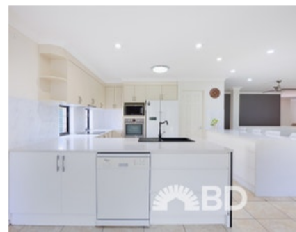
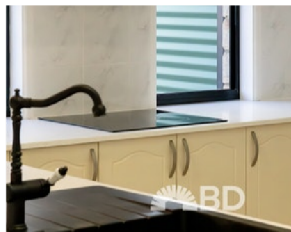
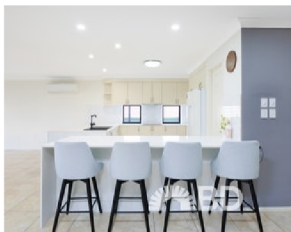





PROPERTY REPORT

Prepared on: 30 Jul 2025



## 5-7 Kirsty Court Caboolture QLD 4510

 4  2  4

 Land: 4343m<sup>2</sup>

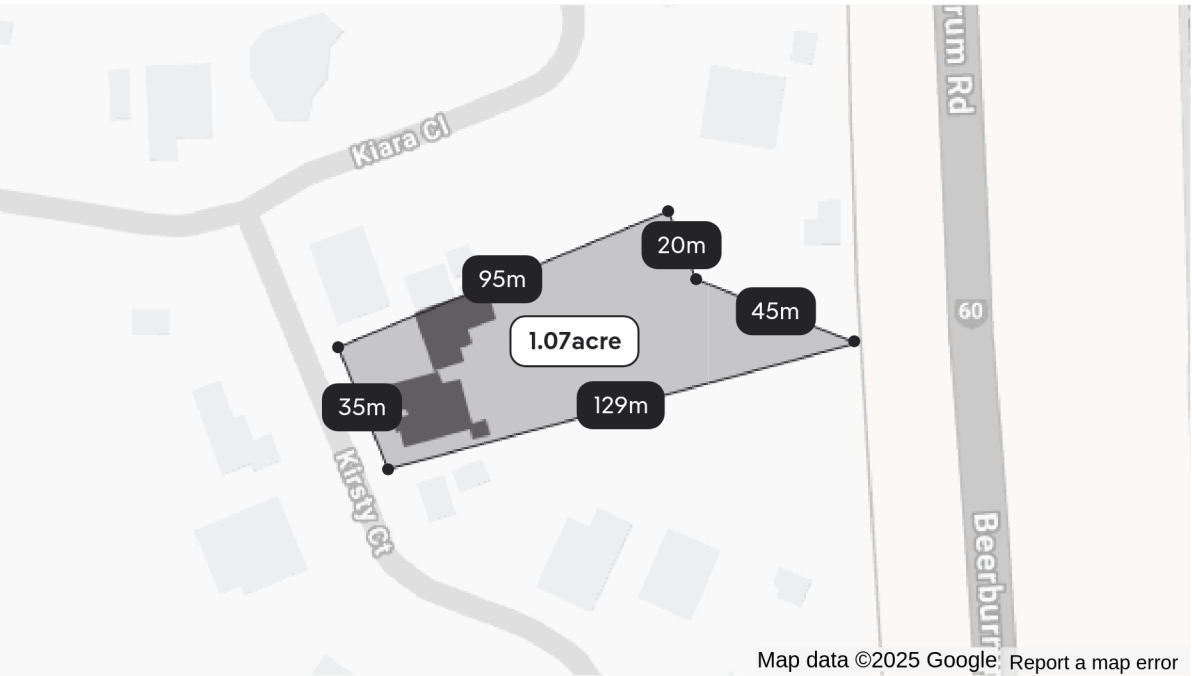
House | Built: 2008 | Plan: SP186517 | Lot: 9

SHAUN WHITE  
BD Realty

0401 637 648  
shaun@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	1 days
24/07/2007	\$145,000	Privately sold	



## LEASED PROPERTIES



## 24-26 Peters Drive

Caboolture QLD 4510

🚗 4 🚶 2 🚲 4 🏠 Land: 3000m<sup>2</sup> 🏠 -

Year built -

Distance 0.3km

Property type House

**\$900 per week..**

Last leased 03 Oct 2024

45 days on site



## 62 Goshawk Court

Caboolture QLD 4510

🚗 4 🚶 2 🚲 6 🏠 Land: 3806m<sup>2</sup> 🏠 -

Year built -

Distance 0.8km

Property type House

**\$880 per week..**

Last leased 26 Mar 2025

7 days on site



## 6-8 Barrington Place

Caboolture QLD 4510

🚗 4 🚶 2 🚲 2 🏠 Land: 3001m<sup>2</sup> 🏠 Floor: 211m<sup>2</sup>

Year built -

Distance 1.0km

Property type House

**\$1,000 per week..**

Last leased 08 Nov 2024

15 days on site



## 33 Frangipani Drive

Caboolture QLD 4510

🚗 4 🚶 2 🚲 5 🏠 Land: 8000m<sup>2</sup> 🏠 -

Year built -

Distance 1.4km

Property type House

**\$850 per week..**

Last leased 29 Apr 2025

34 days on site



## 135 - 137 Smiths Road

Caboolture QLD 4510

 4  2  2  Land: 8094m<sup>2</sup>  -

Year built -

Distance 1.6km

Property type House

**\$1,150 per week..**

Last leased 20 May 2025

11 days on site



## 18 Spring Lane

Caboolture QLD 4510

 4  2  4  Land: 3267m<sup>2</sup>  -

Year built -

Distance 1.9km

Property type House

**\$850 per week..**

Last leased 07 Nov 2024

83 days on site



## 10 Aster Court

Caboolture QLD 4510

 4  2  6  Land: 3009m<sup>2</sup>  -

Year built -

Distance 2.2km

Property type House

**\$1,000 per week..**

Last leased 18 Mar 2025

21 days on site



MARKET INSIGHTS - RENTALS

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

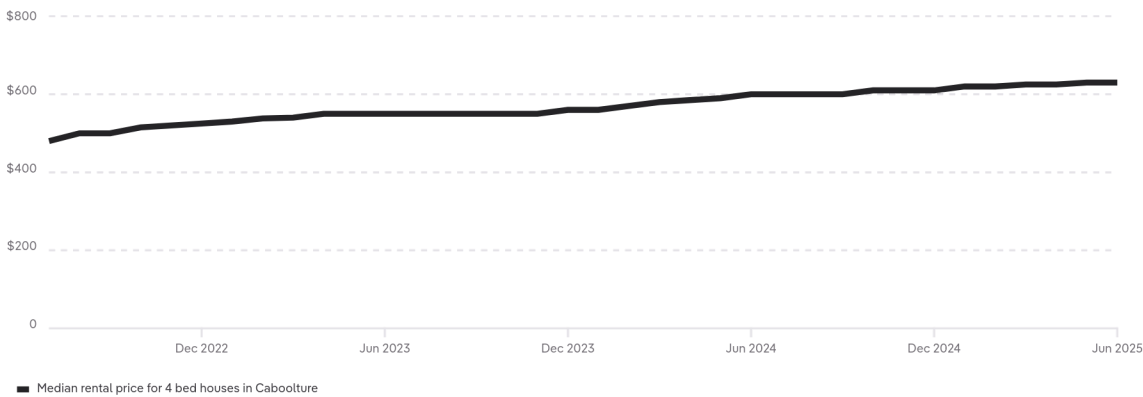
### Caboolture market snapshot in the last 12 months

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

<b>Median rental price</b> <b>\$630 pw</b> ↑ Up 5% from this time last year	<b>Leased volume</b> <b>347</b> ↑ Up 30% from this time last year	<b>Price growth</b> <b>5%</b>	<b>Median days on market</b> <b>19 days</b> ↓ Down 5% from this time last year
---	---	----------------------------------	--

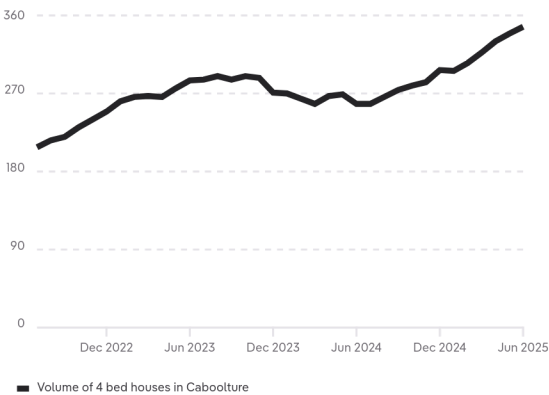
### Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Caboolture



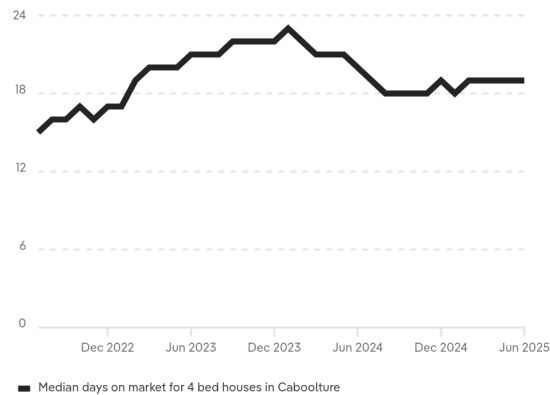
### Properties leased - 3 year trend

Showing how many 4 bed houses in Caboolture have leased



### Median days on market - 3 year trend

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





## Demand for similar properties

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

Potential renters

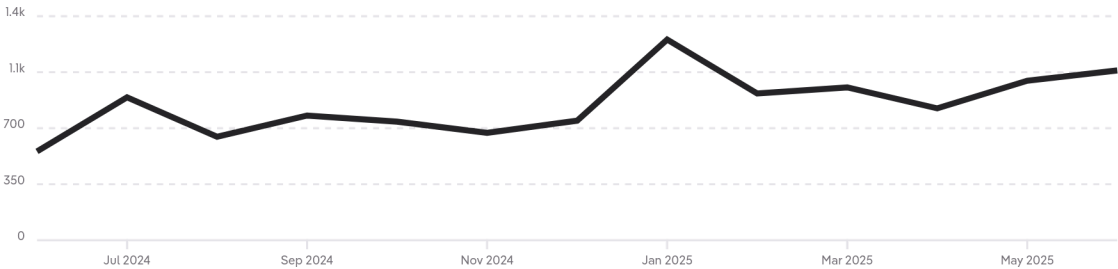
352

Similar for rent

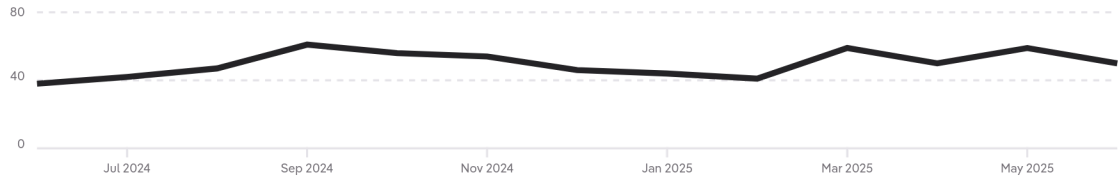
23

### Potential renters

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

5-7 Kirsty Court

Caboolture QLD 4510

 4  2  4  4343m<sup>2</sup> | House

\$900 - \$1000

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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