



Property Report



Prepared by BRITTANY JAEGER

55 Palatial Cres Narangba QLD 4504

 4  2  2

 Land: 450m²

House | Built: 2020 | Plan: SP297480 | Lot: 359

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	WELCOME HOME	Active	1 days
22/01/2021	\$300,000	Privately sold	



LEASED PROPERTIES



44 Palatial Crescent

Narangba QLD 4504

4 2 2 Land: 375m² Floor: 219m²

Year built - Distance 0.0km

Property type House

\$815 per week..

Last leased 23 Sep 2025

18 days on site



41 Imperial Crescent

Narangba QLD 4504

4 2 2 Land: 375m² -

Year built - Distance 0.3km

Property type House

\$810 per week..

Last leased 09 Feb 2026

18 days on site



38 Imperial Crescent

Narangba QLD 4504

4 2 2 - -

Year built - Distance 0.2km

Property type House

\$780 per week..

Last leased 19 Dec 2025

9 days on site



16 Palatial Crescent

Narangba QLD 4504

4 2 2 Land: 402m² Floor: 214m²

Year built - Distance 0.2km

Property type House

\$730 per week..

Last leased 03 Nov 2025

7 days on site



34 Elite Crescent

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 - 📍 -

Year built - Distance 0.1km

Property type House

\$700 per week..

Last leased 06 Feb 2026

10 days on site



45 Splendid Pde

Narangba QLD 4504

🚗 4 🚶 2 🚲 2 🏠 - 📍 -

Year built - Distance 0.2km

Property type House

\$700 per week..

Last leased 24 Nov 2025

10 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

\$660 pw

↑ Up 4.8% from this time last year

Leased volume

315

↓ Down 2.5% from this time last year

Price growth

4.8%

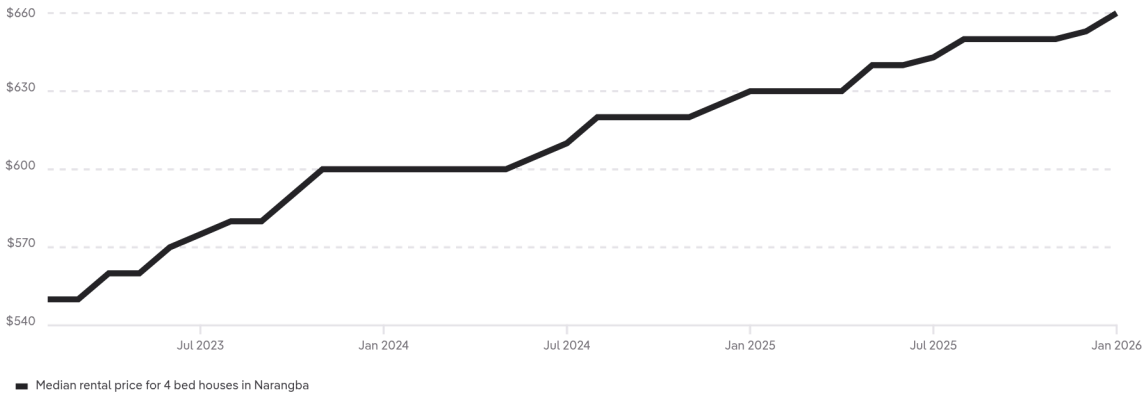
Median days on market

17 days

↓ Down 10.5% from this time last year

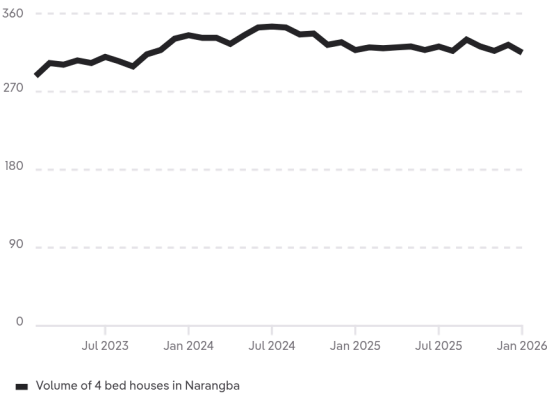
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Narangba



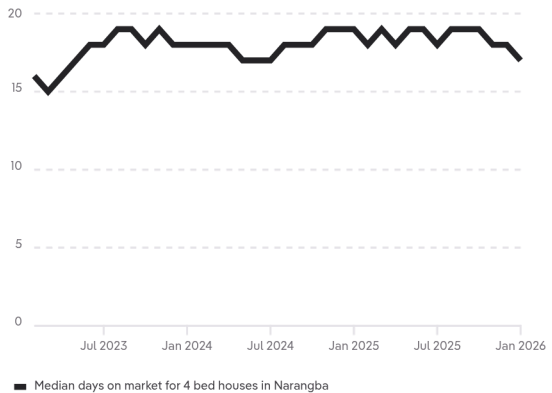
Properties leased - 3 year trend

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

404

↑ Up 3.3% from this time last week

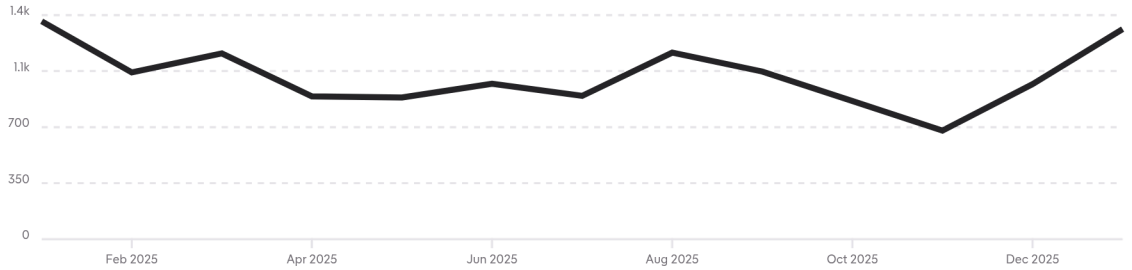
Similar for rent

22

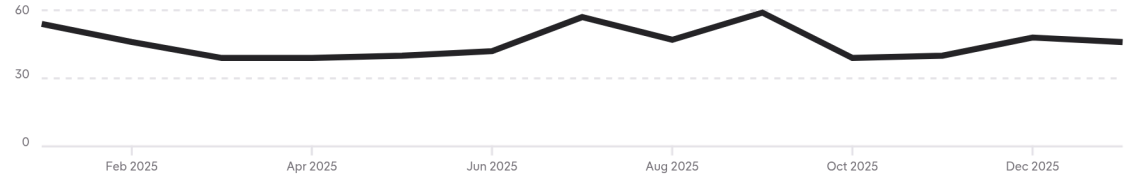
↑ Up 4.8% from this time last week

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

55 Palatial Cres

Narangba QLD 4504

4 2 2 450m² | House

\$775 - \$815

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  REAGroup