



PROPERTY REPORT

Prepared on: 19 Dec 2025



## 5 Florence Court Narangba QLD 4504

 3  2  4

 Land: 1321m<sup>2</sup>

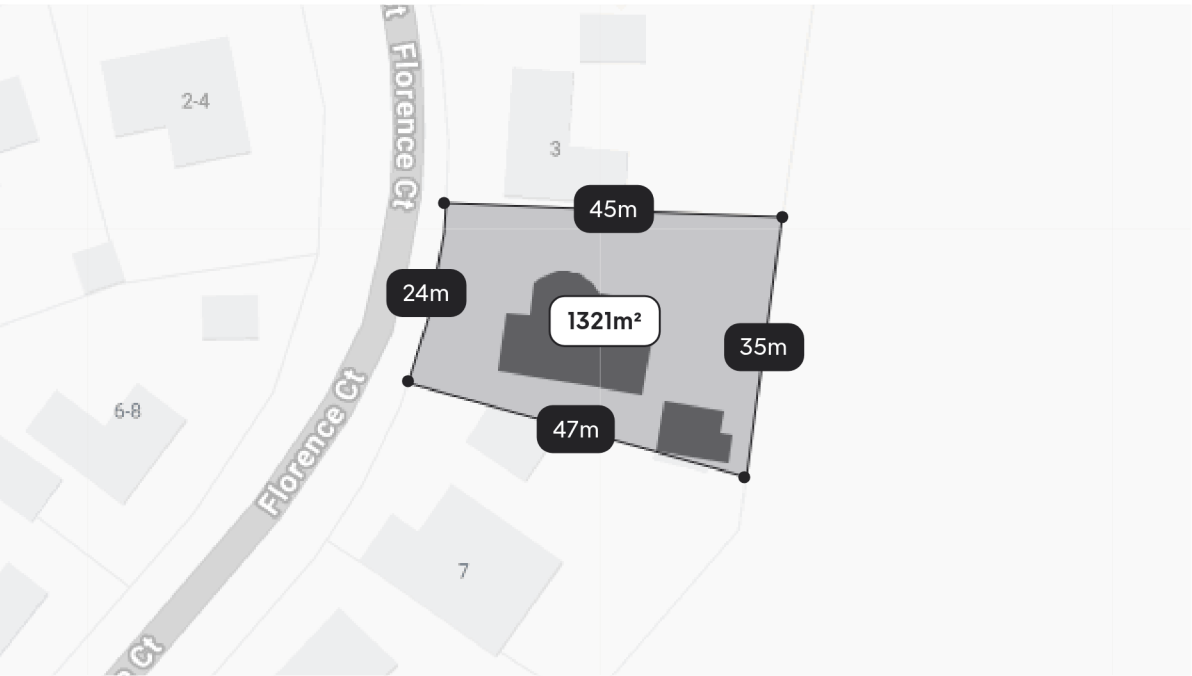
House | Plan: RP839127 | Lot: 313

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 |
|------------|--------------|----------------|-------------|
| NOW        | WELCOME HOME | Active         | 2 days      |
| 26/02/1992 | \$55,000     | Privately sold |             |



LEASED PROPERTIES



## 2 Rosa Court

Narangba QLD 4504

 3
  2
  2
  -
  -

Year built - Distance 1.8km

Property type House

**\$680 per week..**

Last leased 12 Dec 2025

17 days on site



## 46 Champion Circuit

Narangba QLD 4504

 3
  1
  2
  Land: 330m²
  -

Year built - Distance 1.3km

Property type House

**\$670 per week..**

Last leased 18 Jul 2025

4 days on site



## 31 Tibrogargan Drive

Narangba QLD 4504

 3
  1
  2
  Land: 585m²
  -

Year built - Distance 2.0km

Property type House

**\$670 per week..**

Last leased 11 Sep 2025

11 days on site



MARKET INSIGHTS - RENTALS

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

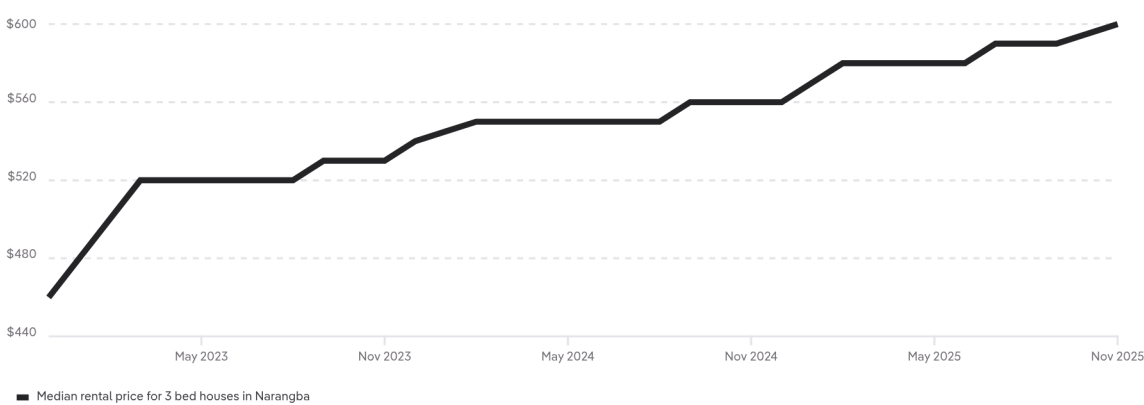
### Narangba market snapshot in the last 12 months

For 3 bed houses in Narangba. Trend data is calculated based on a rolling twelve month period.

|                                                                                     |                                                                         |                                    |                                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Median rental price</b><br><b>\$600 pw</b><br>↑ Up 7.1% from this time last year | <b>Leased volume</b><br><b>81</b><br>↓ Down 6% from this time last year | <b>Price growth</b><br><b>7.1%</b> | <b>Median days on market</b><br><b>16 days</b><br>↓ Down 27.3% from this time last year |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------|

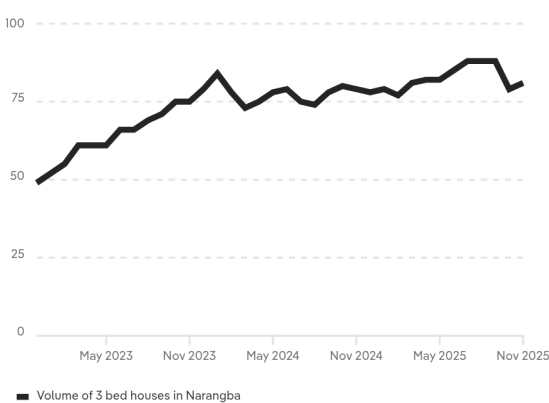
### Median rental price - 3 year trend

Showing the median rental price of 3 bed houses in Narangba



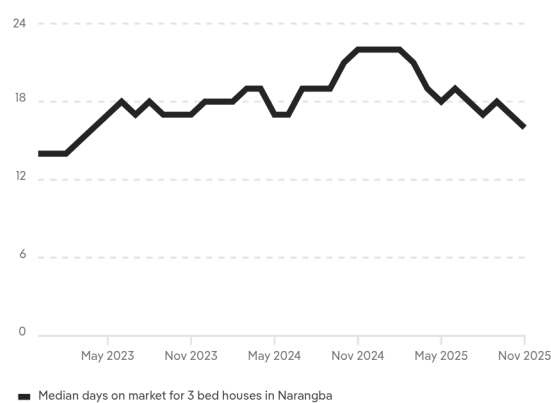
### Properties leased - 3 year trend

Showing how many 3 bed houses in Narangba have leased



### Median days on market - 3 year trend

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





## Demand for similar properties

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

Potential renters

193

↓ Down 18.9% from this time last week

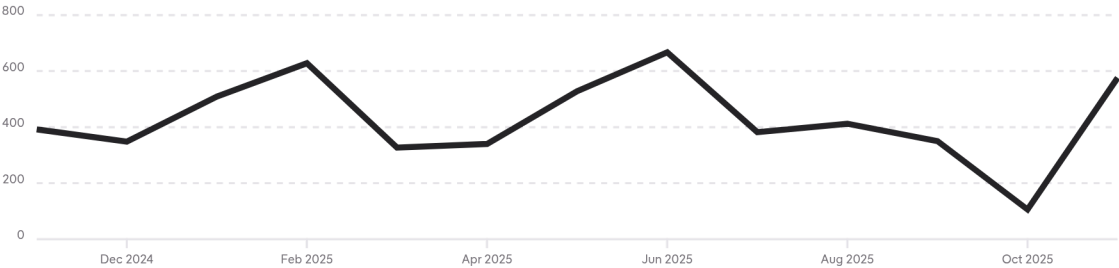
Similar for rent

6

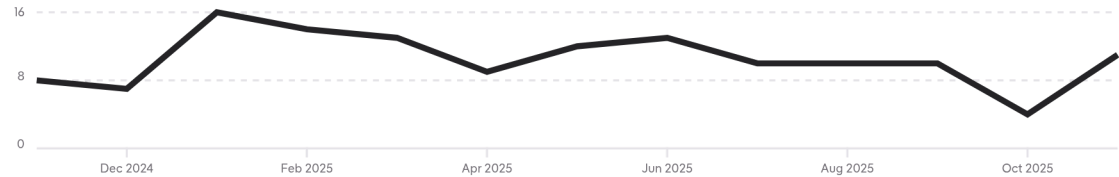
↓ Down 45.5% from this time last week

## Potential renters

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

5 Florence Court

Narangba QLD 4504

 3  2  4  1321m<sup>2</sup> | House

\$650 - \$680 PER WEEK

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](http://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