



25 Coochin Avenue Narangba QLD 4504

 4  2  2

 Land: 400m²

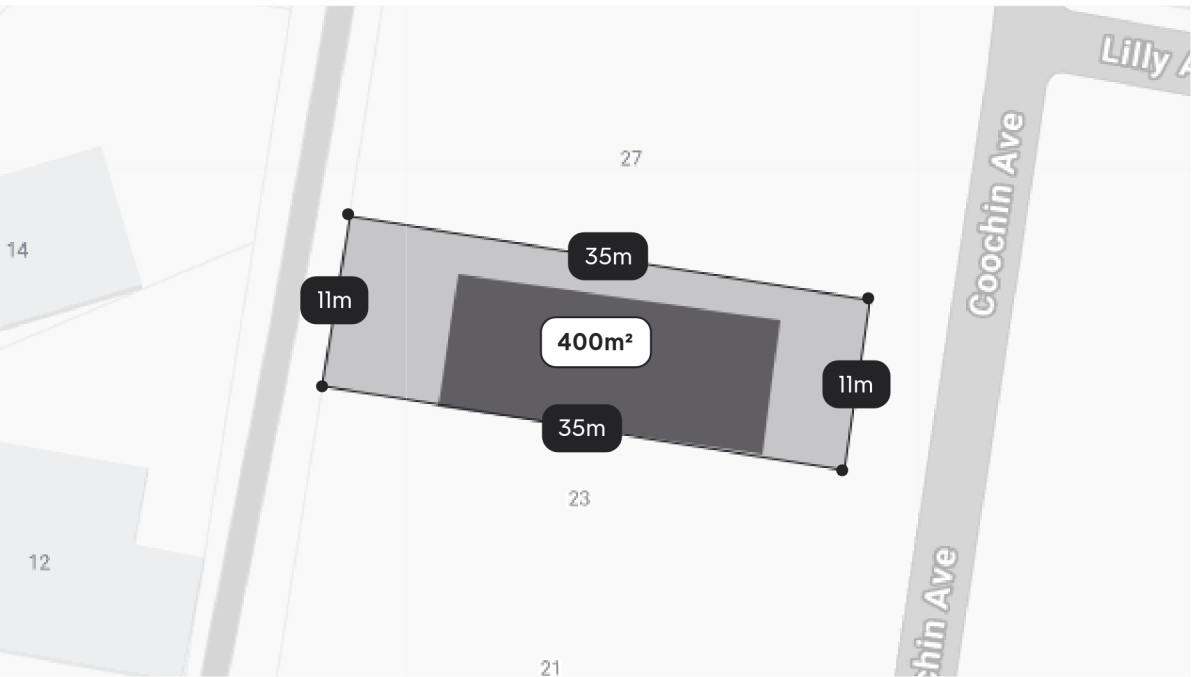
House | Built: 2020 | Plan: SP297306 | Lot: 11

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
13/03/2025	\$990,000	Privately sold	35 days
22/11/2021	\$925,000	Privately sold	11 days
07/05/2019	\$192,000	Privately sold	



LEASED PROPERTIES



37 Mount View Crescent

Narangba QLD 4504

4 2 2 Land: 350m² -

Year built -

Distance 1.1km

Property type House

\$820 per week..

Last leased 10 Sep 2025

26 days on site



24 Sanctuary Cres

Narangba QLD 4504

4 2 2 Land: 400m² -

Year built -

Distance 1.1km

Property type House

\$725 per week..

Last leased 28 Mar 2025

20 days on site



84 Greenhaven Circuit

Narangba QLD 4504

4 2 2 Land: 320m² -

Year built -

Distance 1.2km

Property type House

\$700 per week..

Last leased 06 Sep 2025

1 days on site



13 Titan Street

Burpengary QLD 4505

4 2 2 Land: 300m² -

Year built -

Distance 2.4km

Property type House

\$800 per week..

Last leased 07 Aug 2025

85 days on site



MARKET INSIGHTS - RENTALS

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

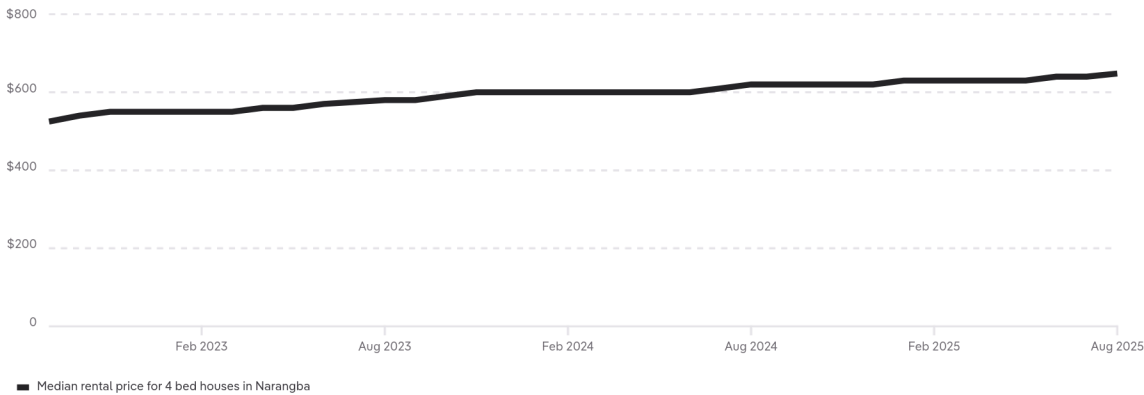
Narangba market snapshot in the last 12 months

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
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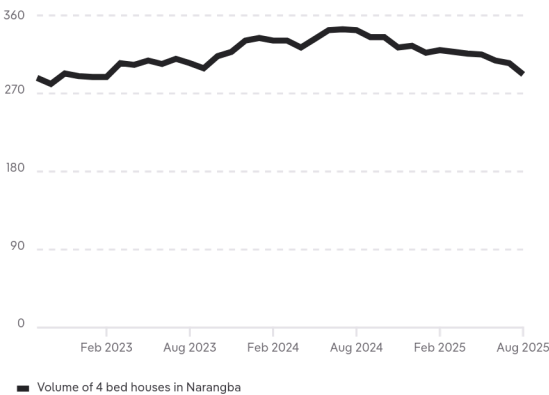
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Narangba



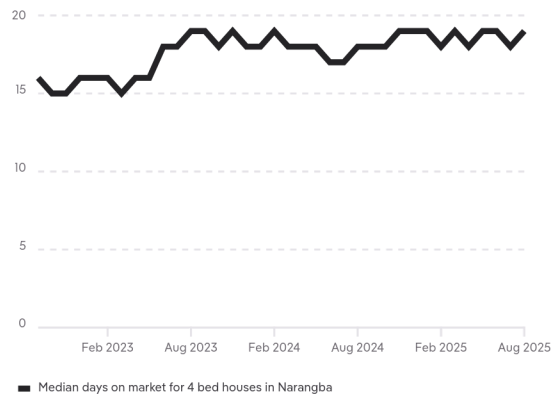
Properties leased - 3 year trend

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

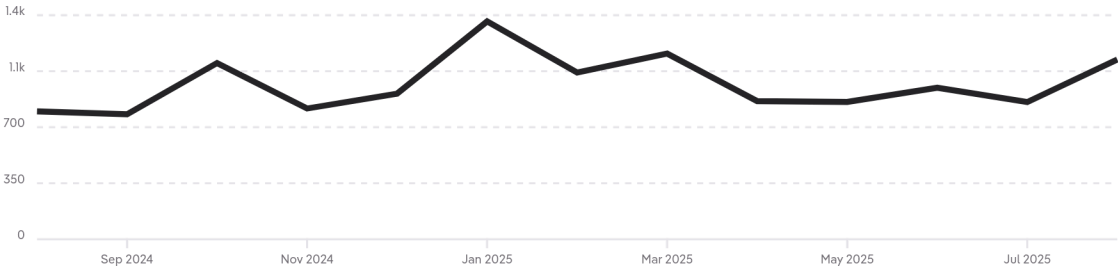
Similar for rent

20

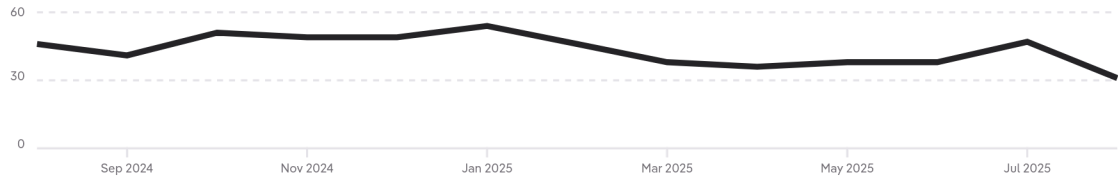
↑ Up 42.9% from this time last week

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

25 Coochin Avenue

Narangba QLD 4504

 4  2  2  400m² | House

\$790 - \$840

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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