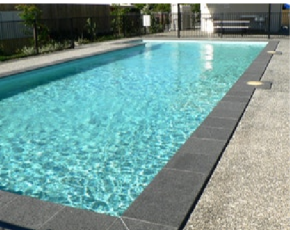




PROPERTY REPORT

Prepared on: 14 Jan 2026



13/238 Young Road Narangba QLD 4504

3 2 1

Land: 1.18ha

Unit | Plan: SP250418 | Lot: 13

BRITTANY JAEGER
BD Realty0489 260 865
brittany@bdrealty.com.au



TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
NOW	WELCOME HOME	Active	1 days
07/06/2023	\$420,000	Privately sold	
28/07/2016	\$287 per week**	Leased	7 days
15/04/2013	\$345,000	Privately sold	



LEASED PROPERTIES



42 Kallatina Street

Narangba QLD 4504

3 2 2 Land: 199m² -

Year built -

Distance 3.1km

Property type Unit

\$595 per week..

Last leased 31 Jul 2025

24 days on site



10 Venus St

Narangba QLD 4504

3 2 2 - -

Year built -

Distance 3.0km

Property type Unit

\$580 per week..

Last leased 18 Mar 2025

39 days on site



10 Venus St

Narangba QLD 4504

3 2 2 - -

Year built -

Distance 3.0km

Property type Unit

\$580 per week..

Last leased 04 Dec 2025

9 days on site



100 Ridge Parade

Narangba QLD 4504

3 2 1 Land: 188m² Floor: 136m²

Year built -

Distance 1.8km

Property type Unit

\$550 per week..

Last leased 23 Apr 2025

12 days on site



46/11-15 Mumford Road
Narangba QLD 4504

3 2 1 - -

Year built - Distance 4.2km
Property type Unit

\$530 per week..

Last leased 29 Oct 2025

16 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 units in Narangba. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$530 pw

↑ Up 1.9% from this time last year

Leased volume

28

↓ Down 17.1% from this time last year

Price growth

1.9%

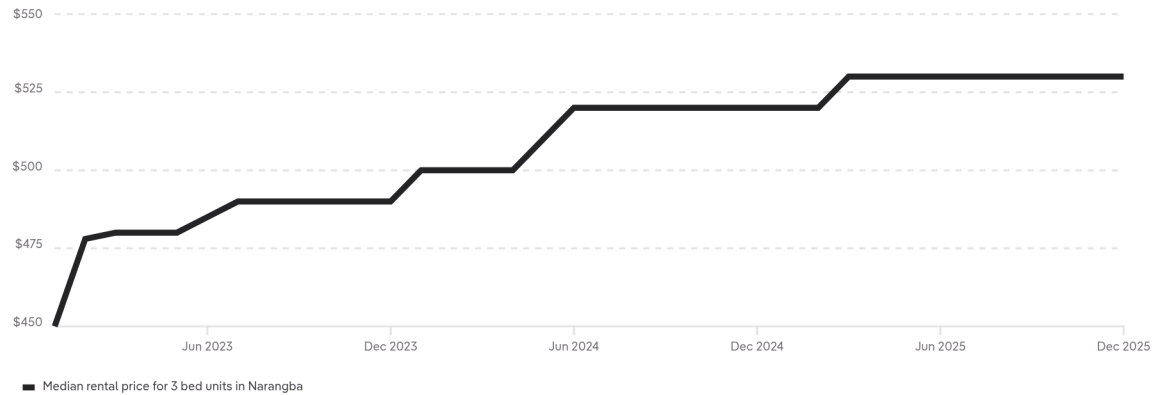
Median days on market

15 days

↓ Down 16.7% from this time last year

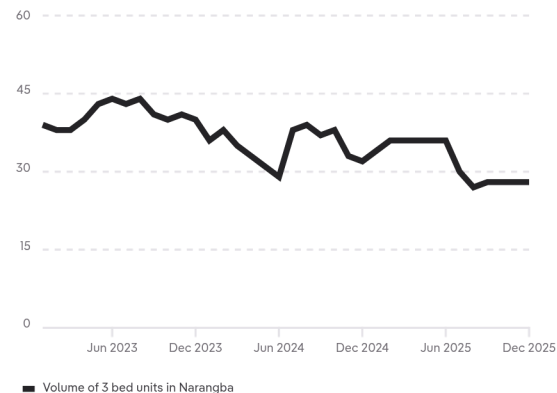
Median rental price - 3 year trend

Showing the median rental price of 3 bed units in Narangba



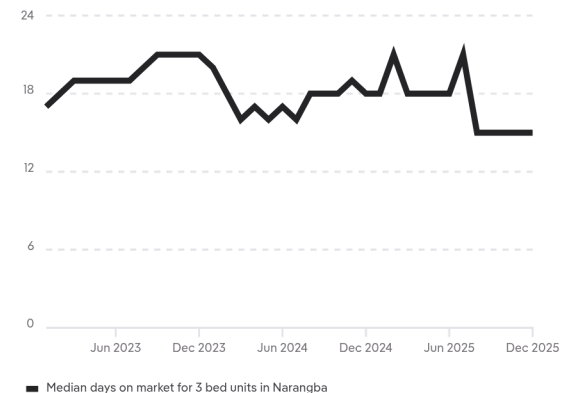
Properties leased - 3 year trend

Showing how many 3 bed units in Narangba have leased



Median days on market - 3 year trend

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





Demand for similar properties

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

Potential renters

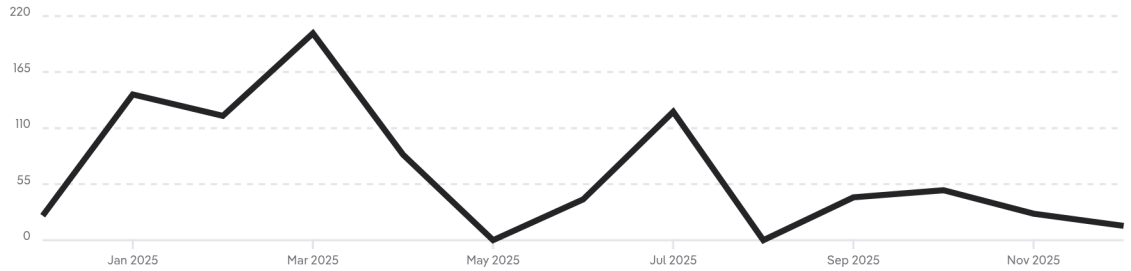
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Similar for rent

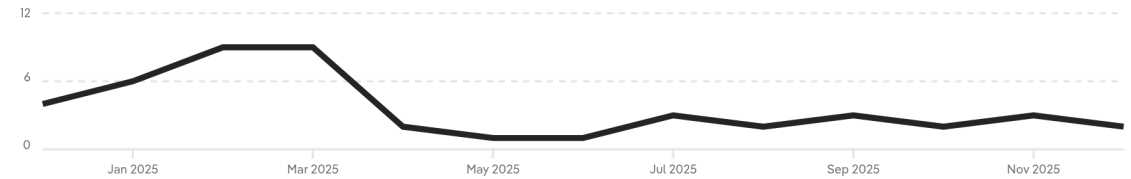
1

Potential renters

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

13/238 Young Road

Narangba QLD 4504

 3  2  1  1.18ha | Unit

\$530 - \$560

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.

