

# Comprehensive Bundaberg Real Estate Analysis Report June-August 2024

## Introduction

This report provides an in-depth analysis of the real estate market across multiple suburbs in Bundaberg, Queensland, focusing on data from the last three months of 2024 (June, July, and August). The aim is to highlight trends, rental yields, price growth, and overall investment potential, assisting both property owners and investors in making informed decisions.

## Overall Trends and Key Observations

The majority of suburbs experienced a positive growth in median house prices over the last three months, with the average price change across all suburbs being around 2.3%. Rental yields for houses remained consistent across most suburbs, indicating stable rental returns for investors. The highest house price growth was observed in Branyan, followed closely by Bargara and Bundaberg Central, indicating these areas have high appreciation potential.

## Section 1: Detailed Suburb Analysis

### 1. House Price Growth

Suburb	Jun 2024 Price	Jul 2024 Price	Aug 2024 Price	% Change (June to Aug)
Branyan	\$580,000	\$590,000	\$600,000	3.45%
Bargara	\$620,000	\$630,000	\$640,000	3.23%
Bundaberg Central	\$400,000	\$405,000	\$410,000	2.50%
Bundaberg East	\$420,000	\$425,000	\$430,000	2.38%
Bundaberg South	\$430,000	\$435,000	\$440,000	2.33%

Branyan led the growth with a 3.45% increase in median house prices, indicating strong market activity and appreciation potential. Bargara remains a hot market with sustained growth and demand, making it an attractive investment opportunity.

## 2. Rental Yield Analysis

Suburb	Rental Yield (June)	Rental Yield (August)	Trend
Bundaberg Central	6.5%	6.5%	Stable
Svensson Heights	6.4%	6.4%	Stable
Thabeban	5.9%	5.9%	Stable
Burnett Heads	4.7%	4.7%	Stable
Branyan	5.0%	5.0%	Stable

## Section 2: Investment Recommendations

For Property Investors, top investment suburbs include Branyan and Bundaberg Central, while property owners in these areas might consider selling to capitalize on the appreciation trend.

## Section 3: Key Market Trends and Projections

Most suburbs are experiencing gradual increases in house prices, with rental yields holding steady. The unit market shows more volatility but presents opportunities in areas like Coral Cove and Qunaba.

## Conclusions

The real estate market in Bundaberg, QLD, is currently experiencing steady growth, with several suburbs offering both capital appreciation and high rental yields.

# Real Estate Growth Analysis Report

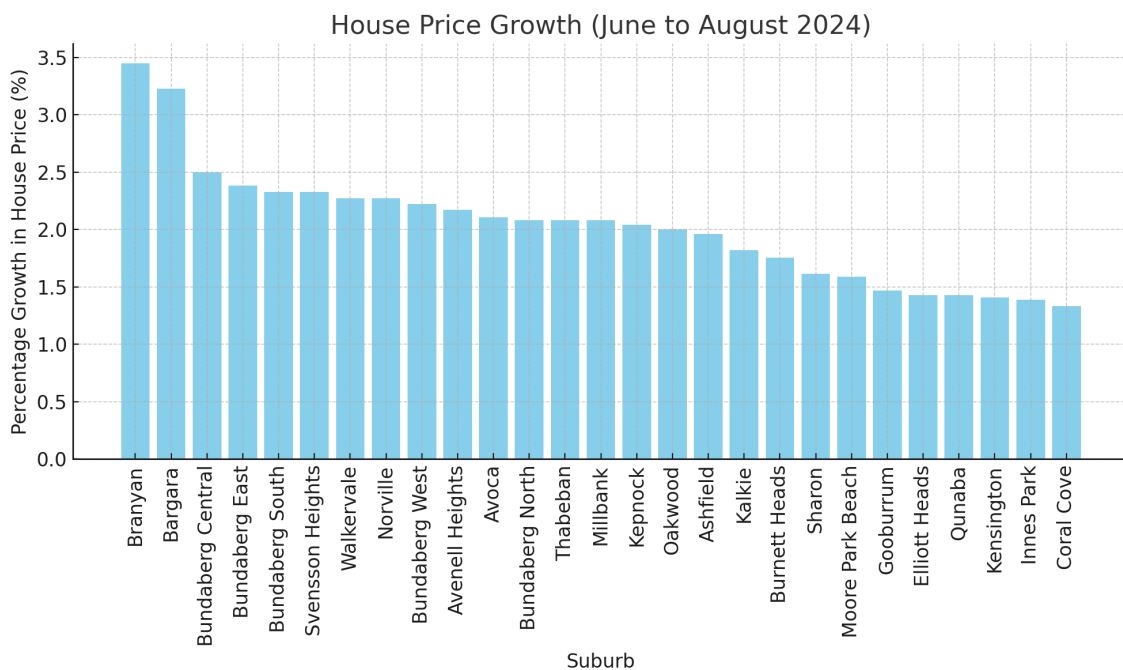
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## House Price Growth Analysis

The following table and chart display the house price growth percentage for various suburbs from June to August 2024.

Suburb	House Price Growth (%)
Branyan	3.45%
Bargara	3.23%
Bundaberg Central	2.50%
Bundaberg East	2.38%
Bundaberg South	2.33%
Svensson Heights	2.33%
Walkervale	2.27%
Norville	2.27%
Bundaberg West	2.22%
Avenell Heights	2.17%
Avoca	2.11%
Bundaberg North	2.08%
Thabeban	2.08%
Millbank	2.08%
Kepnock	2.04%
Oakwood	2.00%
Ashfield	1.96%
Kalkie	1.82%
Burnett Heads	1.75%
Sharon	1.61%

Moore Park Beach	1.59%
Gooburrum	1.47%
Elliott Heads	1.43%
Qunaba	1.43%
Kensington	1.41%
Innes Park	1.39%
Coral Cove	1.33%



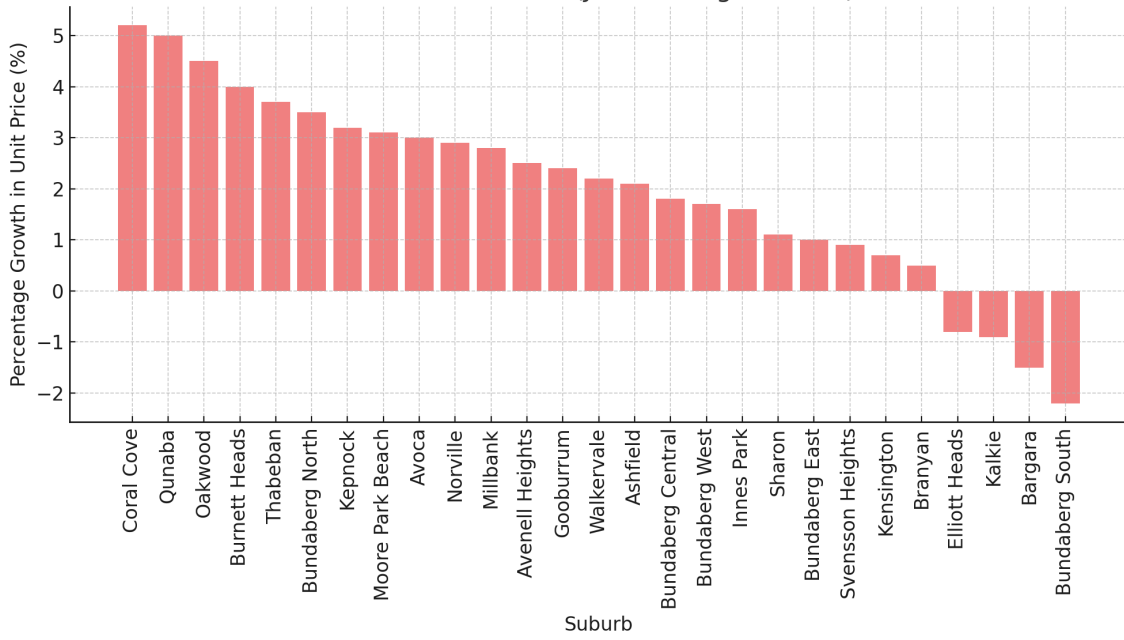
### Unit Price Growth Analysis

The following table and chart display the unit price growth percentage for various suburbs from June to August 2024.

Suburb	Unit Price Growth (%)
Coral Cove	5.20%
Qunaba	5.00%
Oakwood	4.50%
Burnett Heads	4.00%

Thabeban	3.70%
Bundaberg North	3.50%
Kepnock	3.20%
Moore Park Beach	3.10%
Avoca	3.00%
Norville	2.90%
Millbank	2.80%
Avenell Heights	2.50%
Gooburrum	2.40%
Walkervale	2.20%
Ashfield	2.10%
Bundaberg Central	1.80%
Bundaberg West	1.70%
Innes Park	1.60%
Sharon	1.10%
Bundaberg East	1.00%
Svensson Heights	0.90%
Kensington	0.70%
Branyan	0.50%
Elliott Heads	-0.80%
Kalkie	-0.90%
Bargara	-1.50%
Bundaberg South	-2.20%

Unit Price Growth (June to August 2024)



# Rental Price Growth Analysis Report

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## Rental Price Growth Analysis

The following table and chart display the rental price growth percentage for various suburbs from June to August 2024.

Suburb	Rental Price Growth (%)
Kensington	2.80%
Moore Park Beach	2.70%
Bundaberg South	2.60%
Norville	2.60%
Gooburrum	2.50%
Walkervale	2.40%
Branyan	2.40%
Bundaberg North	2.30%
Qunaba	2.30%
Innes Park	2.20%
Avoca	2.20%
Bundaberg West	2.10%
Kepnock	2.00%
Ashfield	2.00%
Millbank	1.90%
Coral Cove	1.90%
Svensson Heights	1.90%
Avenell Heights	1.80%
Thabeban	1.80%
Oakwood	1.70%

Burnett Heads	1.70%
Elliott Heads	1.60%
Bargara	1.50%
Sharon	1.50%
Kalkie	1.40%
Bundaberg East	1.30%
Bundaberg Central	1.00%

