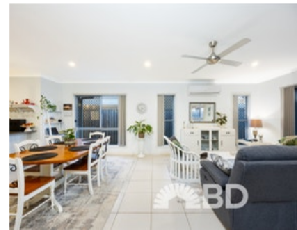





PROPERTY REPORT

Prepared on: 20 Aug 2025



8 Regal Cres Narangba QLD 4504

 3  2  2

 Land: 418m²

House | Plan: SP261928 | Lot: 99

STUART DE STACPOOLE
BD Realty

0482 070 660
hello@bdrealty.com.au



TARGET PROPERTY



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

Property history

| Date | Price | Event Type | Days Listed |
|------------|------------------|----------------|-------------|
| NOW | JUST LISTED | Active | |
| 06/04/2023 | \$640,000 | Privately sold | 53 days |
| 17/09/2021 | \$525,000 | Privately sold | |
| 25/12/2020 | \$420 per week** | Leased | 9 days |
| 01/05/2020 | \$420 per week** | Leased | 2 days |
| 28/01/2014 | \$210,000 | Privately sold | |



LEASED PROPERTIES



13 Monarch Avenue

Narangba QLD 4504

 3  2  2  Land: 375m²  Floor: 160m²

Year built - Distance 0.2km

Property type House

\$650 per week..

Last leased 07 May 2025

5 days on site



38 Greentree Street

Narangba QLD 4504

 3  2  2  -  -

Year built - Distance 0.9km

Property type House

\$650 per week..

Last leased 14 Aug 2025

16 days on site



46 Champion Circuit

Narangba QLD 4504

 3  1  2  Land: 330m²  -

Year built - Distance 0.2km

Property type House

\$670 per week..

Last leased 18 Jul 2025

4 days on site



MARKET INSIGHTS - RENTALS

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

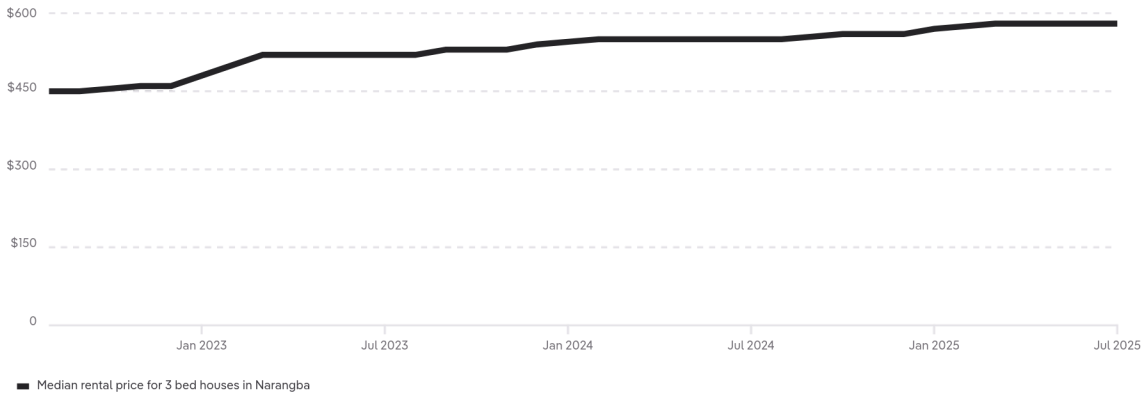
Narangba market snapshot in the last 12 months

For 3 bed houses in Narangba. Trend data is calculated based on a rolling twelve month period.

| | | | |
|---|--|------------------------------------|---|
| Median rental price \$580 pw ↑ Up 5.5% from this time last year | Leased volume 84 ↑ Up 17.1% from this time last year | Price growth 5.5% | Median days on market 17 days ↓ Down 10.5% from this time last year |
|---|--|------------------------------------|---|

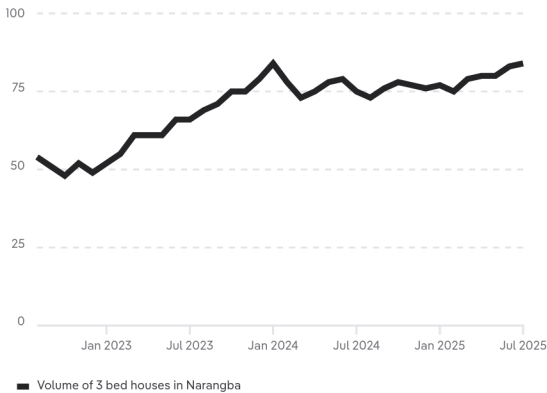
Median rental price - 3 year trend

Showing the median rental price of 3 bed houses in Narangba



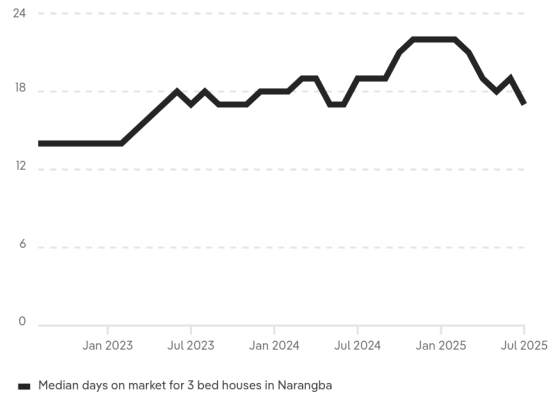
Properties leased - 3 year trend

Showing how many 3 bed houses in Narangba have leased



Median days on market - 3 year trend

Showing how long it takes 3 bed houses in Narangba to lease





Demand for similar properties

Market activity on realestate.com.au for 3 bed houses in Narangba

Potential renters

74

↓ Down 12.9% from this time last week

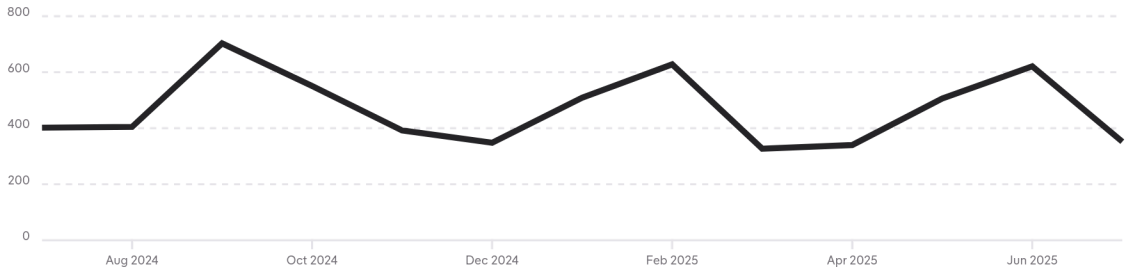
Similar for rent

4

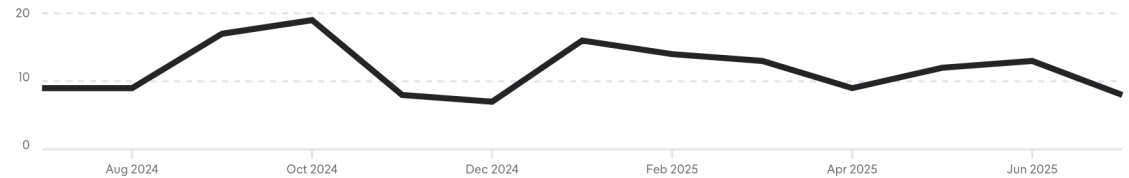
↓ Down 33.3% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for 3 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

8 Regal Cres
Narangba QLD 4504

 3  2  2  418m² | House

\$650 - \$690
MY RENTAL ESTIMATE





COPYRIGHT AND LEGAL DISCLAIMERS ABOUT PROPERTY DATA

Some of the information displayed in this document is based on historical and current data supplied to Proptrack Pty Ltd by third parties including State government agencies. Proptrack does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors in this information. The information should not be regarded as advice or relied upon by your or any other person and Proptrack recommends that you seek professional advice before making any property decisions.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

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

 PropTrack is part of  REA Group