



PROPERTY REPORT

Prepared on: 3 Sep 2025



13 Citrus Court Narangba QLD 4504

 4  2  2

 Land: 800m²

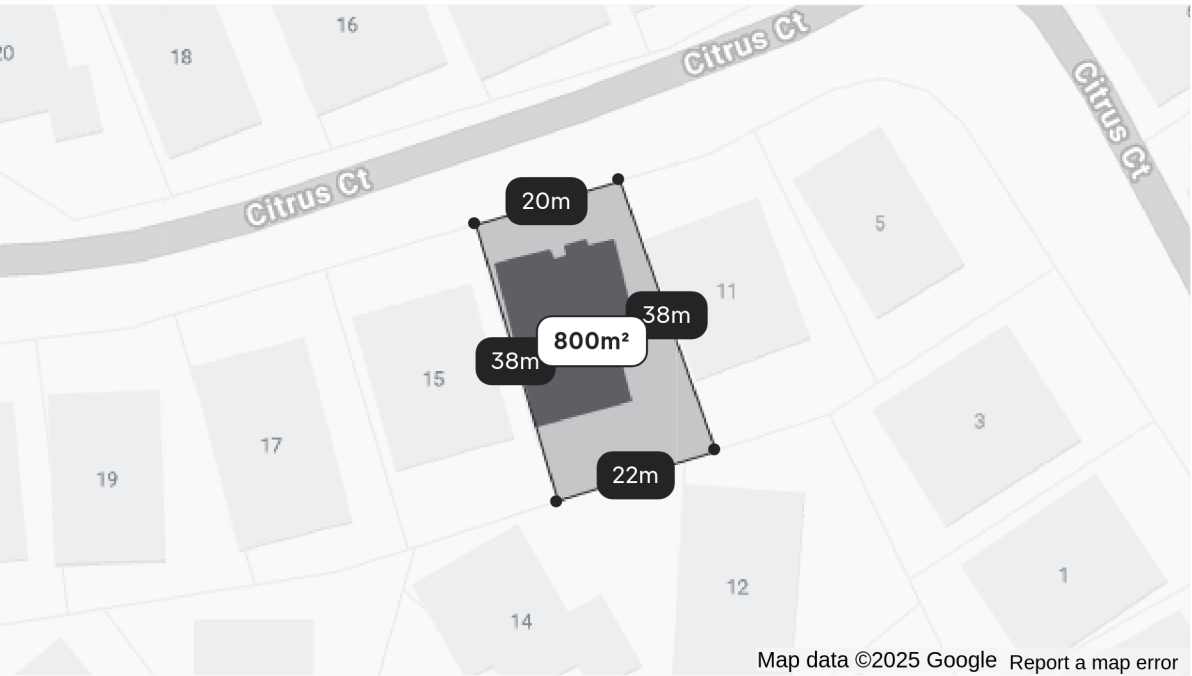
House | Plan: SP169878 | Lot: 257

STUART DE STACPOOLE
BD Realty

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hello@bdrealty.com.au



TARGET PROPERTY



Map data ©2025 Google Report a map error

Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.

Property history

Date	Price	Event Type	Days Listed
NOW	Welcome Home	Active	1 days
29/07/2015	\$492,000	Privately sold	
11/03/2014	\$470 per week**	Leased	11 days
12/02/2010	\$487,000	Privately sold	
11/05/2006	\$173,000	Privately sold	



LEASED PROPERTIES



105 Golden Wattle Drive

Narangba QLD 4504

4 2 3 Land: 1000m² -

Year built -

Distance 1.2km

Property type House

\$1,000 per week..

Last leased 20 Aug 2025

15 days on site



3 Springbrook Place

Narangba QLD 4504

4 2 3 Land: 802m² -

Year built -

Distance 1.1km

Property type House

\$775 per week..

Last leased 08 Jul 2025

8 days on site



62 River Oak Way

Narangba QLD 4504

4 2 2 Land: 1020m² -

Year built -

Distance 1.8km

Property type House

\$960 per week..

Last leased 13 Jan 2025

15 days on site



18 Tamborine Place

Narangba QLD 4504

4 2 4 Land: 1071m² -

Year built -

Distance 0.6km

Property type House

\$850 per week..

Last leased 05 Jun 2025

3 days on site



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Narangba market snapshot in the last 12 months

For 4 bed houses in Narangba. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$648 pw

↑ Up 4.5% from this time last year

Leased volume

292

↓ Down 16.1% from this time last year

Price growth

4.5%

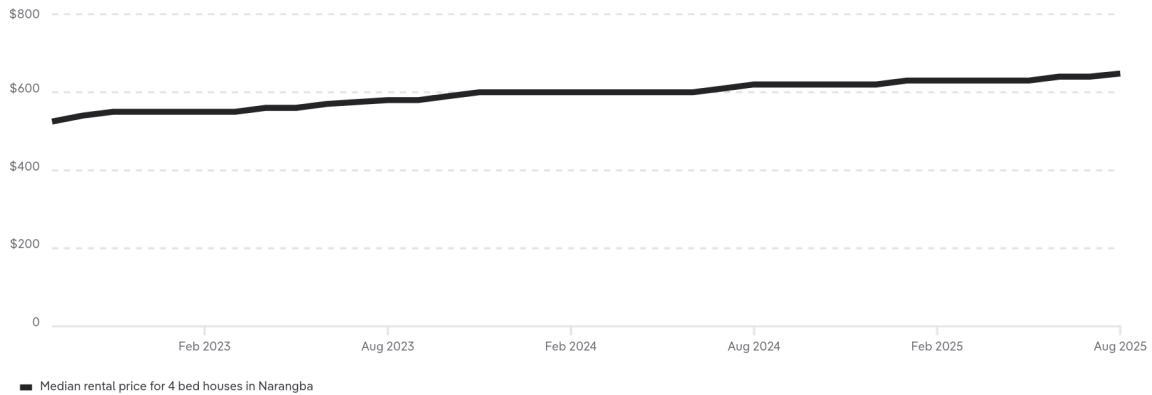
Median days on market

19 days

↑ Up 5.6% from this time last year

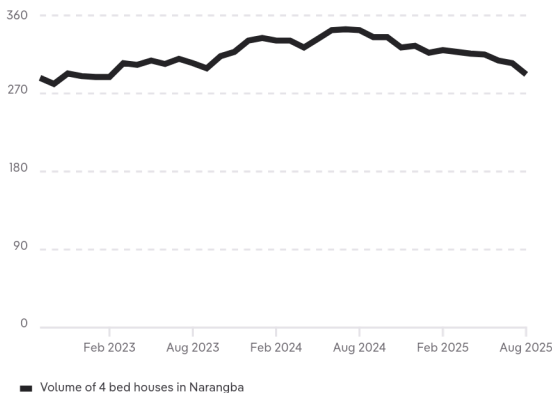
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Narangba



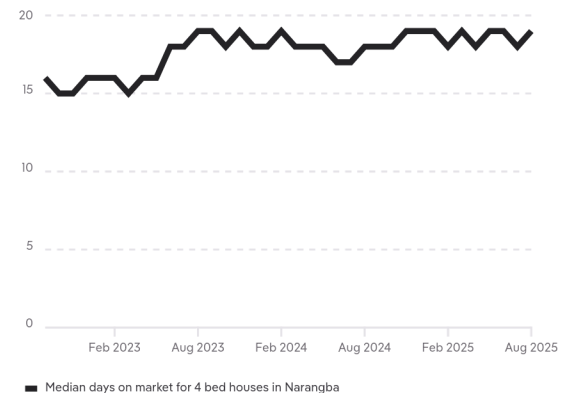
Properties leased - 3 year trend

Showing how many 4 bed houses in Narangba have leased



Median days on market - 3 year trend

Showing how long it takes 4 bed houses in Narangba to lease





Demand for similar properties

Market activity on realestate.com.au for 4 bed houses in Narangba

Potential renters

456

↑ Up 21.6% from this time last week

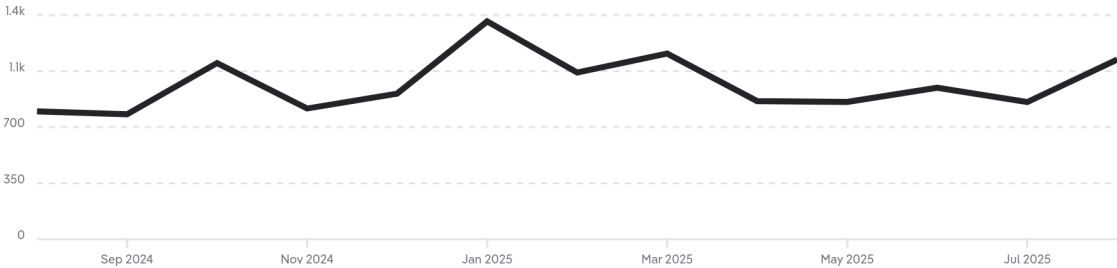
Similar for rent

15

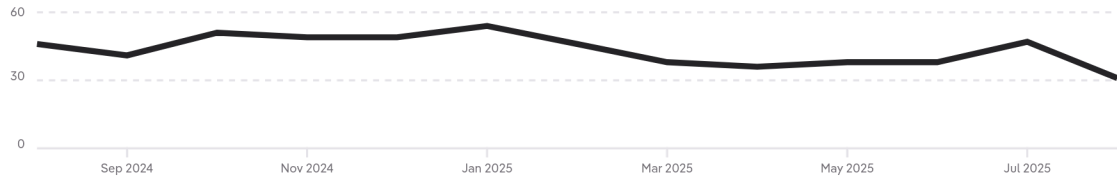
↓ Down 16.7% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for 4 bed houses in Narangba on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

13 Citrus Court

Narangba QLD 4504

 4  2  2  800m² | House

\$890 - \$940

MY RENTAL ESTIMATE



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**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

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