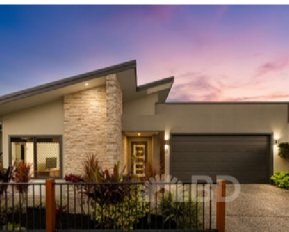




PROPERTY REPORT

Prepared on: 5 Jun 2025



8 Champion Circuit Narangba QLD 4504

4 2 2

Land: 399m²

House | Plan: SP251844 | Lot: 35

BRITTANY JAEGER
BD Realty0489 260 865
brittany@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	
30/07/2018	\$530,000	Privately sold	36 days
18/05/2016	\$500 per week**	Leased	63 days
11/06/2013	\$488,000	Privately sold	
16/10/2012	\$198,000	Privately sold	



LEASED PROPERTIES



12 Maidenhair Dr

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built -

Distance 1.0km

Property type House

\$800 per week..

Last leased 26 May 2025

25 days on site



13 Maidenhair Drive

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 - 🏠 -

Year built -

Distance 1.0km

Property type House

\$780 per week..

Last leased 24 Apr 2025

13 days on site



34 Side Creek Parade

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 Land: 478m² 🏠 Floor: 214m²

Year built -

Distance 0.6km

Property type House

\$775 per week..

Last leased 22 May 2025

6 days on site



FOR RENT PROPERTIES



18 Tamborine Place

Narangba QLD 4504

🚗 4 🚶 2 🚲 4 🏠 Land: 1071m² 🏠 -

Year built -

Distance 1.2km

Property type House

\$850 per week

Listed on 02 Jun 2025

3 days on site



59 Stone Ridge Boulevard

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 Land: 400m² 🏠 -

Year built -

Distance 2.6km

Property type House

\$750 per week

Listed on 28 May 2025

7 days on site



32 Ridge Parade

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 Land: 375m² 🏠 Floor: 220m²

Year built -

Distance 0.6km

Property type House

\$815 per week

Listed on 01 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

\$630 pw

↑ Up 5% from this time last year

Leased volume

310

↓ Down 2.1% from this time last year

Price growth

5%

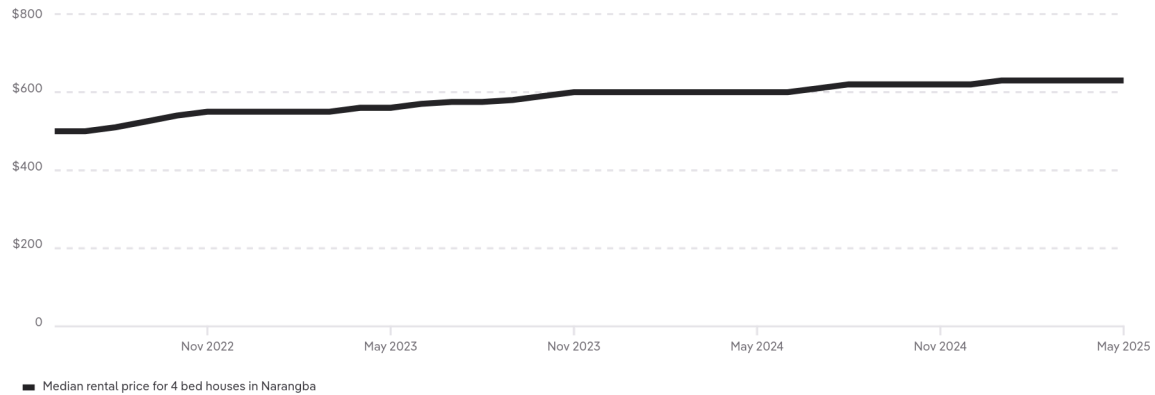
Median days on market

19 days

↑ Up 5.6% from this time last year

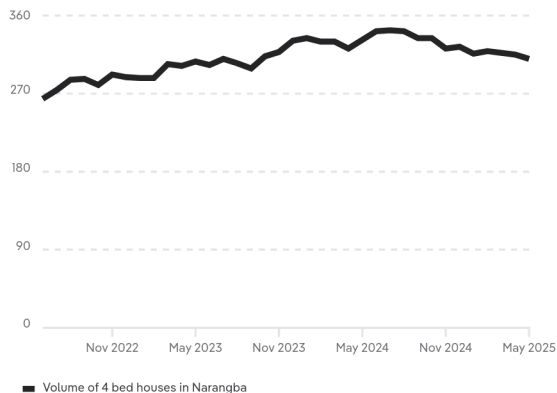
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Narangba



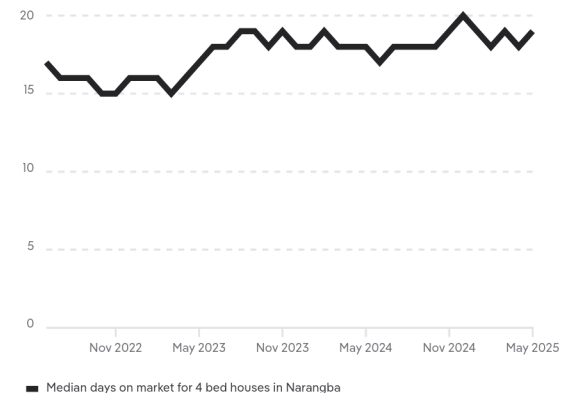
Properties leased - 3 year trend

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

358

↓ Down 4% from this time last week

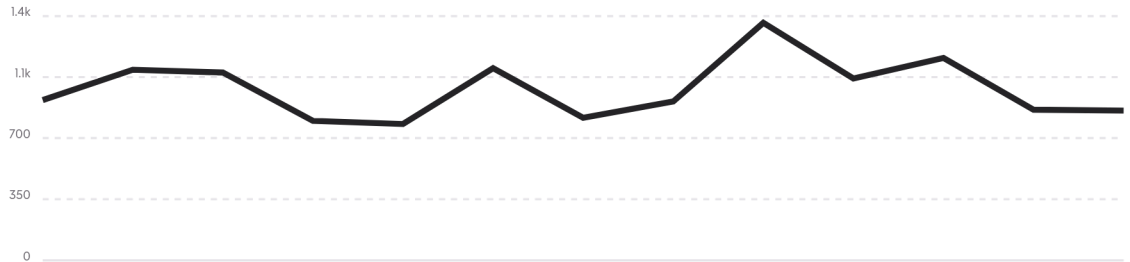
Similar for rent

19

↓ Down 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 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 Champion Circuit

Narangba QLD 4504

 4  2  2  399m² | House

\$780 - \$830

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  REA Group