



3 Boobook Court

Narangba QLD 4504

3 2 2

Land: 734m²

House | Built: 2003 | Plan: RP853694 | Lot: 17

GAVIN LOMAS

BD Realty

0448 016 400

gavin@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
20/03/2005	\$335,000	Privately sold	
16/02/2005	\$ 339,990 Priced To Sell	Withdrawn	
22/10/1996	\$45,000	Privately sold	



LEASED PROPERTIES



17 Monarch Avenue

Narangba QLD 4504

3 2 2 2 1 1

Year built - Distance 1.4km

Property type House

\$750 per week..

Last leased 31 Jan 2025

2 days on site



89 Pitt Road

Burpengary QLD 4505

3 1 4 1 Land: 853m² 1

Year built - Distance 3.8km

Property type House

\$770 per week..

Last leased 12 Dec 2025

11 days on site



11 Lassus Court

Burpengary QLD 4505

3 1 2 1 1

Year built - Distance 4.3km

Property type House

\$780 per week..

Last leased 17 Sep 2025

29 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.

Median rental price

\$600 pw

↑ Up 7.1% from this time last year

Leased volume

87

↑ Up 12.5% from this time last year

Price growth

7.1%

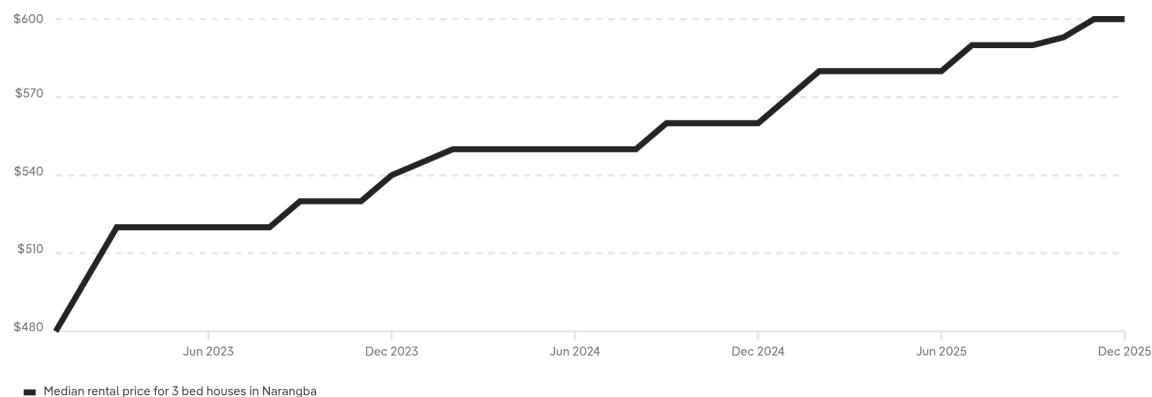
Median days on market

16 days

↓ Down 27.3% from this time last year

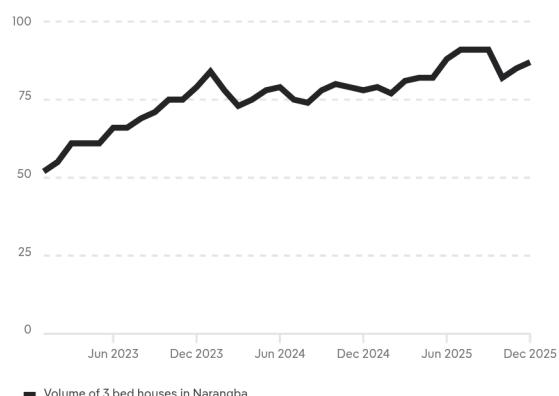
Median rental price - 3 year trend

Showing the median rental price of 3 bed houses in Narangba



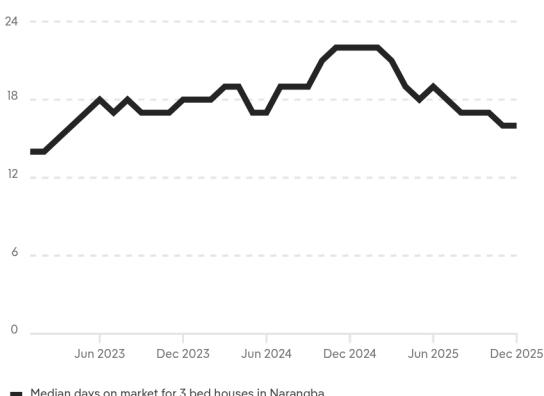
Properties leased - 3 year trend

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

169

↑ Up 85.7% from this time last week

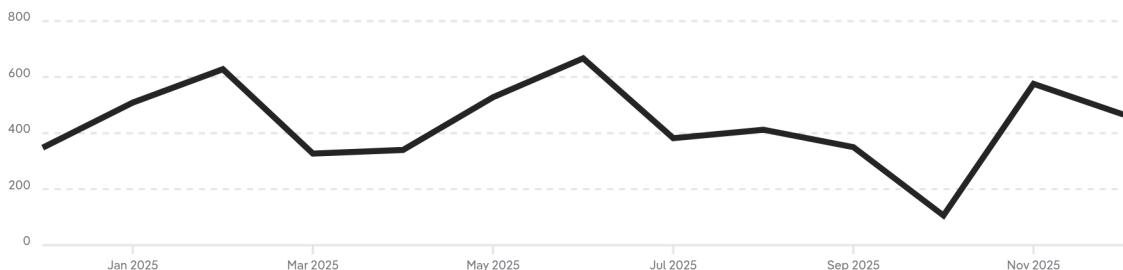
Similar for rent

4

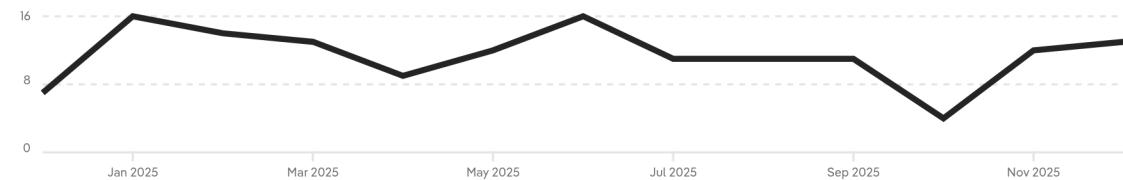
↑ Up 33.3% from this time last week

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

3 Boobook Court

Narangba QLD 4504

 3  2  2  734m² | House**\$750 - \$780 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

**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**