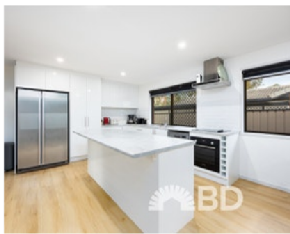




PROPERTY REPORT

Prepared on: 3 Oct 2025



12 Michael Avenue

Morayfield QLD 4506

3 2 2

Land: 628m²

House | Built: 1983 | Plan: RP204670 | Lot: 38

AMY BELL
BD Realty

0482 070 660
amy@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	Offers Over \$740,000	Active	1 days
27/02/2025	\$600 per week**	Leased	17 days
08/02/2023	\$402,000*	Privately sold	33 days
18/01/2023	\$410,000	Privately sold	31 days
16/09/2008	\$269,000	Privately sold	
23/08/2003	\$184,000	Privately sold	



LEASED PROPERTIES

**23 Casey Street**

Caboolture South QLD 4510

3
 2
 0
 -
 -

Year built -

Distance 1.9km

Property type House

\$660 per week..

Last leased 02 Oct 2025

23 days on site

**21 Dorset Drive**

Caboolture South QLD 4510

3
 1
 2
 -
 -

Year built -

Distance 0.9km

Property type House

\$550 per week..

Last leased 29 Sep 2025

20 days on site

**2/41 Einasleigh Street**

Morayfield QLD 4506

3
 2
 2
 -
 -

Year built -

Distance 1.4km

Property type House

\$620 per week..

Last leased 25 Sep 2025

17 days on site

**14 Michelle Street**

Bellmere QLD 4510

 3
 1
 2
 Land: 1162m²
 Floor: 116m²

Year built -

Distance 1.9km

Property type House

\$625 per week..

Last leased 18 Sep 2025

30 days on site



58 Elliott Street

Caboolture QLD 4510

 3  1  0  Land: 607m²  -

Year built -

Distance 1.7km

Property type House

\$600 per week..

Last leased 18 Sep 2025

22 days on site



19 Hilldale Crescent

Morayfield QLD 4506

 3  1  2  -  -

Year built -

Distance 1.6km

Property type House

\$670 per week..

Last leased 16 Sep 2025

8 days on site



17-19 Suffolk Street

Caboolture South QLD 4510

 3  1  2  -  -

Year built -

Distance 0.6km

Property type House

\$620 per week..

Last leased 09 Sep 2025

11 days on site



1 Cheviot Court

Caboolture South QLD 4510

 3  2  2  -  -

Year built -

Distance 0.9km

Property type House

\$600 per week..

Last leased 01 Sep 2025

11 days on site



MARKET INSIGHTS - RENTALS

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

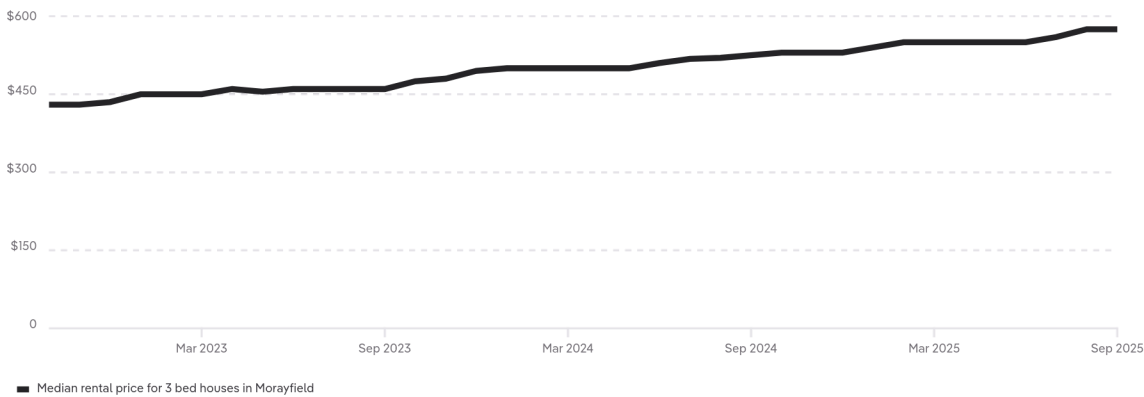
Morayfield market snapshot in the last 12 months

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

Median rental price \$575 pw ↑ Up 9.5% from this time last year	Leased volume 141 ↑ Up 3.5% from this time last year	Price growth 9.5%	Median days on market 18 days ↓ Down 5.3% from this time last year
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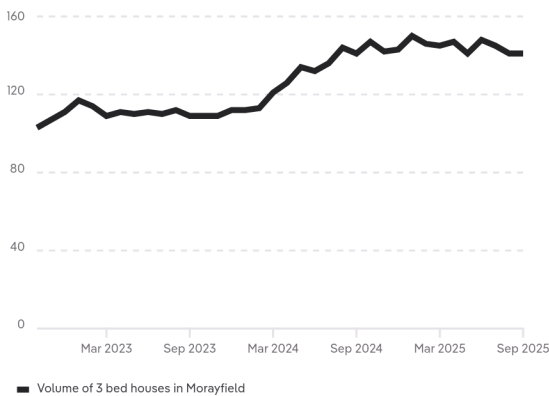
Median rental price - 3 year trend

Showing the median rental price of 3 bed houses in Morayfield



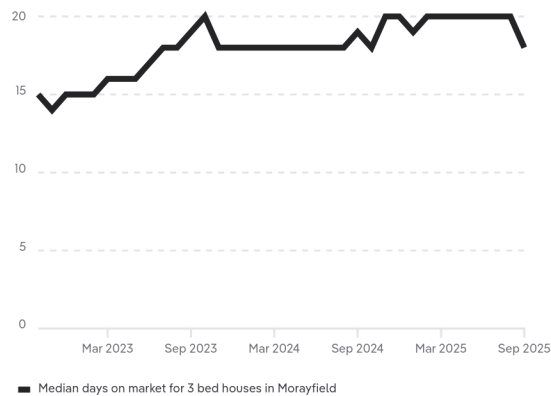
Properties leased - 3 year trend

Showing how many 3 bed houses in Morayfield have leased



Median days on market - 3 year trend

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





Demand for similar properties

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

Potential renters

284

↑ Up 15% from this time last week

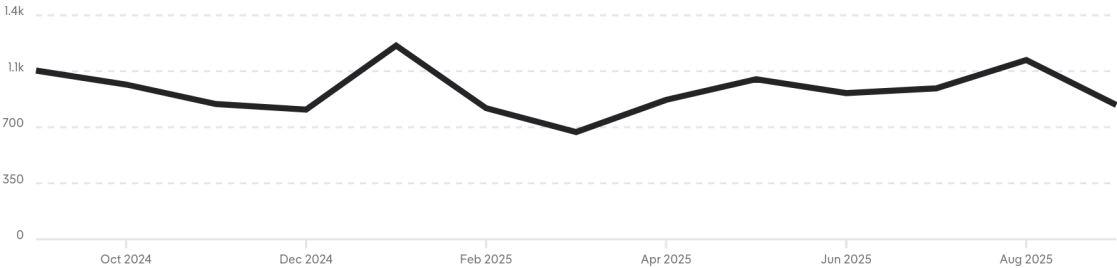
Similar for rent

7

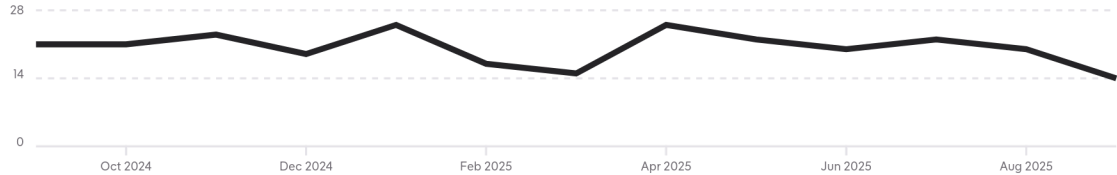
↑ Up 16.7% from this time last week

Potential renters

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

12 Michael Avenue

Morayfield QLD 4506

 3  2  2  628m² | House

\$625-\$650 per week

MY RENTAL ESTIMATE



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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

