



## PROPERTY REPORT

Prepared on: 21 Jan 2026



# 15 Medinah Circuit

## North Lakes QLD 4509

🚗 4 🚲 2 🚗 2

🏠 Land: 266m<sup>2</sup> 🏠 Floor: 222m<sup>2</sup>

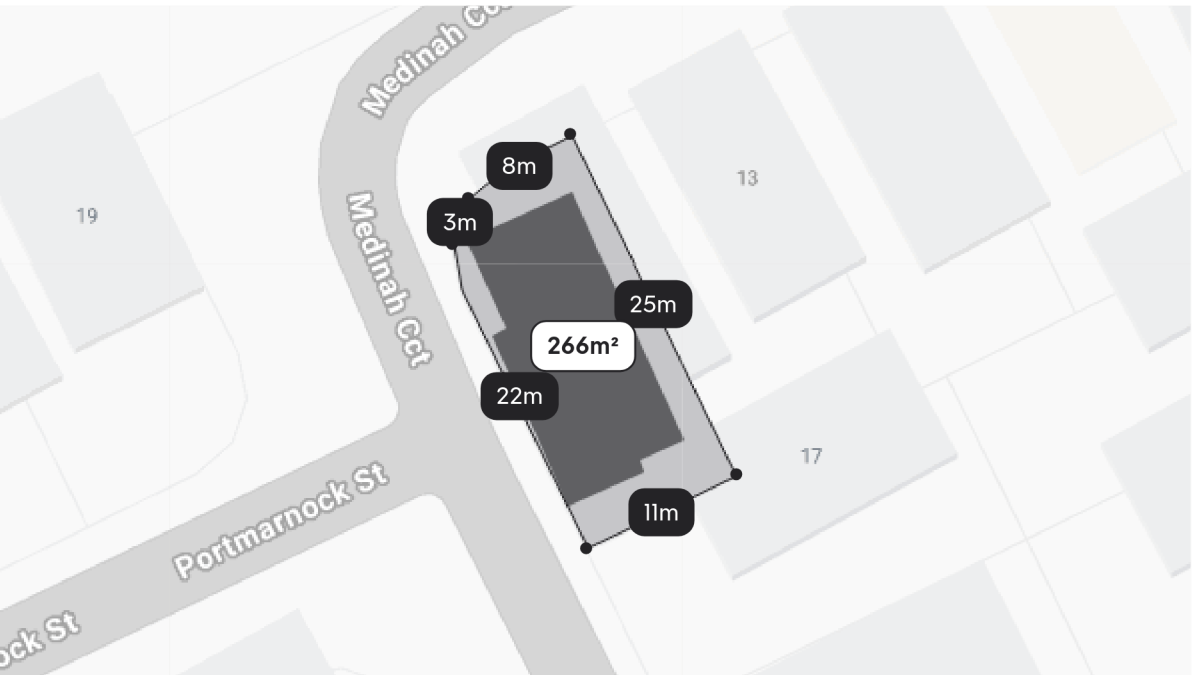
House | Plan: SP231819 | Lot: 451

**GAVIN LOMAS**  
BD Realty

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## TARGET PROPERTY



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

## Property history

Date	Price	Event Type	Days Listed
21/06/2023	\$720,000	Privately sold	44 days
15/05/2020	\$465 per week**	Leased	25 days
07/03/2014	\$450 per week**	Leased	24 days
26/07/2013	\$450 per week**	Leased	18 days
17/07/2012	\$450 per week**	Leased	21 days
13/10/2011	\$192,000	Privately sold	



LEASED PROPERTIES



## 21 Stokes Street

North Lakes QLD 4509

4 2 2 Land: 312m<sup>2</sup> -

Year built -

Distance 1.4km

Property type House

**\$650 per week..**

Last leased 20 Jan 2026

12 days on site



## 52 Mapleton Drive

North Lakes QLD 4509

4 2 2 Land: 400m<sup>2</sup> -

Year built -

Distance 1.3km

Property type House

**\$690 per week..**

Last leased 13 Jan 2026

36 days on site



## 74 Tarong Avenue

North Lakes QLD 4509

4 2 2 Land: 322m<sup>2</sup> -

Year built -

Distance 1.1km

Property type House

**\$650 per week..**

Last leased 19 Dec 2025

15 days on site



## 35 Denham Crescent

North Lakes QLD 4509

4 2 2 Land: 354m<sup>2</sup> -

Year built -

Distance 1.1km

Property type House

**\$690 per week..**

Last leased 10 Nov 2025

34 days on site



## 25 Melville Parade

North Lakes QLD 4509

 4
  2
  2
  Land: 312m<sup>2</sup>
 -

Year built -

Distance 1.0km

Property type House

**\$700 per week..**

Last leased 17 Nov 2025

48 days on site



## MARKET INSIGHTS - RENTALS

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

### North Lakes market snapshot in the last 12 months

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

Median rental price

**\$700 pw**

↑ Up 6.1% from this time last year

Leased volume

**374**

↓ Down 3.5% from this time last year

Price growth

**6.1%**

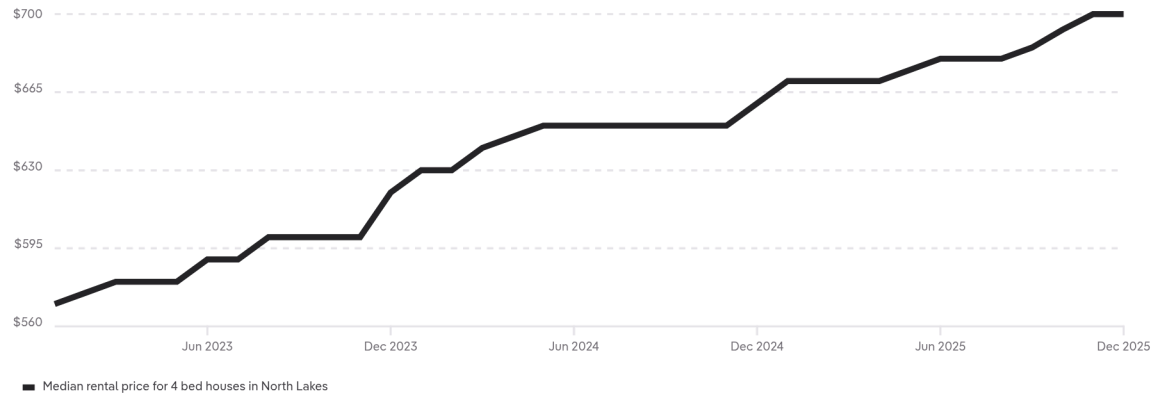
Median days on market

**20 days**

↑ Up 5.3% from this time last year

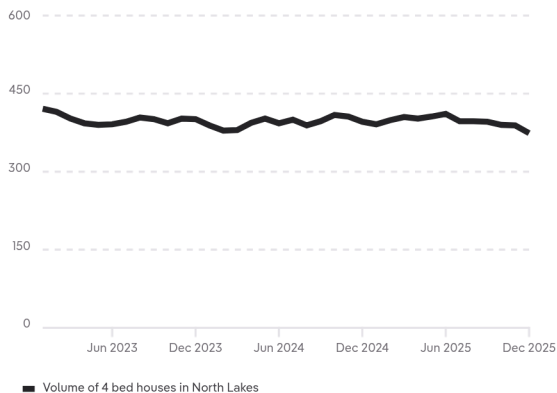
### Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in North Lakes



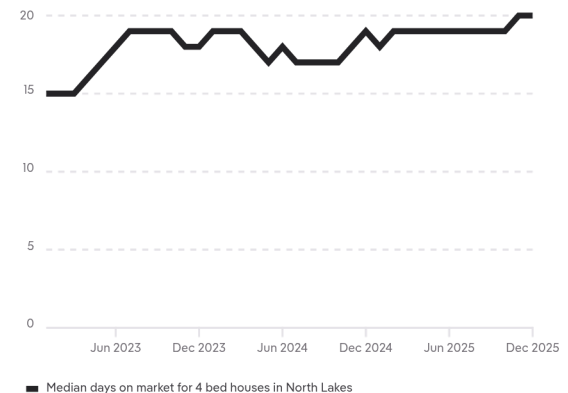
### Properties leased - 3 year trend

Showing how many 4 bed houses in North Lakes have leased



### Median days on market - 3 year trend

Showing how long it takes 4 bed houses in North Lakes to lease





## Demand for similar properties

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

Potential renters

**564**

↑ Up 17% from this time last week

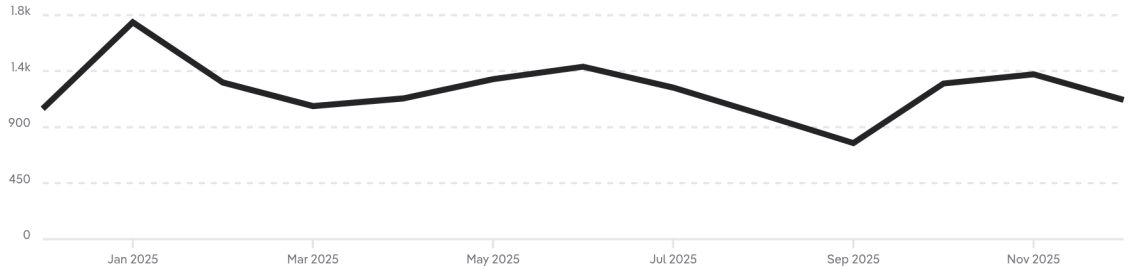
Similar for rent

**27**

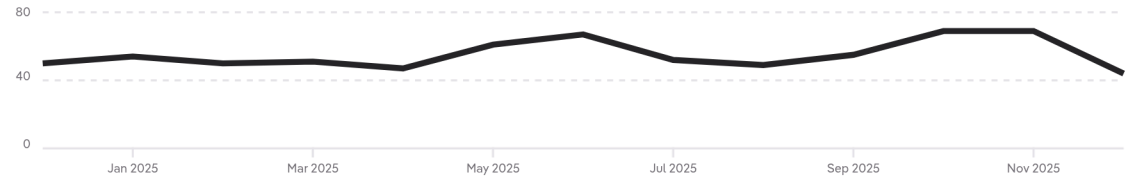
↑ Up 17.4% from this time last week

## Potential renters

Showing the number of people who are seriously interested in listings for 4 bed houses in North Lakes 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

15 Medinah Circuit

North Lakes QLD 4509

 4  2  2  266m<sup>2</sup> | House

\$700-\$750 per week

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.

 PropTrack is part of  REAGroup