\$876
Median monthly mortgage repayments	\$1,000
Median weekly rent	\$240
Average number of motor vehicles per dwelling	1.7

Shaping Victoria

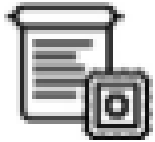
Why Town homes?

Low Maintenance



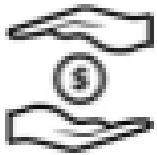
Townhomes maximise living space by utilising every square meter effectively. Townhomes with lower maintenance yards allow you to enjoy your weekends without worrying about upkeep.

Low Stamp Duties



Save big on fees! Townhome living means fewer expenses upfront, leaving you with more funds to personalise your space.

Cost-Effective



Townhomes often provide a more affordable option than house and land packages, making them ideal for first-time buyers and investors or those looking for a budget-friendly housing solution.

Urban Accessibility



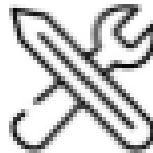
Townhomes often located in urban or suburban town centers, offering easy access to schools, shopping centres, restaurants, and public transport.

Investment Potential



Townhomes can be a lucrative investment opportunity. Their lower initial cost and ongoing demand in real estate markets make them an attractive option for investors.

Customisation



While town homes share certain design elements, they often allow for customisation, allowing residents to add personal touches and create a home that suits their lifestyle.



The Plan for Victoria

All 48 regional and rural council areas across the state are covered within the five regions and ten regional cities in Victoria.



Victoria, Australia is a diverse state with varied regions that offer unique landscapes, attractions, and experiences. Melbourne, the vibrant capital, blends culture, art, and culinary delights. The Great Ocean Road showcases breathtaking coastal scenery, including the iconic Twelve Apostles. The Yarra Valley is renowned for its world-class wineries and picturesque vineyards. In the High Country, visitors can enjoy alpine adventures, skiing, and hiking in stunning mountain ranges. The Goldfields region tells the tale of Victoria's gold rush history, with charming towns and historic sites. The Mornington Peninsula boasts beautiful beaches, wineries, and hot springs. Victoria's regions provide a rich tapestry of beauty and excitement for visitors to explore.

Suburb Profile

Maryborough, Victoria

The Central Goldfields is currently experiencing significant growth from its highest level of infrastructure investment since the Gold Rush. Demand for housing is far and away eclipsing supply with the current vacancy rate being well below 1%.

Maryborough, Victoria offers a relaxed, community-oriented lifestyle in a town rich with history and character. Located in the heart of the Central Goldfields region, around two hours' drive from Melbourne, Maryborough combines the charm of a historic gold rush town with the convenience of modern amenities.

The town is known for its stunning heritage architecture, giving Maryborough a unique visual identity and a strong sense of place.

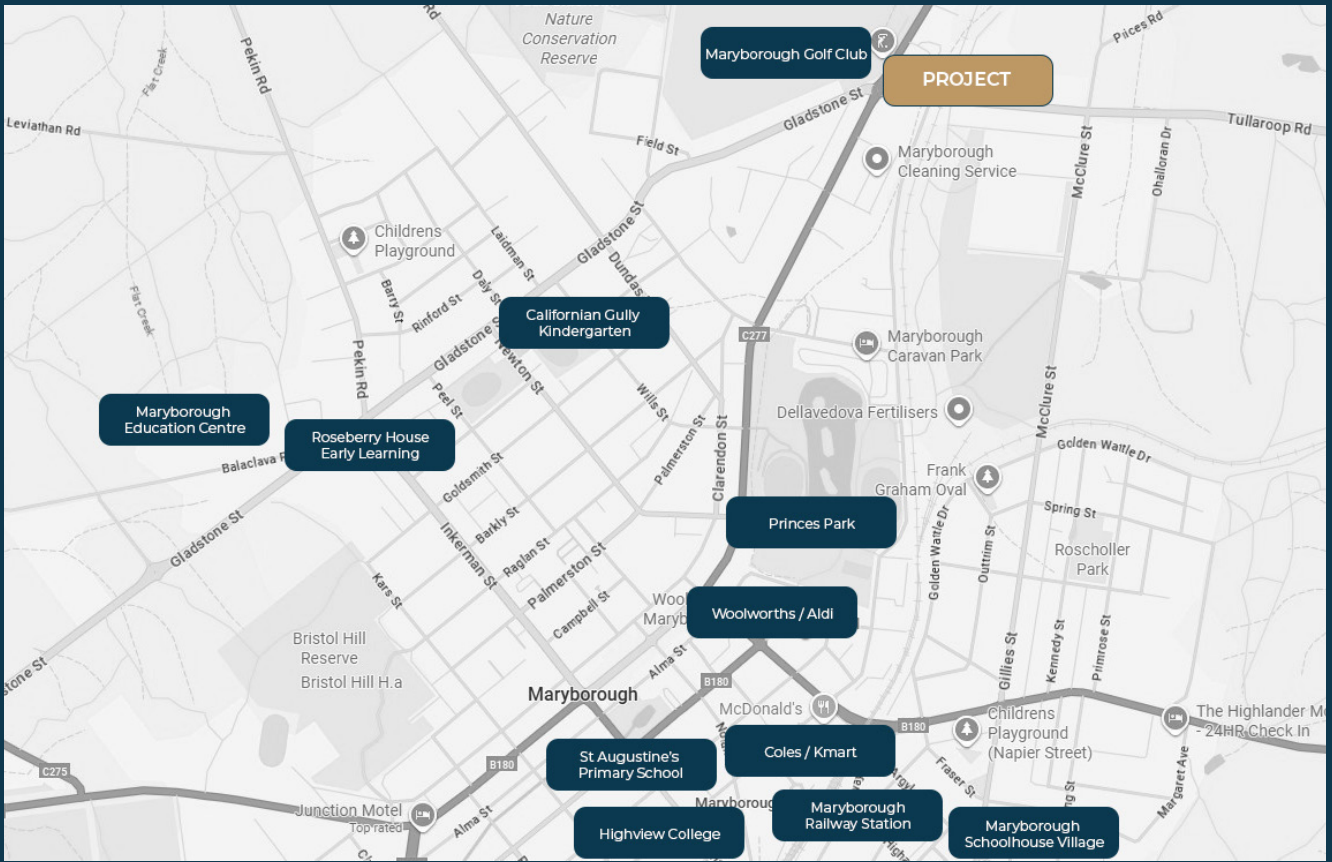
For residents, daily life is quiet and affordable. Housing is far more accessible than in larger regional centres, making it an attractive option for first-home buyers, retirees, or those looking for a lifestyle change. The town is well-equipped with supermarkets, schools, a hospital, and a leisure centre, providing most essentials without needing to travel far.

Maryborough has a close-knit community feel. Local markets, festivals, and sporting clubs offer plenty of opportunities to get involved, and the surrounding bushland and parks provide space for outdoor activities. While job opportunities can be more limited than in major cities, remote work and local industries—like healthcare, education, and retail—support many residents.

For those seeking affordability, a sense of history, and a strong community, Maryborough provides a welcoming and peaceful place to call home.



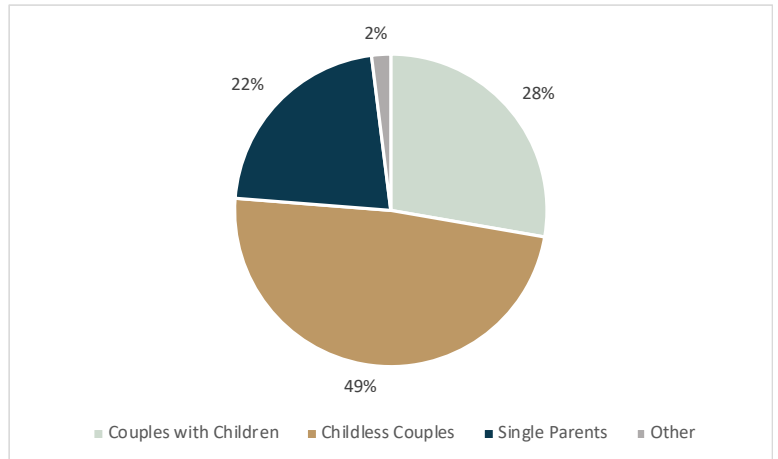
Suburb Profile



Maryborough Demographics

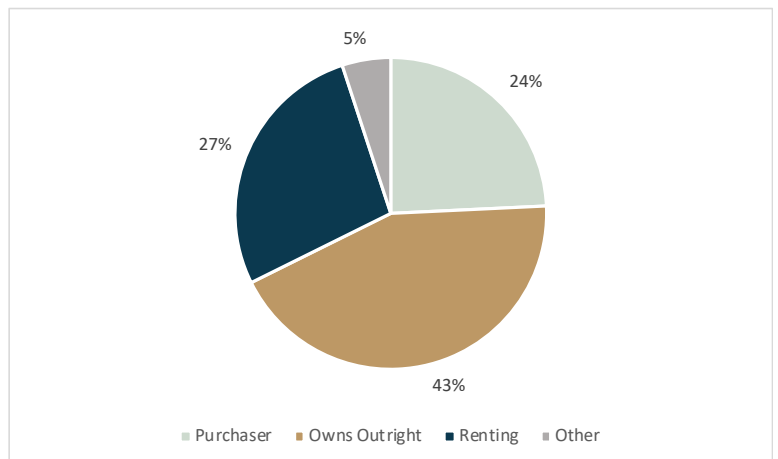
HOUSEHOLD STRUCTURE

Type	Carina %
Couples with children	28
Childless Couples	49
Single Parents	22
Other	2



HOUSEHOLD OCCUPANCY

Type	Carina %
Purchaser	24
Owns Outright	43
Renting	27
Other	5

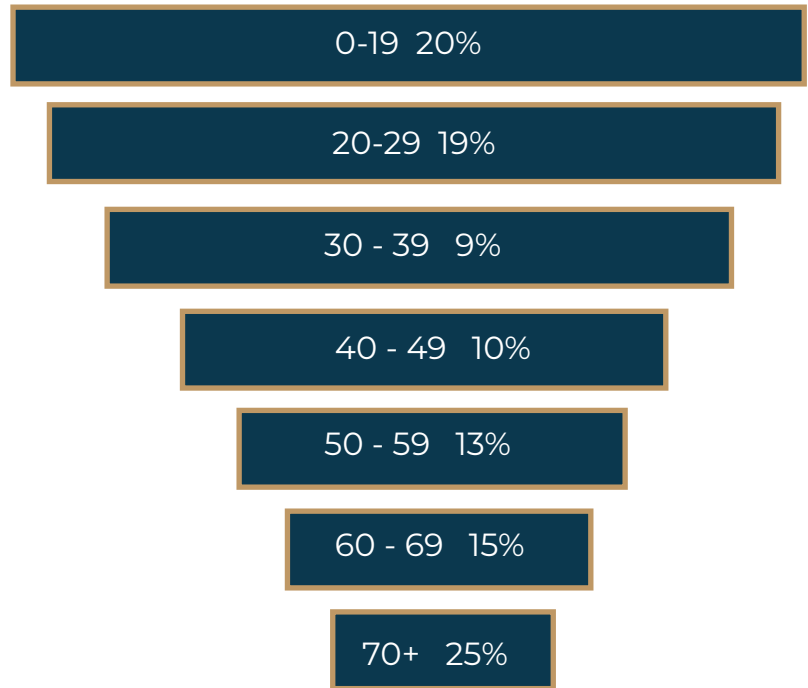


SOURCED FROM ONTHEHOUSE.COM.AU

Maryborough Demographics

AVERAGE AGE

Type	Percent
0-19	20
20 - 29	19
30 - 39	9
40 - 49	10
50-59	13
60-69	15
70 +	25



Site Plan



Floor Plans

UNIT A

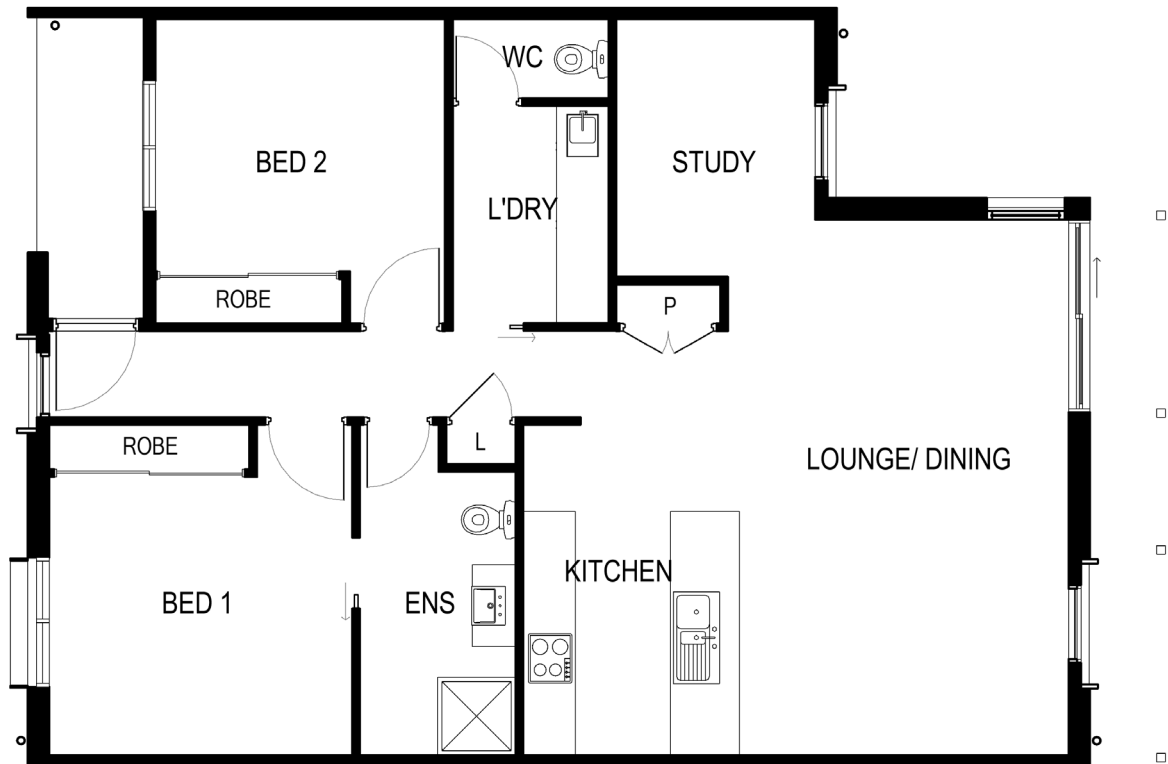
Bedrooms: 2

Bathrooms: 1.5

Living: 1 + study

Cars: 1

Shed: 1



Floor Plans

UNIT B

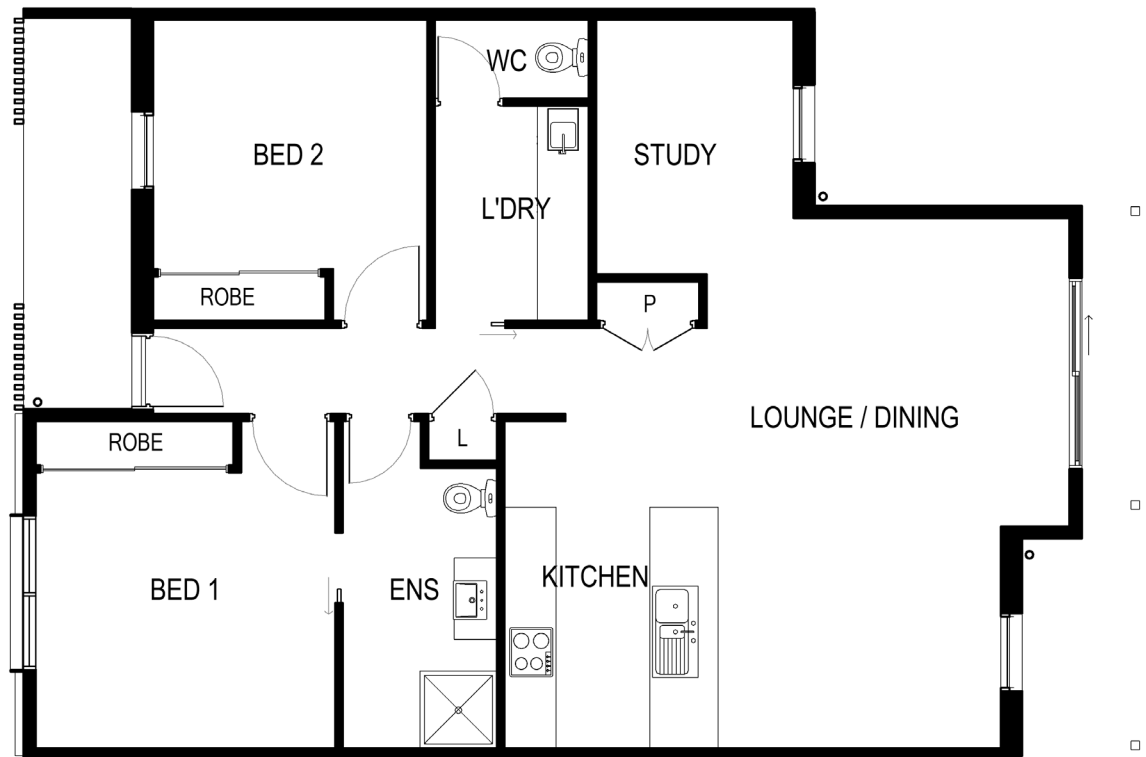
Bedrooms: 2

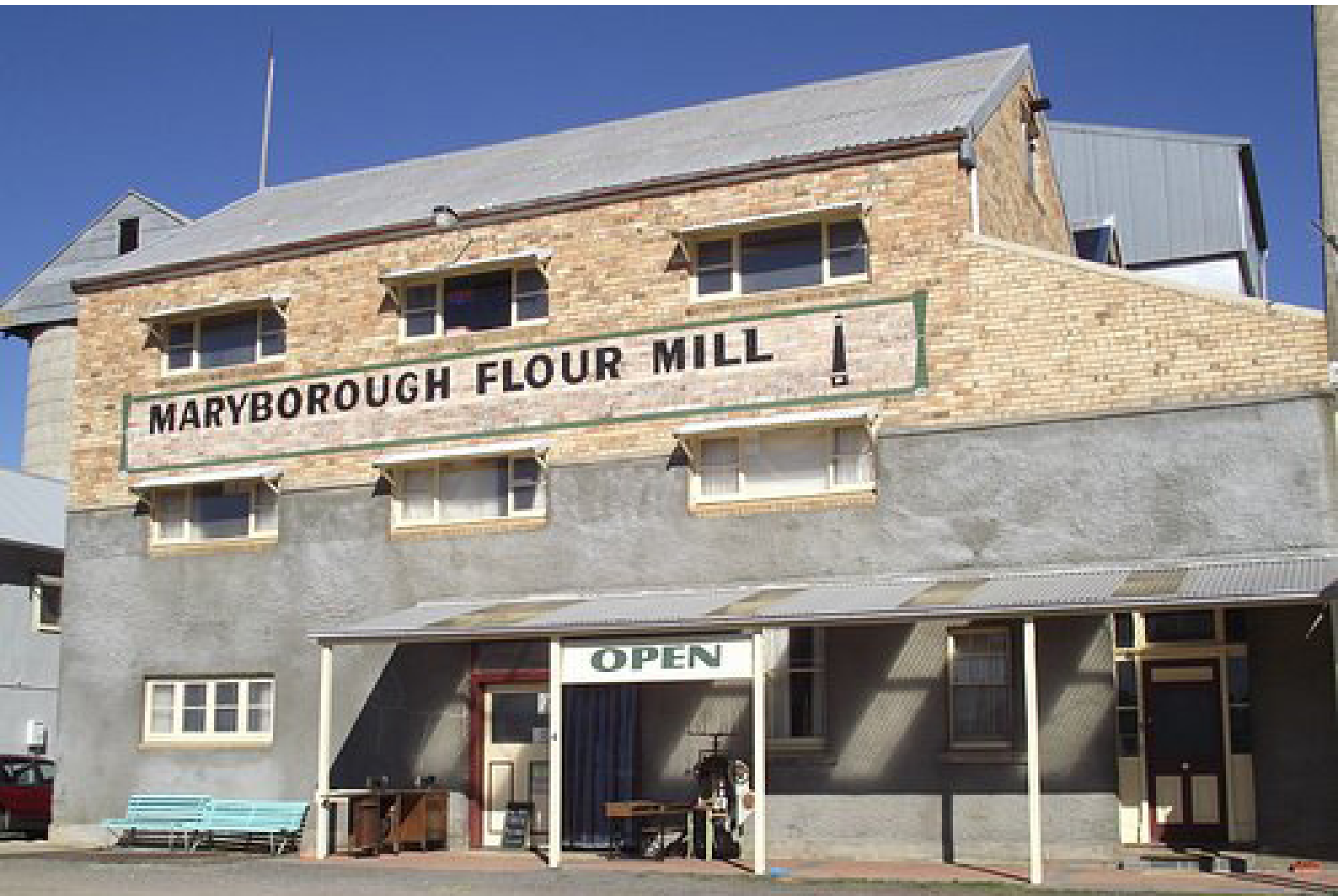
Bathrooms: 1.5

Living: 1 + study

Cars: 1

Shed: 1





Inclusions

Turnkey Inclusions

EXTERIOR SELECTION

CONCRETE

RAFT SLAB: As Per Engineering

CONCRETE: 25mpa SL 82 mesh on 50mm base

PAVING: 100mm thick concrete natural finish

BRICKS

BRICK: Selkirk – Musket Haze

MORTAR COLOUR: Natural

MORTAR JOINT: Round Ironed Mortar Joint

COLORBOND ROOFING / OTHER:

ROOF: Colourbond .42mm Trimdeck Sheet roofing on metal top hat batten

Colour: Shale Grey

GUTTER: Fascia and Colorbond Quad

FASCIA: Novaline 190mm Metal Fascia

Colour: Shale Grey

GUTTER GUARD Mesh - 4mm steel as per planning permit

VENTALATION: Passive ventilation – EaveFlo , RidgeFlo

ALUMINIUM DOORS, WINDOWS & FLYSCREENS / OTHER:

Glazed Windows – To comply with energy ratings

COLOUR: Colorbond Shale Grey

GLAZING: Clear glazing & Privacy Glazing to bathrooms

FLYSCREENS: To all openable Windows – Frame Colour: Shale Grey

SLIDING DOORS:

Colorbond Shale Grey Frame – Clear Glazing

EXTERNAL DOOR FURNITURE

ENTRY DOOR: Lockwood 31-55mm Satin Chrome Entrance Lever

Inclusions

Turnkey Inclusions

EXTERNAL CLADDING:

LOCATIONS: Refer to Plan Elevations / Other:

CLADDING #1: Bricks Selkirk – Musket Haze Builders Range, as above.

CLADDING #2: WEATHERBOARD Vertical on 35mm timber batten– Painted *refer to paint schedule – as per plans

CLADDING #3: FC Sheet Painted *refer to paint schedule – as per plans

CLADDING #2: TIMBER LOOK BATTEN Aluminum battens - 50mm x 50mm on clip – Spotted Gum

SCAFFOLD Supply and install scaffold as required

EXTERIOR PAINTED FINISHES

EAVES: Dulux Vivid White

PORTICO/ALFRESCO LINING: Dulux Vivid White

ENTRY DOOR: Stained: Clear Stain

CLADDING #2: WEATHERBOARD Dulux Natural White

CLADDING #3: FC Sheet To match Shale Grey

SHADE STRUCTOUR To match Shale Grey

METERBOX: Dulux Feather Soft

EXTERNAL LIGHTING

LEFT SIDE: Sentinel 2 Light Spotlight with Sensor in 304 Grade Stainless Steel

[https://www.beaconlighting.com.au/sentinel-2-light-spotlight-with-sensor-in-304-gradestainless-](https://www.beaconlighting.com.au/sentinel-2-light-spotlight-with-sensor-in-304-gradestainless-steel)

steel

RIGHT SIDE: Sentinel 2 Light Wall Bracket in Stainless Steel

<https://www.beaconlighting.com.au/sentinel-2-light-wall-bracket-in-stainless-steel>

WATER TANK

TANK: 2500L Slimline Poly tank. Colour: Surfmist

PUMP: Submersible pump

Inclusions

Turnkey Inclusions

INTERIOR SELECTION

KITCHEN

COOKTOP: Omega 60cm Ceramic Cooktop Knob Control - OCC604KCOM

OVEN: Omega 60cm Oven Model OBO606AXCOM

CANOPY/CONCEALED RANGEHOOD: Omega 60cm Slideout Rangehood ORT6WXA

DISHWASHER: Omega 60cm Freestanding Dishwasher ODWF6015XCOM

SINK: Caroma Sink Radiant - 1-3/4 RHB 1TH

SINK MIXER: Caroma Sink Mixer - Basis R2

BENCHTOP PROFILE:

- DARK - 20mm Stone Ambassador with Aris edge. Colour: Dapple White
- LIGHT - 20mm Stone Ambassador with Aris edge. Colour: Sparkling White

BENCHTOP COLOUR: White Burst

DOOR & DRAWER DESIGN: 16mm square edge with 1mm ABS edging - As per plan specifications

DOOR, DRAWER & PANEL COLOUR: Polytec Classic White Matt

O/HEAD DOOR & PANEL COLOUR:

- DARK - Polytec Black Matt
- LIGHT - Polytec Marni Lini

KICKBOARD: Polytec Classic White

SPLASHBACK DETAIL: 600mm high Ceramic tile from kitchen bench top

HANDLE: Overhead Cabinets Recessed Finger Pull to Overhead Cupboards – min 20mm

HANDLE: Lower Cabinets only Dallas D Handle: 126mm - Satin Chrome

HANDLE ORIENTATION: Lower Cabinets only - Vertical

Inclusions

Turnkey Inclusions

LAUNDRY

TROUGH INSERT: Clark Laundry Tub

TAPWARE & ACCESSORIES: Caroma Sink Mixer - Basis R1

BENCHTOP PROFILE: 33mm thick with 2mm ABS edge

BENCHTOP COLOUR: Polytec Argento Stone Matt

DOOR & DRAWER DESIGN: 16mm square edge with 1mm ABS edging - As per plan specifications

DOOR, DRAWER & PANEL COLOUR: Polytec Classic White Matt

KICKBOARD: Polytec Classic White Matt

HANDLES: Dallas D Handle: 96mm - Satin Chrome

HANDLE ORIENTATION: Horizontal

LIGHTING: As per electrical specification

BATHROOMS:

WC: Origin Close Coupled Rimless Suite

VANITY BASIN: Clark Round Inset Basin

BASIN TAPWARE: Basis Vanity Basin - 1 tap hole

SHOWER: Clark Round Basic Fixed Shower

SHOWER TAPWARE: Clark Bath & Shower Mixer

TOILET ROLL HOLDER: Basis Toilet Roll Holder

TOWEL RAIL: BASIS SINGLE TOWEL RAIL 600MM CP

MIRROR: 4mm mirror with polished edges – 750mm wide x 1050H

LIGHT, HEAT & FAN: 1 x LED Downlight, 1 x Clipsal Airflow Exhaust Fan: CE200N

SKIRTING/ARCHITRAVES/CORNICE

SKIRTING: 67mm x 18mm single bevelled primed MDF. Paint: Dulux Wash & Wear

ARCHITRAVES: 67mm x 18mm single bevelled primed MDF. Paint: Dulux Wash & Wear

CORNICE #1: Location: 70mm cove cornice. Detail: Paint Dulux wash and wear paint – Flat

Inclusions

Turnkey Inclusions

INTERNAL DOORS

DESIGN: Hume Internal Flush Panel as per plans 2040h

OTHER: Refer paint schedule for colour

INTERNAL DOOR FURNITURE - HINGED DOORS

MANUFACTURER: Lockwood

HANDLE: Lockwood Element Velocity Satin Chrome Pearl Passage Set

COLOUR: Satin Chrome

INTERNAL DOOR FURNITURE - CAVITY SLIDING DOORS

SUPPLIER: Lockwood

HANDLE: Lockwood Satin Pearl Sliding Cavity Privacy Set

COLOUR: Satin Chrome

ROBE DOORS – BEDROOMS, STORAGE AND LINEN

COLOUR: White Vinyl Panel Doors

Frame: Chrome

INTERIOR PAINT SCHEDULE

SUPPLIER: Dulux

WALLS: Dulux Lexicon Half - Low Sheen

SKIRTS & ARCHITRAVES: Dulux Lexicon - Half Semi-Gloss

DOORS: Dulux Lexicon - Half Semi-Gloss

CEILINGS & CORNICE: Builders White Full Flat

TILING

WALL TILES - KITCHEN

BODY TILE: Voyage White Gloss 100x300

BODY TILE GROUT: To match tile

LAY DETAIL: Stack bond lay

Inclusions

Turnkey Inclusions

LAY DETAIL: Splashback Tiles - Voyage White Gloss 100x300 300mm high across vanity

Shower/Skirting Tiles - Standard Lay Tiles 300x600 (mm) - 2m high to shower

WALL TILES – BATHROOM & ENSUITE

BODY TILE: Omniform White Matt Tile - 450.0mm x 450.0mm x 8.5mm

BODY TILE GROUT: To match tile

LAY DETAIL: Splashback Tiles - Voyage White Gloss 100x300 - 300mm high across vanity

Shower/Skirting Tiles - Standard Lay Tiles 300x600 (mm) - 2m high to shower

FLOOR TILES - Wet Areas

AREA'S: Kitchen, Ensuite, Bathrooms & Laundry

TILE: Omniform White Matt Tile - 450.0mm x 450.0mm x 8.5mm *Tiling on shower walls as specified. 100mm tiled skirting around room

GROUT: To match tile

CARPET:

LOCATION/S: Bedrooms - Including Robes

RANGE: Standard Builders Range

COLOUR:

DARK - Range: Classic City – Urban Grey

LIGHT- Range: Classic City – Amaretti

VINYL FLOORING

AREA'S: Living areas including passage & study

LAMINATE: Supplier: Perfect Timber Floors Rustic Range - Quad to skirting

BODY TILE: Omniform White Matt Tile - 450.0mm x 450.0mm x 8.5mm

Inclusions

Turnkey Inclusions

BLINDS:

BLINDS: Infinity Range Block out Roller blind Colour: To match internal paint colour

ELECTRICAL:

DOWNLIGHT: LED Downlight in White *As per electrical plan

GPO: Clipsal Classic Range

LIGHT SWITCHES: Clipsal Classic Range

DATA POINT Included

TV POINT Included

TV ANTENNER Included

EXHAUST FANS Included – Vented externally

HEATING & COOLING:

HOT WATER SYSTEM: Solarbuild 210Ltr. One Piece EHPHW incl Wi-Fi

HEATING & COOLING: Braemar 7.1kW Split System ACHV70D1S

LANDSCAPING:

AS PER LANDSCAPE PLAN: Including lawn soil, Nullarbor turf, Tuscan paving, 14mm gravel, pot plants, compost and mulch

CLOTHESLINE: 26m Hills single folding clothesline – ground or wall mounted as specified

Rental Appraisal



4th October 2025

To Whom It May Concern

RE: Rental assessment for 4-6 Tullaroop Road, VIC 3465

We refer to the above property and appraise each unit to be \$400 per week for rent.

If you have any questions or wish to discuss further, please feel free to contact me.

This opinion is for the use only of the party to whom it is addressed and for no other purpose.

No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this opinion.

Please understand this is our opinion to date and the market is forever changing.

Kind Regards,

A handwritten signature in black ink that reads 'Coby Perry'.

Coby Perry
Director
Licence No. 093978L
Professionals Maryborough

Maryborough 93-95 High Street,
Maryborough VIC 3465

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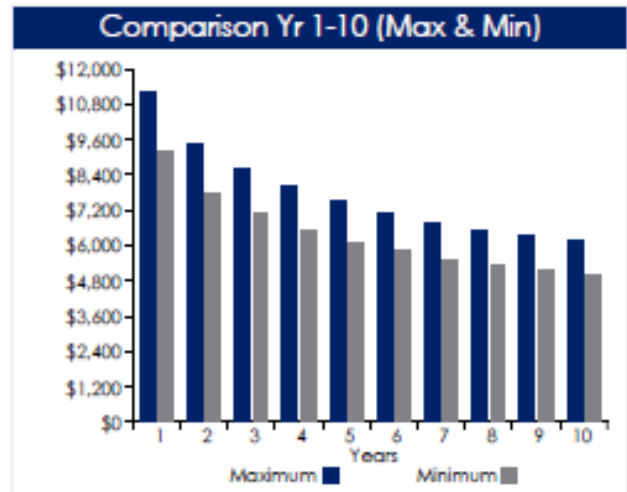
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Promar Investments Pty Ltd T/A Professionals Maryborough, Licensed Agent

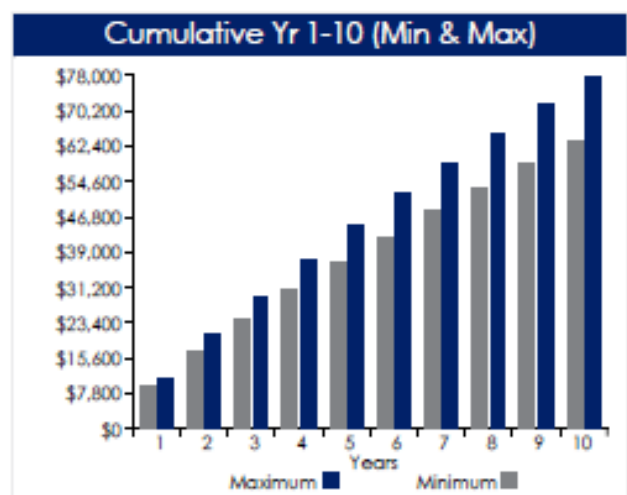
Depreciation Schedule

Estimate of Depreciation Claimable Townhouse - Type A 4-6 Tullaroop Road, MARYBOROUGH VIC 3465

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,882	5,322	11,204
2	4,149	5,322	9,471
3	3,303	5,322	8,625
4	2,657	5,322	7,978
5	2,154	5,322	7,476
6	1,760	5,322	7,082
7	1,443	5,322	6,765
8	1,190	5,322	6,512
9	986	5,322	6,307
10	817	5,322	6,139
11 +	4,343	159,660	164,002
Total	\$28,684	\$212,878	\$241,561



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,812	4,354	9,167
2	3,395	4,354	7,749
3	2,703	4,354	7,057
4	2,174	4,354	6,528
5	1,762	4,354	6,116
6	1,440	4,354	5,794
7	1,181	4,354	5,535
8	974	4,354	5,328
9	806	4,354	5,161
10	669	4,354	5,023
11 +	3,553	130,631	134,184
Total	\$23,468	\$174,173	\$197,641



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

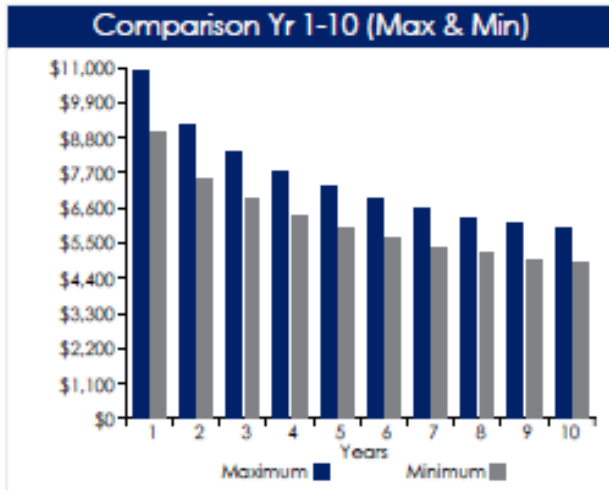
To discuss the contents of this report please contact Bradley Beer at BMI Tax Depreciation on 03 9296 6200

Maximising Property
Tax Depreciation Deductions

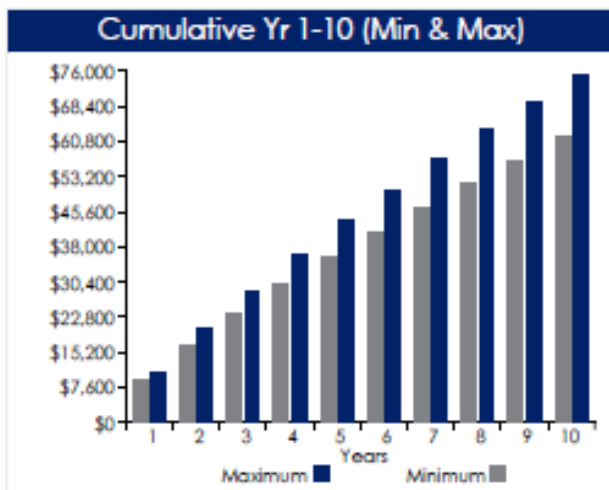
Depreciation Schedule

Estimate of Depreciation Claimable Townhouse - Type B 4-6 Tullaroop Road, MARYBOROUGH VIC 3465

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,796	5,129	10,925
2	4,084	5,129	9,214
3	3,253	5,129	8,382
4	2,618	5,129	7,747
5	2,121	5,129	7,250
6	1,734	5,129	6,863
7	1,421	5,129	6,551
8	1,173	5,129	6,302
9	972	5,129	6,102
10	805	5,129	5,935
11 +	4,279	153,870	158,149
Total	\$28,256	\$205,163	\$233,419



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,742	4,197	8,939
2	3,342	4,197	7,538
3	2,661	4,197	6,858
4	2,142	4,197	6,339
5	1,735	4,197	5,932
6	1,418	4,197	5,615
7	1,163	4,197	5,360
8	959	4,197	5,156
9	796	4,197	4,992
10	659	4,197	4,856
11 +	3,501	125,894	129,395
Total	\$23,118	\$167,861	\$190,979



* assumes settlement on 1 July in any given year.

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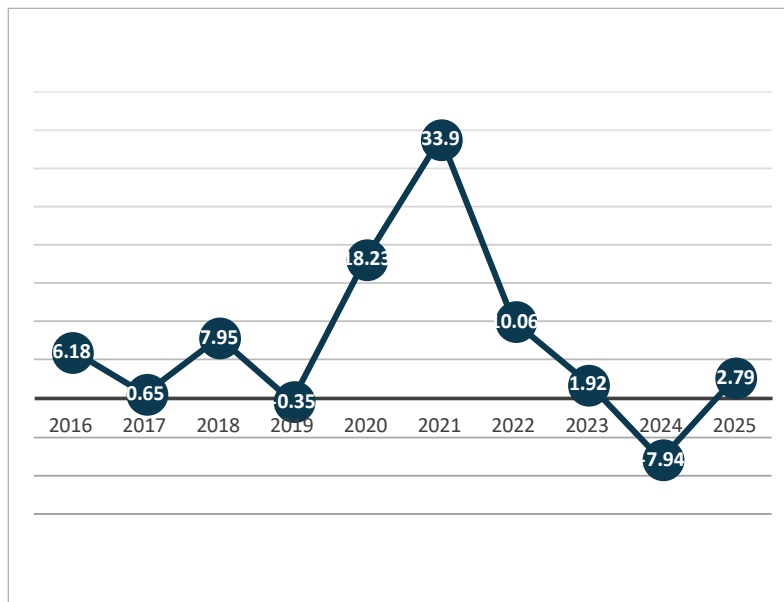
Maximising Property
Tax Depreciation Deductions

Sales Statistics- Houses

(Sourced from onthouse.com.au)

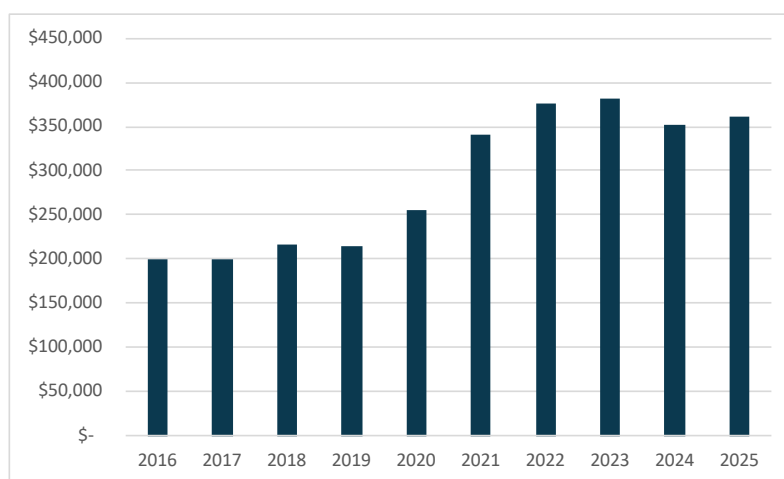
HOUSE MEDIAN GROWTH

Date	% Change (Maryborough)
2016	6.18
2017	0.65
2018	7.95
2019	-0.35
2020	18.23
2021	33.90
2022	10.06
2023	1.92
2024	-7.94
2025	2.79



HOUSE MEDIAN VALUE

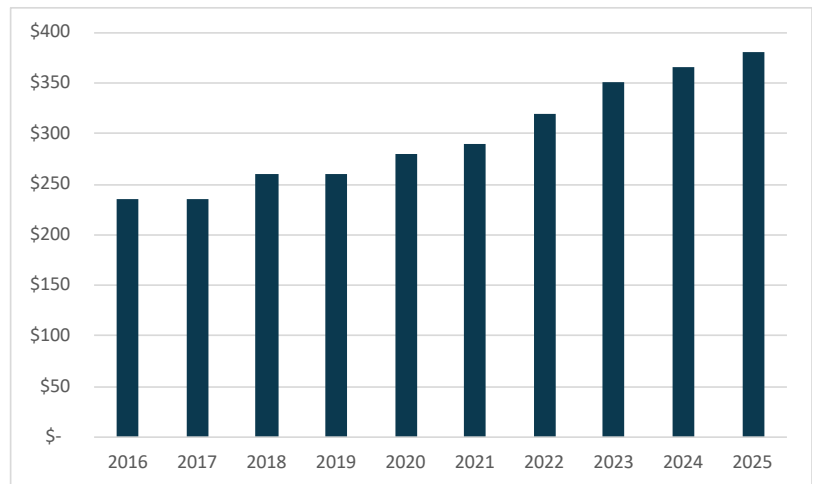
Date	Value (Maryborough)
2016	\$198,874
2017	\$200,172
2018	\$216,085
2019	\$215,330
2020	\$254,583
2021	\$340,893
2022	\$375,188
2023	\$382,410
2024	\$352,032
2025	\$361,859



Sales Statistics- Houses

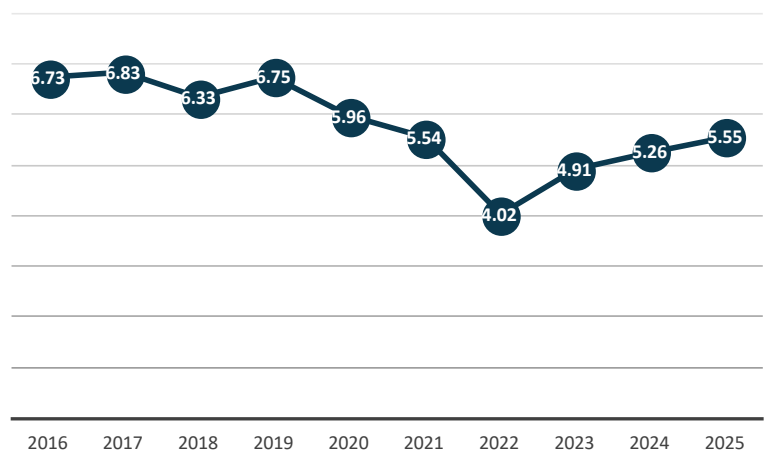
HOUSE MEDIAN RENT

Date	Value (Maryborough)
2016	235
2017	235
2018	260
2019	260
2020	280
2021	290
2022	320
2023	350
2024	365
2025	380



HOUSE RENTAL YIELD

Date	% Change (Maryborough)
2016	6.73
2017	6.83
2018	6.33
2019	6.75
2020	5.96
2021	5.54
2022	4.02
2023	4.91
2024	5.26
2025	5.55

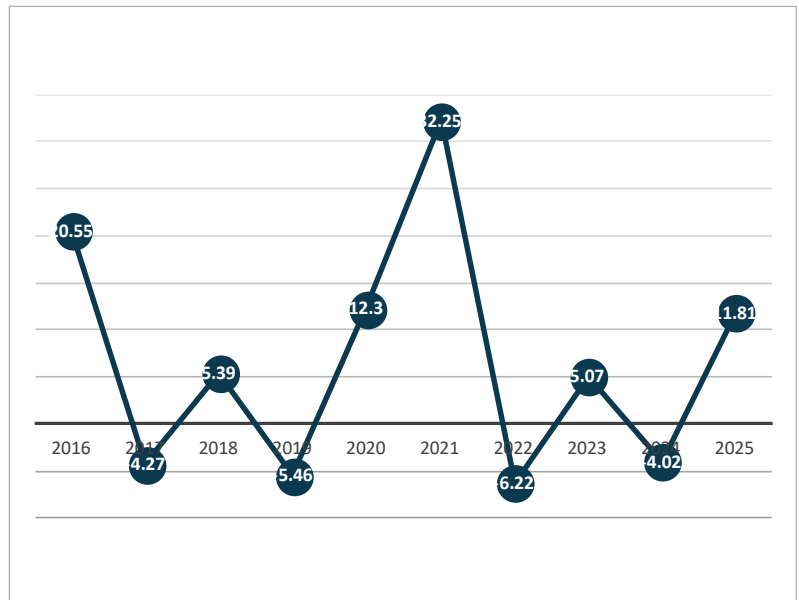


Sales Statistics- Units

(Sourced from onthouse.com.au)

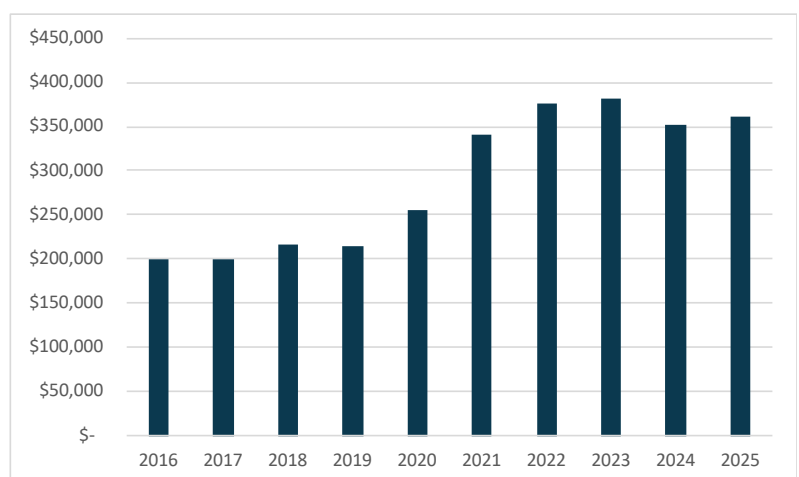
UNIT MEDIAN GROWTH

Date	% Change (Maryborough)
2016	20.55
2017	-4.27
2018	5.39
2019	-5.46
2020	12.30
2021	32.25
2022	-6.22
2023	5.07
2024	-4.02
2025	11.81



UNIT MEDIAN VALUE

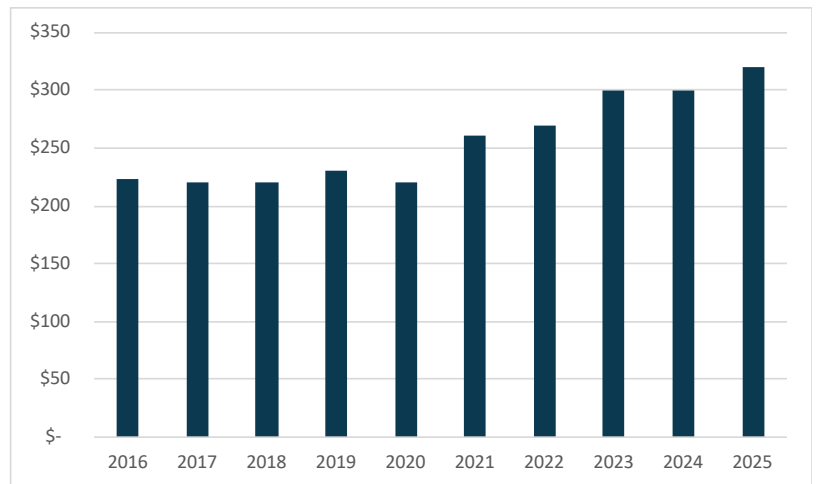
Date	Value (Maryborough)
2016	\$215,896
2017	\$206,670
2018	\$217,808
2019	\$205,913
2020	\$231,250
2021	\$305,831
2022	\$286,814
2023	\$301,345
2024	\$289,233
2025	\$323,391



Sales Statistics- Units

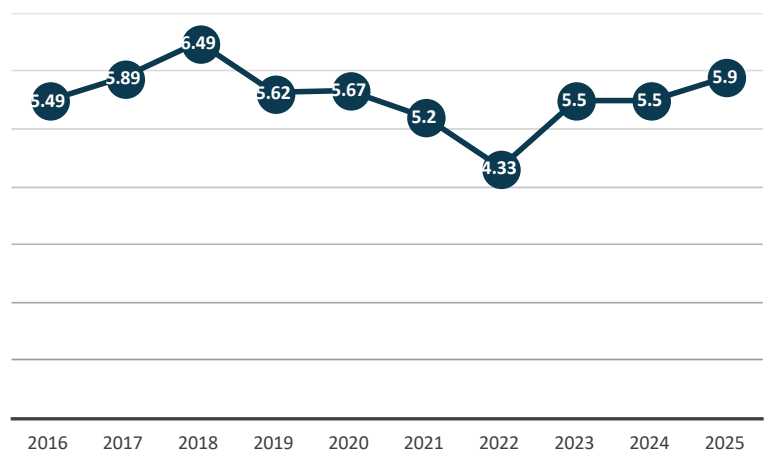
UNIT MEDIAN RENT

Date	Value (Maryborough)
2016	223
2017	220
2018	220
2019	230
2020	220
2021	260
2022	270
2023	300
2024	300
2025	320



UNIT RENTAL YIELD




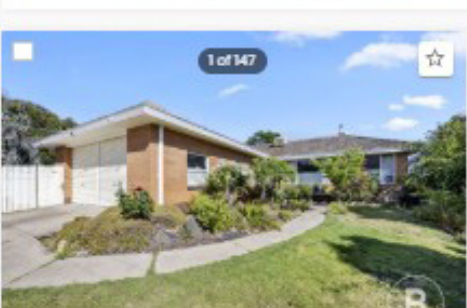
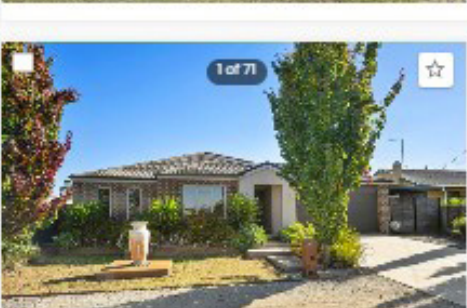
Date	% Change (Maryborough)
2016	5.49
2017	5.89
2018	6.49
2019	5.62
2020	5.67
2021	5.20
2022	4.33
2023	5.50
2024	5.50
2025	5.90



Recent Sales

As of October 2025


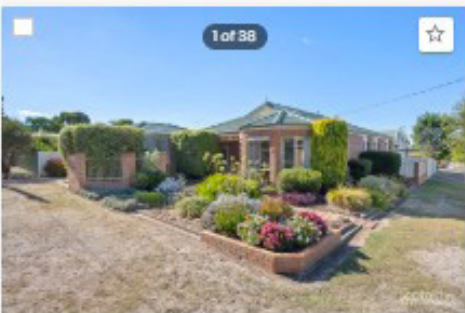
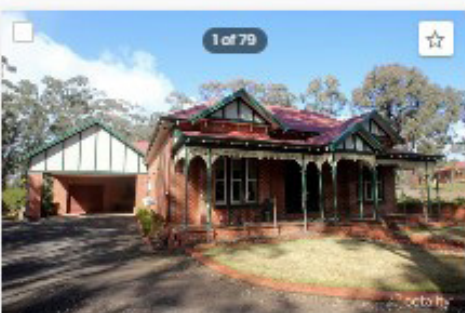

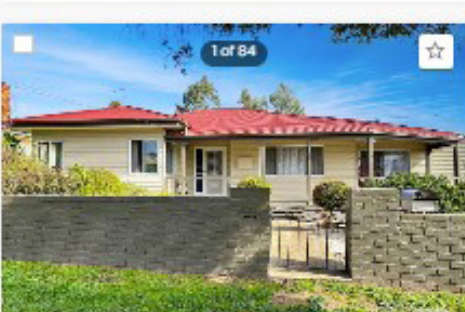
(Sourced from RP data)

 <p>1 of 42</p>	<p>48 DUNDAS ROAD MARYBOROUGH VIC 3465</p> <p>4 1 4 1,000 m² 108 m² Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: Standard</td> <td>Sale Price</td> <td>\$550,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>14 Apr 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>8/LP120949</td> <td>Year Built</td> <td>-</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Real Estate Group</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Sandi Cragan</td> <td></td> <td></td> </tr> </table>	Property Type	House: Standard	Sale Price	\$550,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	14 Apr 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	8/LP120949	Year Built	-	First Published	-	Agency	Real Estate Group	DOM	-			Agent	Sandi Cragan		
Property Type	House: Standard	Sale Price	\$550,000																										
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Lot Plan	8/LP120949	Year Built	-																										
First Published	-	Agency	Real Estate Group																										
DOM	-																												
Agent	Sandi Cragan																												
 <p>1 of 135</p>	<p>106 QUEENS AVENUE MARYBOROUGH VIC 3465</p> <p>3 1 3 740 m² 151 m² Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House</td> <td>Sale Price</td> <td>\$495,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>15 Apr 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>17/LP58841</td> <td>Year Built</td> <td>1975</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Real Estate Group</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Kate Ashton</td> <td></td> <td></td> </tr> </table>	Property Type	House	Sale Price	\$495,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	15 Apr 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	17/LP58841	Year Built	1975	First Published	-	Agency	Real Estate Group	DOM	-			Agent	Kate Ashton		
Property Type	House	Sale Price	\$495,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	15 Apr 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	17/LP58841	Year Built	1975																										
First Published	-	Agency	Real Estate Group																										
DOM	-																												
Agent	Kate Ashton																												
 <p>1 of 55</p>	<p>11 DOBLE COURT MARYBOROUGH VIC 3465</p> <p>2 1 1 323 m² 2 m² Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: Standard</td> <td>Sale Price</td> <td>\$440,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>16 Apr 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>23/LP5707031</td> <td>Year Built</td> <td>-</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Professionals Maryborough</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>-</td> <td></td> <td></td> </tr> </table>	Property Type	House: Standard	Sale Price	\$440,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	16 Apr 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	23/LP5707031	Year Built	-	First Published	-	Agency	Professionals Maryborough	DOM	-			Agent	-		
Property Type	House: Standard	Sale Price	\$440,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	16 Apr 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	23/LP5707031	Year Built	-																										
First Published	-	Agency	Professionals Maryborough																										
DOM	-																												
Agent	-																												
 <p>1 of 147</p>	<p>39 RAGLAN STREET MARYBOROUGH VIC 3465</p> <p>3 2 2 927 m² 140 m² Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: Standard</td> <td>Sale Price</td> <td>\$445,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>16 Apr 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>1/LP412710</td> <td>Year Built</td> <td>-</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Real Estate Group</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Kate Ashton</td> <td></td> <td></td> </tr> </table>	Property Type	House: Standard	Sale Price	\$445,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	16 Apr 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	1/LP412710	Year Built	-	First Published	-	Agency	Real Estate Group	DOM	-			Agent	Kate Ashton		
Property Type	House: Standard	Sale Price	\$445,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	16 Apr 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	1/LP412710	Year Built	-																										
First Published	-	Agency	Real Estate Group																										
DOM	-																												
Agent	Kate Ashton																												
 <p>1 of 71</p>	<p>7 FRANKLIN STREET MARYBOROUGH VIC 3465</p> <p>4 2 2 695 m² 196 m² Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: One Storey / Lowset</td> <td>Sale Price</td> <td>\$695,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>25 Apr 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>7/LP527407</td> <td>Year Built</td> <td>2012</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Professionals - Maryborough</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Coby Perry</td> <td></td> <td></td> </tr> </table>	Property Type	House: One Storey / Lowset	Sale Price	\$695,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	25 Apr 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	7/LP527407	Year Built	2012	First Published	-	Agency	Professionals - Maryborough	DOM	-			Agent	Coby Perry		
Property Type	House: One Storey / Lowset	Sale Price	\$695,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	25 Apr 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	7/LP527407	Year Built	2012																										
First Published	-	Agency	Professionals - Maryborough																										
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Agent	Coby Perry																												

Recent Sales

As of October 2025



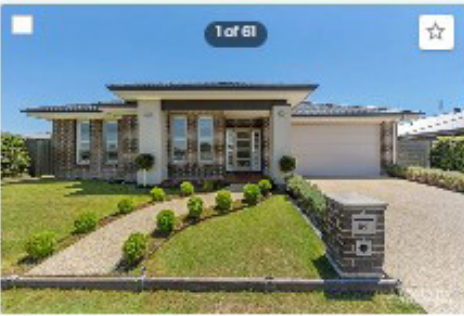
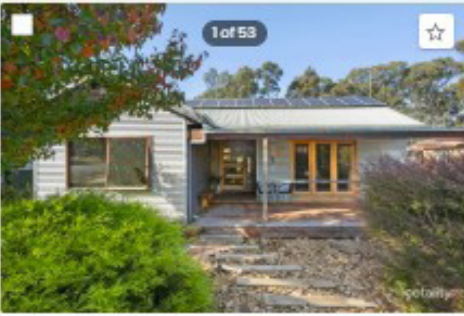

(Sourced from RP data)

 <p>1 of 63</p>	<p>2 KENNEDY STREET MARYBOROUGH VIC 3465</p> <p>🏠 1 🏠 1 🏠 2 📏 908 m² 📏 150 m²</p> <p>Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: Standard</td> <td>Sale Price</td> <td>\$425,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>30 Apr 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>1/1P745281</td> <td>Year Built</td> <td>1920</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Real Estate Group</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Monte Reeves</td> <td></td> <td></td> </tr> </table>	Property Type	House: Standard	Sale Price	\$425,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	30 Apr 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	1/1P745281	Year Built	1920	First Published	-	Agency	Real Estate Group	DOM	-			Agent	Monte Reeves		
Property Type	House: Standard	Sale Price	\$425,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	30 Apr 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	1/1P745281	Year Built	1920																										
First Published	-	Agency	Real Estate Group																										
DOM	-																												
Agent	Monte Reeves																												
 <p>1 of 38</p>	<p>2 WELER STREET MARYBOROUGH VIC 3465</p> <p>🏠 3 🏠 2 🏠 1 📏 417 m² 📏 117 m²</p> <p>Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: Standard</td> <td>Sale Price</td> <td>\$445,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>05 May 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>2/PS422735</td> <td>Year Built</td> <td>-</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Professionals Maryborough</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>-</td> <td></td> <td></td> </tr> </table>	Property Type	House: Standard	Sale Price	\$445,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	05 May 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	2/PS422735	Year Built	-	First Published	-	Agency	Professionals Maryborough	DOM	-			Agent	-		
Property Type	House: Standard	Sale Price	\$445,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	05 May 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	2/PS422735	Year Built	-																										
First Published	-	Agency	Professionals Maryborough																										
DOM	-																												
Agent	-																												
 <p>1 of 79</p>	<p>11 GHOST GUMS BOULEVARDE MARYBOROUGH VIC 3465</p> <p>🏠 3 🏠 2 🏠 1 📏 4,773 m² 📏 204 m²</p> <p>Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House</td> <td>Sale Price</td> <td>\$875,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>06 May 2025</td> </tr> <tr> <td>Land Use</td> <td>Res Rural / Rural Lifestyle</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>2/PS447935</td> <td>Year Built</td> <td>2005</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>-</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>-</td> <td></td> <td></td> </tr> </table>	Property Type	House	Sale Price	\$875,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	06 May 2025	Land Use	Res Rural / Rural Lifestyle	Sale Type	-	Lot Plan	2/PS447935	Year Built	2005	First Published	-	Agency	-	DOM	-			Agent	-		
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First Published	-	Agency	-																										
DOM	-																												
Agent	-																												
 <p>1 of 95</p>	<p>45 GOLDSMITH STREET MARYBOROUGH VIC 3465</p> <p>🏠 3 🏠 1 🏠 2 📏 1,012 m² 📏 115 m²</p> <p>Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House</td> <td>Sale Price</td> <td>\$425,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>06 May 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>LOT 14-34A PP5508 & LOT 6 PS308244</td> <td>Year Built</td> <td>1910</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Real Estate Group</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Kate Ashton</td> <td></td> <td></td> </tr> </table>	Property Type	House	Sale Price	\$425,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	06 May 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	LOT 14-34A PP5508 & LOT 6 PS308244	Year Built	1910	First Published	-	Agency	Real Estate Group	DOM	-			Agent	Kate Ashton		
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First Published	-	Agency	Real Estate Group																										
DOM	-																												
Agent	Kate Ashton																												
 <p>1 of 84</p>	<p>123 GILLIES STREET MARYBOROUGH VIC 3465</p> <p>🏠 3 🏠 2 🏠 1 📏 670 m² 📏 113 m²</p> <p>Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House</td> <td>Sale Price</td> <td>\$470,000</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>13 May 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>1/1P783425</td> <td>Year Built</td> <td>1950</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Maryborough Real Estate</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Brandon Solomano</td> <td></td> <td></td> </tr> </table>	Property Type	House	Sale Price	\$470,000	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	13 May 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	1/1P783425	Year Built	1950	First Published	-	Agency	Maryborough Real Estate	DOM	-			Agent	Brandon Solomano		
Property Type	House	Sale Price	\$470,000																										
Dev Zoning	General Residential Zone - Schedule 1	Sale Date	13 May 2025																										
Land Use	Detached Dwelling	Sale Type	-																										
Lot Plan	1/1P783425	Year Built	1950																										
First Published	-	Agency	Maryborough Real Estate																										
DOM	-																												
Agent	Brandon Solomano																												

Recent Sales

As of October 2025

(Sourced from RP data)

 <p>1 of 10</p>	<p>7 HENRY STREET MARYBOROUGH VIC 3465</p> <p>4 2 2 78 m² 178 m² Reports Update Data Radius Search</p> <table border="0"> <tr> <td>Property Type</td> <td>House: Standard</td> <td>Sale Price</td> <td>\$527,500</td> </tr> <tr> <td>Dev Zoning</td> <td>General Residential Zone - Schedule 1</td> <td>Sale Date</td> <td>14 May 2025</td> </tr> <tr> <td>Land Use</td> <td>Detached Dwelling</td> <td>Sale Type</td> <td>-</td> </tr> <tr> <td>Lot Plan</td> <td>8/UP25209</td> <td>Year Built</td> <td>-</td> </tr> <tr> <td>First Published</td> <td>-</td> <td>Agency</td> <td>Maryborough Real Estate</td> </tr> <tr> <td>DOM</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Agent</td> <td>Brandon Solomano</td> <td></td> <td></td> </tr> </table>	Property Type	House: Standard	Sale Price	\$527,500	Dev Zoning	General Residential Zone - Schedule 1	Sale Date	14 May 2025	Land Use	Detached Dwelling	Sale Type	-	Lot Plan	8/UP25209	Year Built	-	First Published	-	Agency	Maryborough Real Estate	DOM	-			Agent	Brandon Solomano		
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