

Suburb Profile Report
Narangba QLD 4504

Prepared on 27 April 2023



CoreLogic®





33km
Distance from GPO

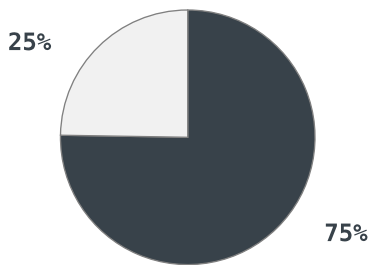


18.6k
Population

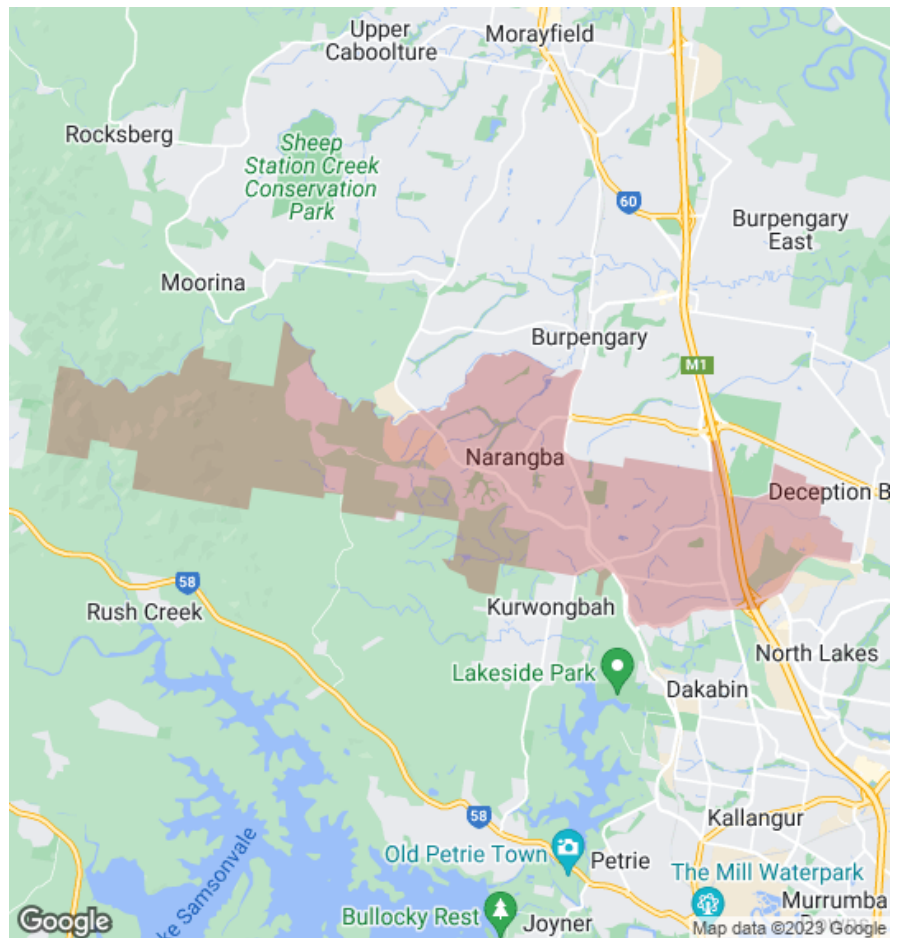
↑14.6%
5 year population change



10 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Narangba is approximately 43.3 square kilometres. It has 61 parks covering nearly 3.7% of total area. The population of Narangba in 2011 was 16,223 people. By 2016 the population was 18,584 showing a population growth of 14.6% in the area during that time. The predominant age group in Narangba is 10-19 years. Households in Narangba are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narangba work in a trades occupation. In 2011, 76.9% of the homes in Narangba were owner-occupied compared with 73.9% in 2016. Currently the median sales price of houses in the area is \$750,000.

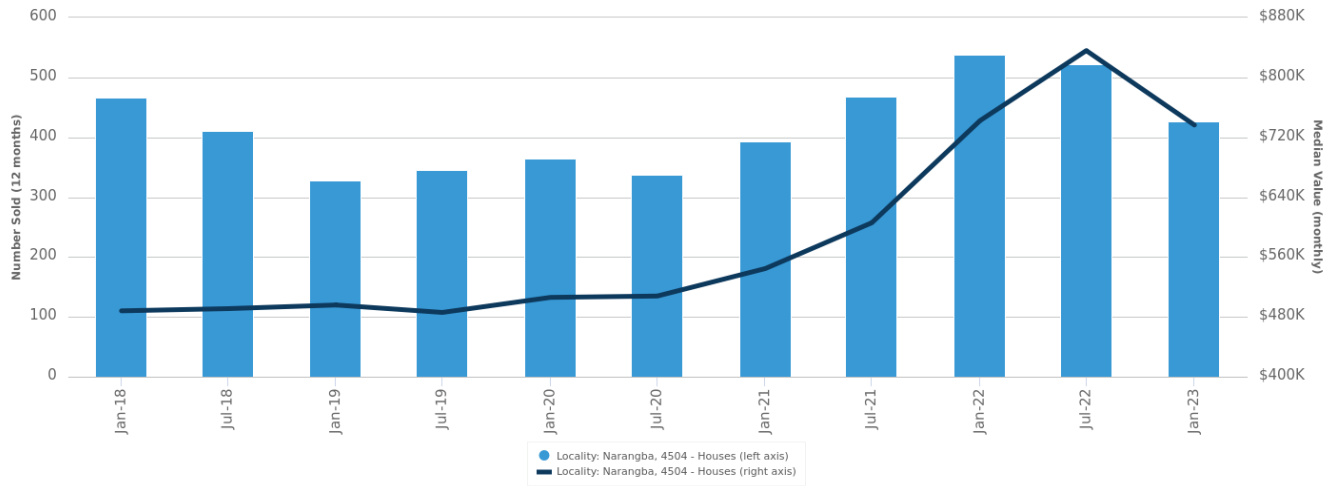
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	6,564	428	\$724,747	70
	154	6	\$355,507	3

*Total number of unique properties listed for sale over the past 12 months.

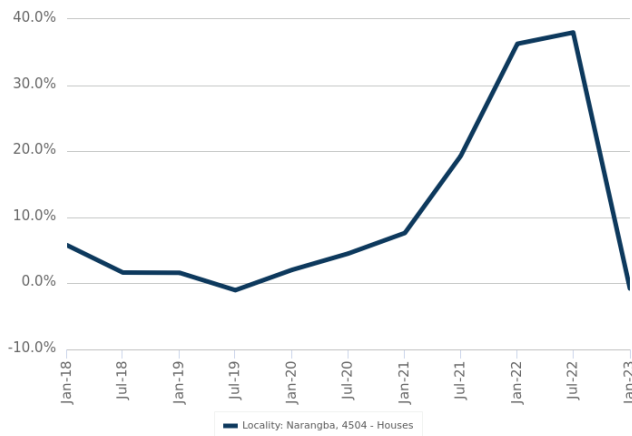


Houses: For Sale

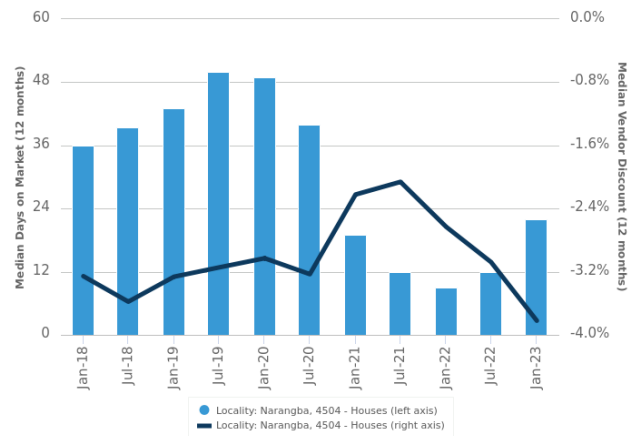
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$880,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$750,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$650,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

0

2
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

Recently Sold

2



Steven Court Narangba QLD 4504

Sold on 03 Nov 2022
\$1,496,000

-
 2
 4,446



LOT 2/2 Valleyview Street Narangba QLD

Sold on 28 Oct 2022
\$415,000

1
 1
 136m²

14

3
BEDROOMS



16 Wollumbin Place Narangba QLD 4504

Listed on 26 Apr 2023
\$670,000- lets talk

2
 1
 600m²



5 Satinash Street Narangba QLD 4504

Sold on 21 Apr 2023
\$772,500*

3
 2
 764m²



59 Tibrogargan Drive Narangba QLD 4504

Listed on 25 Apr 2023
Call agent to request price.

2
 1
 600m²



62A Lennon Boulevard Narangba QLD 4504

Sold on 06 Apr 2023
\$605,000*

2
 2
 507m²

51

4
BEDROOMS



85 Cottontree Drive Narangba QLD 4504

Listed on 25 Apr 2023
Contact Agent For Inspections

2
 2
 693m²



3 Currantwood Court Narangba QLD 4504

Sold on 24 Apr 2023
\$625,000*

2
 2
 638m²



LOT 2/9 Rusty Gum Court Narangba QLD

Listed on 25 Apr 2023
\$919,995

2
 2
 -



32 Elite Crescent Narangba QLD 4504

Sold on 24 Apr 2023
\$692,000*

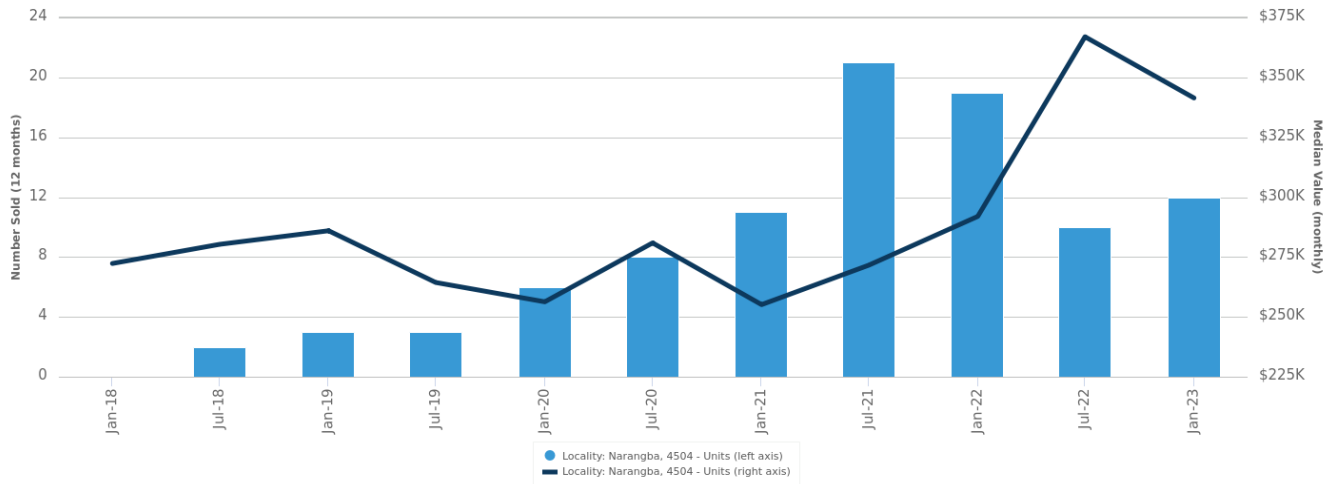
2
 2
 375m²

= number of houses currently On the Market or Sold within the last 6 months

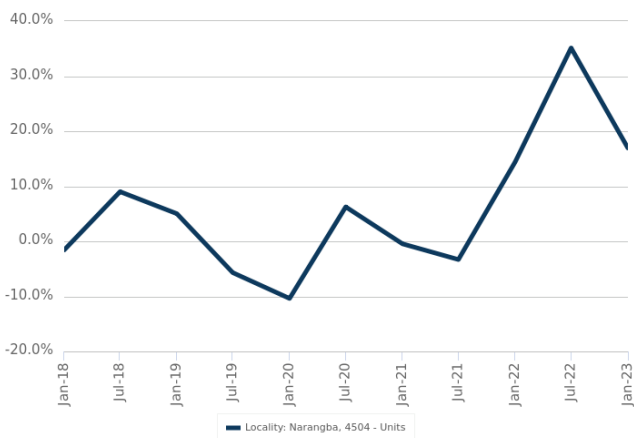
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$448,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$421,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$390,875

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb

There are no recently sold 2 bedroom Units in this suburb



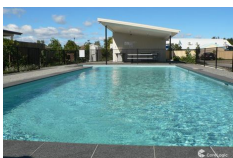
**2/12 Mumford Road
Narangba QLD 4504**

Listed on 24 Apr 2023
\$400K plus buyers



**1/238 Young Road
Narangba QLD 4504**

Sold on 27 Feb 2023
\$420,000



**238 Young Road Narangba
QLD 4504**

Listed on 06 Mar 2023
Offers over \$419,000



**16/238 Young Road
Narangba QLD 4504**

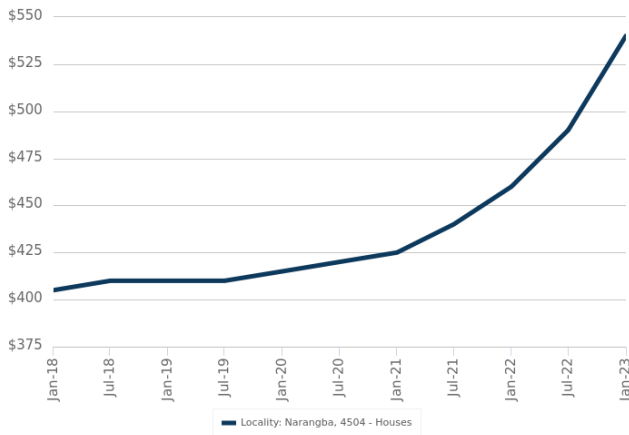
Sold on 27 Feb 2023
\$390,000



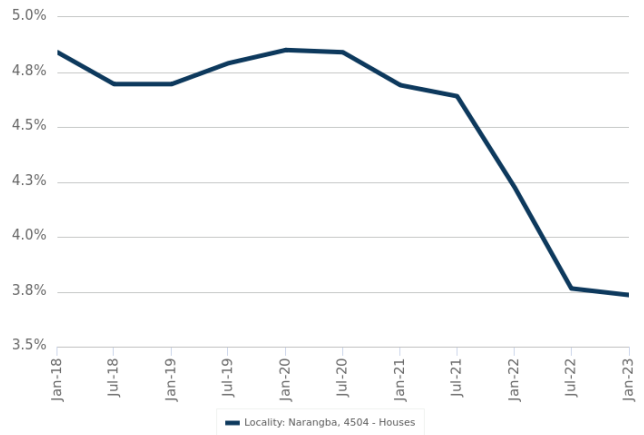
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

9

3
BEDROOMS



13 Bush Tucker Drive
Narangba QLD 4504

Listed on 20 Apr 2023
\$580/W

2

2

327m²



21/13 Mumford Road
Narangba QLD 4504

Listed on 17 Apr 2023
\$450/W

1

2

178m²

28

4
BEDROOMS



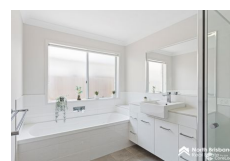
14 Glorious Avenue
Narangba QLD 4504

Listed on 24 Apr 2023
\$600/W

2

2

400m²



60 Kallatina Street
Narangba QLD 4504

Listed on 24 Apr 2023
\$650/W

2

2

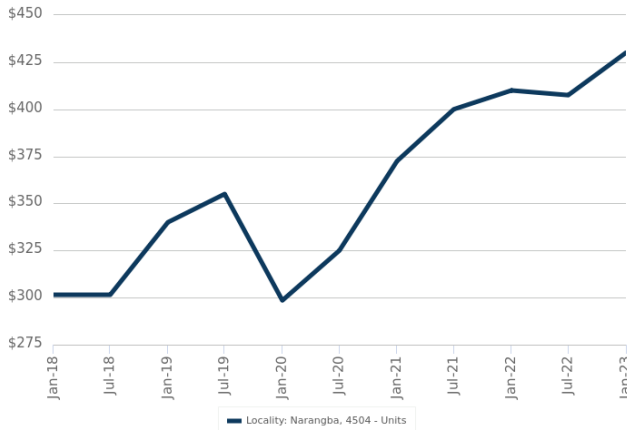
375m²



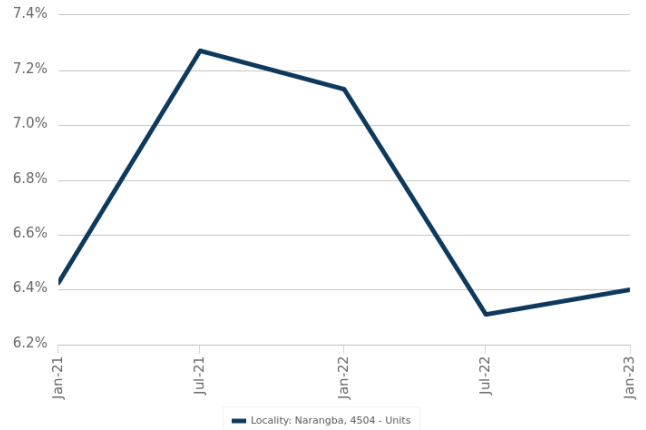
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

0 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb

= number of units observed as On the Market for Rent within the last month

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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