





PROPERTY REPORT

Prepared on: 5 Sep 2025



6 Yalbah Place Narangba QLD 4504

 4  3  2

 Land: 793m²  Floor: 321m²

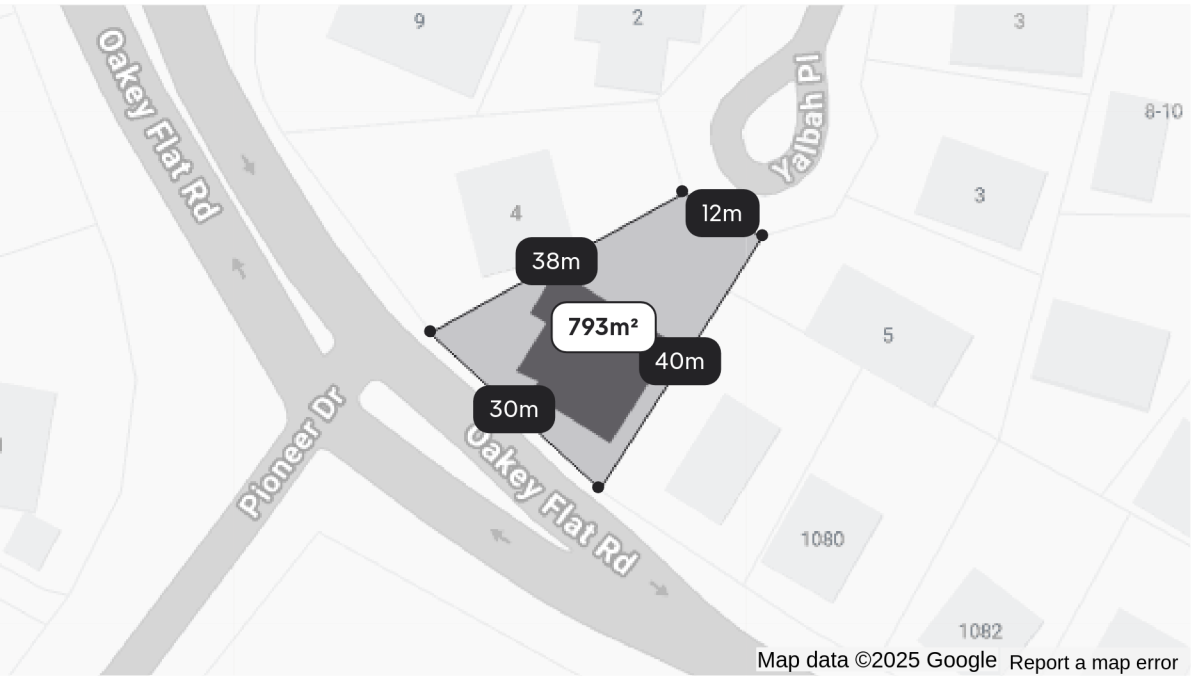
House | Built: 2004 | Plan: RP880638 | Lot: 66

STUART DE STACPOOLE
BD Realty

0482 070 660
hello@bdrealty.com.au



TARGET PROPERTY



Map data ©2025 Google Report a map error

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Property history

Date	Price	Event Type	Days Listed
NOW	JUST LISTED	Active	
26/09/2019	\$650 per week	Withdrawn	
20/08/2019	\$640,000	Privately sold	33 days
16/06/2019	Offers over \$645,000 Withdrawn		
20/12/2018	Offers Over \$669,000 Withdrawn		
25/10/1995	\$55,000	Privately sold	



LEASED PROPERTIES



12 Jessie Mac Court

Narangba QLD 4504

4 2 3 - -

Year built - Distance 0.9km

Property type House

\$900 per week..

Last leased 20 Jan 2025

29 days on site



10 Abelia Court

Narangba QLD 4504

4 2 3 - -

Year built - Distance 0.3km

Property type House

\$880 per week..

Last leased 12 Feb 2025

15 days on site



158 MacDonald Drive

Narangba QLD 4504

4 2 4 Land: 821m² - -

Year built - Distance 1.8km

Property type House

\$880 per week..

Last leased 04 Feb 2025

28 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%

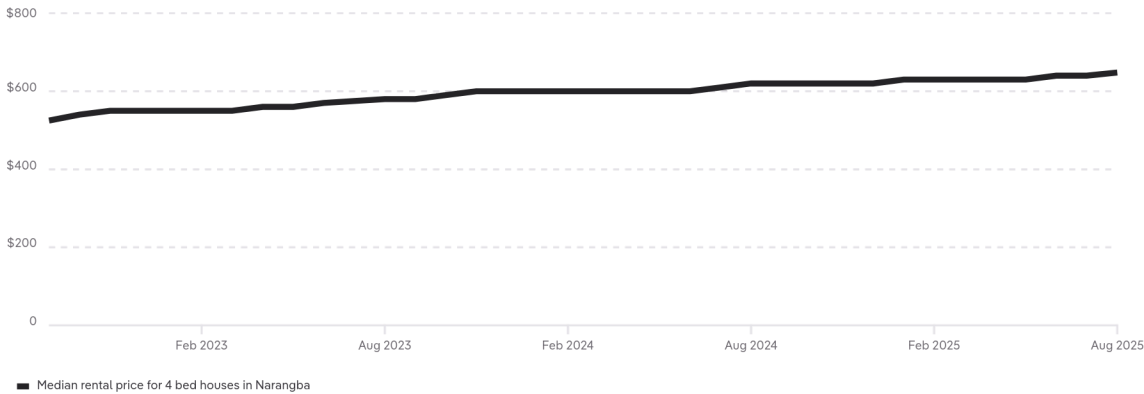
Median days on market

19 days

↑ Up 5.6% from this time last year

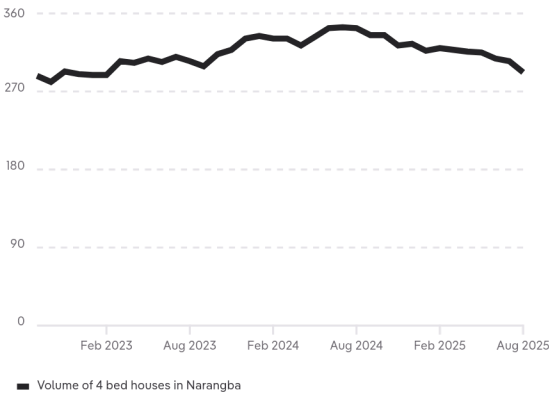
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Narangba



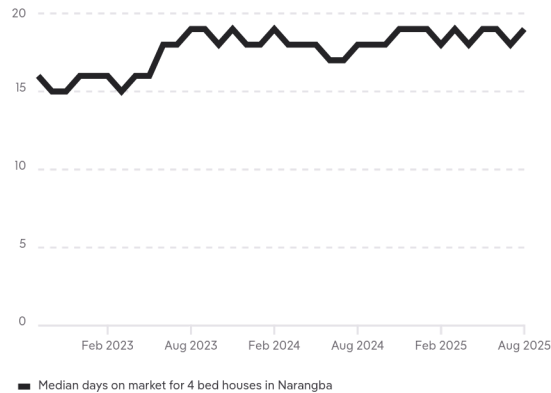
Properties leased - 3 year trend

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

513

↑ Up 12.5% from this time last week

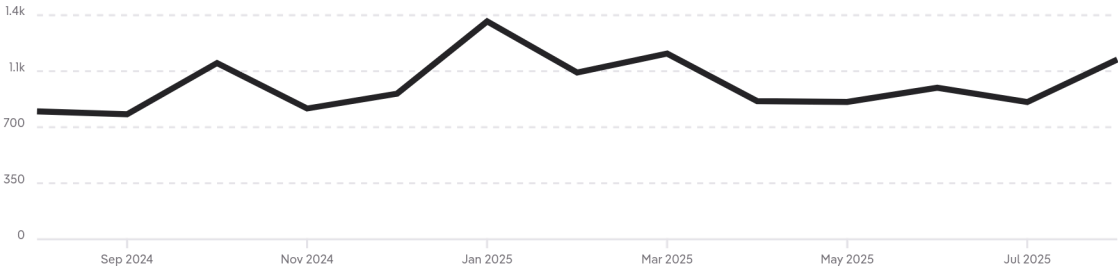
Similar for rent

20

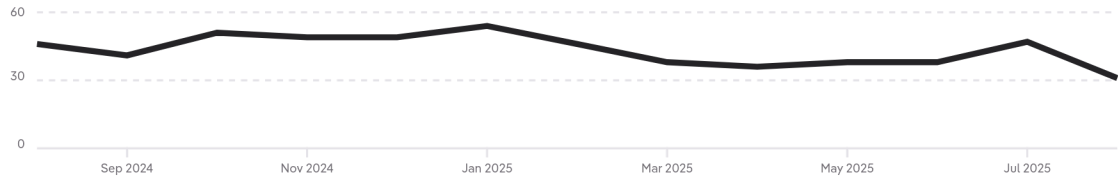
↑ Up 42.9% from this time last week

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

6 Yalbah Place

Narangba QLD 4504

 4  3  2  793m² | 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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