



PROPERTY REPORT

Prepared on: 25 Sep 2025



17 Coolbart Court

Morayfield QLD 4506

 4  2  4

 Land: 8286m²

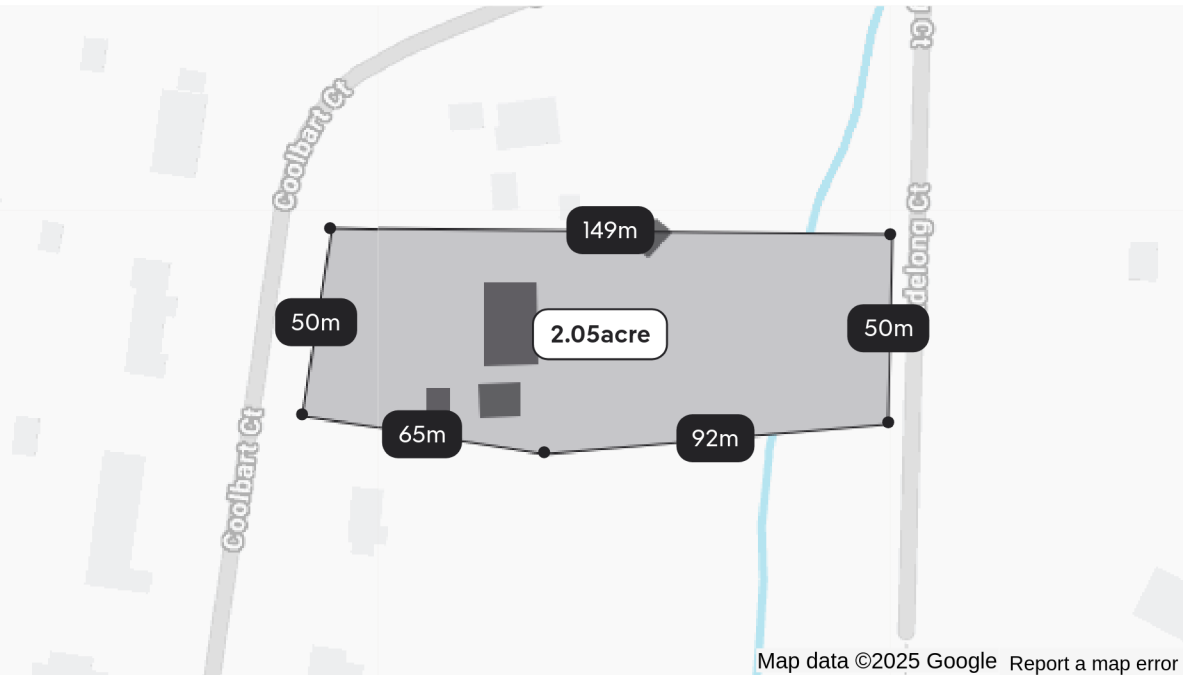
House | Plan: RP189751 | Lot: 96

BRITTANY JAEGER
BD Realty

0489 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	2 days
10/05/2023	\$1.175k plus buyers	Withdrawn	
08/09/2017	\$545,000	Privately sold	71 days
05/02/1998	\$151,500	Privately sold	
28/07/1992	\$136,000	Privately sold	



LEASED PROPERTIES



Morayfield QLD 4506

\$1,150 per week..

 4  2  2  Land: 8048m²  -

Last leased 07 Jul 2025

Year built - Distance -

9 days on site

Property type House



14 Kestrel Court

\$1,050 per week..

Morayfield QLD 4506

Last leased 10 Apr 2025

 4  2  8  Land: 3011m²  -

14 days on site

Year built - Distance 2.4km

Property type House



30 Bristlebird Drive

\$950 per week..

Morayfield QLD 4506

Last leased 09 May 2025

 4  2  4  -  -

30 days on site

Year built - Distance 2.7km

Property type House



FOR RENT PROPERTIES



453-457 Oakey Flat Road

Morayfield QLD 4506

 4  2  2  Land: 5000m²  -

Year built -

Distance 1.7km

Property type House

\$950 per week

Listed on 29 Aug 2025

26 days on site



MARKET INSIGHTS - RENTALS

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

Morayfield market snapshot in the last 12 months

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

Median rental price

\$625 pw

↑ Up 5% from this time last year

Leased volume

456

↓ Down 7.9% from this time last year

Price growth

5%

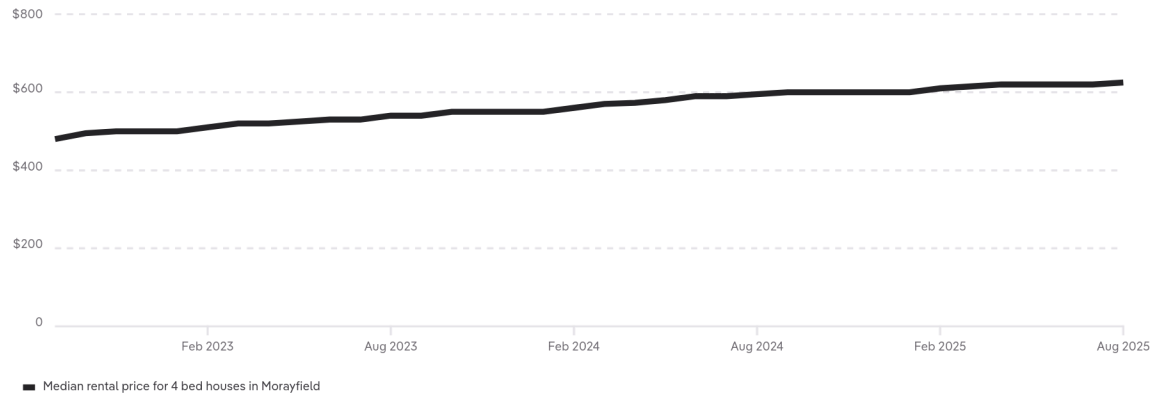
Median days on market

22 days

↑ Up 15.8% from this time last year

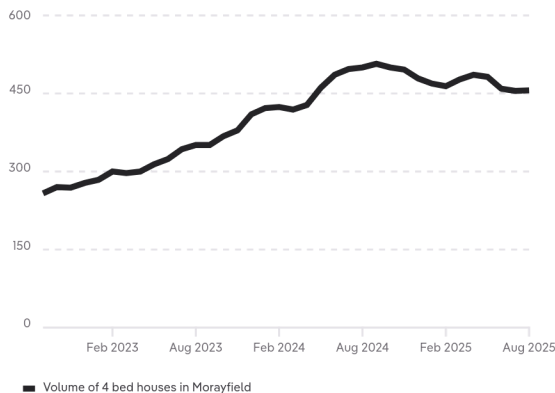
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Morayfield



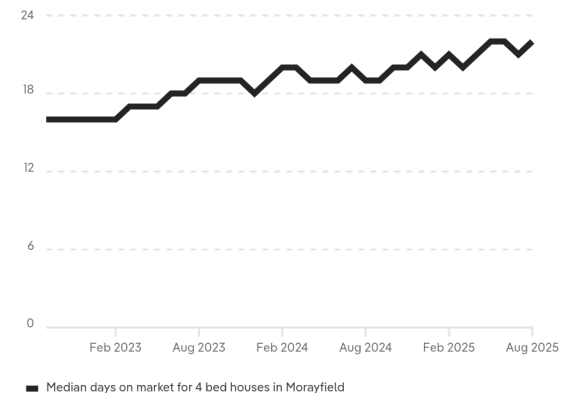
Properties leased - 3 year trend

Showing how many 4 bed houses in Morayfield have leased



Median days on market - 3 year trend

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





Demand for similar properties

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

Potential renters

439

↑ Up 6% from this time last week

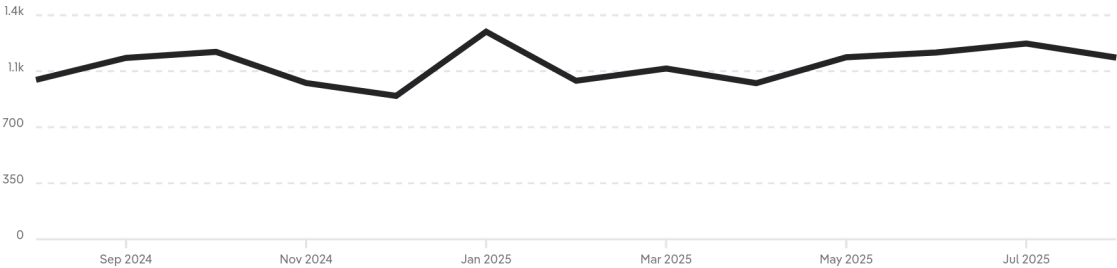
Similar for rent

43

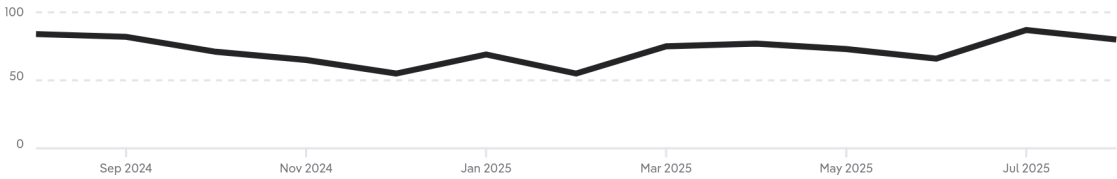
↓ Down 6.5% from this time last week

Potential renters

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

17 Coolbart Court

Morayfield QLD 4506

 4 2 4 8286m² | House**\$1100 - \$1200**

MY RENTAL ESTIMATE



COPYRIGHT AND LEGAL DISCLAIMERS ABOUT PROPERTY DATA

Some of the information displayed in this document is based on historical and current data supplied to Proptrack Pty Ltd by third parties including State government agencies. Proptrack does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors in this information. The information should not be regarded as advice or relied upon by your or any other person and Proptrack recommends that you seek professional advice before making any property decisions.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

**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