

more than money nab

PROPERTY REPORT

50 Christensen Street Machans Beach QLD 4878

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Prepared on: 07 July 2025

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CoreLogic

50 Christensen Street Machans Beach QLD 4878

4	2	1	129m²	512m²

Property Details

Lot/Plan	L77 RP712661	**Property Type**	House
Year Built	1996	**Council Area**	Cairns Regional
Zone	720, RESIDENTIAL 1 (2060)	**Land Use Primary**	Single Unit Dwelling









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50 Christensen Street Machans Beach QLD 4878

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$675,000	$627,000 - $722,000	Low — High

Estimated Value as at 30 June 2025. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
30 Oct 2013	Sold	$345,000	Sale Method: Normal Sale, Sale Advised by: Government
16 Oct 2013	For Sale	Auction	Campaign period: 16/10/2013 - 29/11/2013, Listing Type: Private Treaty, Listed by: Margrit Allen, RE/MAX REAL ESTATE SERVICES, Days on market: 15
27 Apr 1998	Sold	$156,000	Sale Method: Unknown, Sale Advised by: Government
03 Oct 1989	Sold	$60,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



60 Christensen Street Machans Beach QLD 4878

3	2	2	-	513m²

Sale Price **$720,000** Sale Method -

Sale Date 28/05/2025 Days on Market -

0.1km from property



21 Maple Street Holloways Beach QLD 4878

5	2	2	176m²	658m²

Sale Price **$690,000** Sale Method -

Sale Date 30/01/2025 Days on Market 106

1.1km from property



3 Fern Street Holloways Beach QLD 4878

4	2	6	159m²	640m²

Sale Price **$725,000** Sale Method Private Treaty

Sale Date 27/05/2025 Days on Market 30

1.8km from property



48 Christensen Street Machans Beach QLD 4878

4	2	-	220m²	512m²

Sale Price **$750,000** Sale Method Private Treaty

Sale Date 09/03/2025 Days on Market 37

0km from property

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Properties For Sale



60 Christensen Street Machans Beach QLD 4878

3	2	2	-	513m²

First Ad Price $729,000 - $759,000

Latest Ad Price $699,000 - $729,000

Listing Method - Days on Market -

0.1km from property



19 Prior Street Machans Beach QLD 4878

3	2	2	186m²	606m²

First Ad Price 695000 - 745000

Latest Ad Price $695000 - $745000

Listing Method - Days on Market -

0.6km from property



96 Christensen Street Machans Beach QLD 4878

4	2	2	109m²	540m²

First Ad Price Offers Over $865,000

Latest Ad Price Under Contract

Listing Method - Days on Market -

0.4km from property



54 Marshall Street Machans Beach QLD 4878

3	2	-	117m²	539m²

First Ad Price Best Offer On, Or Before July 10

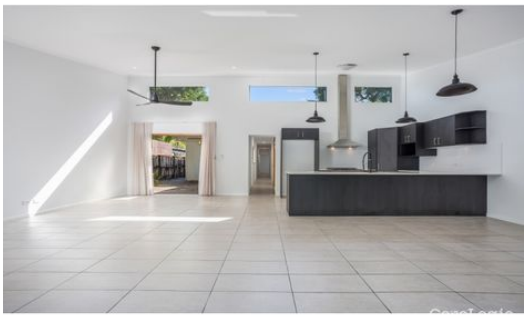
Latest Ad Price Contact agent

Listing Method - Days on Market -

0.7km from property

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Properties For Rent



35 David Street Machans Beach QLD 4878

5 | 2 | 3 | 163m^2 | 539m^2

Rent Price **$800/Week** Days on Market -

Campaign Period 27 Jun 2025 - 06 Jul 2025

0.3km from property



27 Bouganvillea Street Holloways Beach QLD 4878

3 | 1 | 2 | 106m^2 | 647m^2

Rent Price **$700/Week** Days on Market -

Campaign Period 02 Jul 2025 - 06 Jul 2025

2.1km from property

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Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Machans Beach State School 55-71 Machan Street Machans Beach QLD 4878	0.3km	Primary	Mixed	Government	119
	Cairns State High School 156 Sheridan Street Cairns North QLD 4870	7km	Secondary	Mixed	Government	1651
	Freshwater State School 9-33 Corkill Street Freshwater QLD 4870	4.2km	Primary	Mixed	Government	738
	Mother of Good Counsel School 394 Sheridan Street Cairns North QLD 4870	4.9km	Primary	Mixed	Non-Government	369
	Yorkeys Knob State School 26-38 Clinton Street Yorkeys Knob QLD 4878	5.2km	Primary	Mixed	Government	241

Property within school catchment

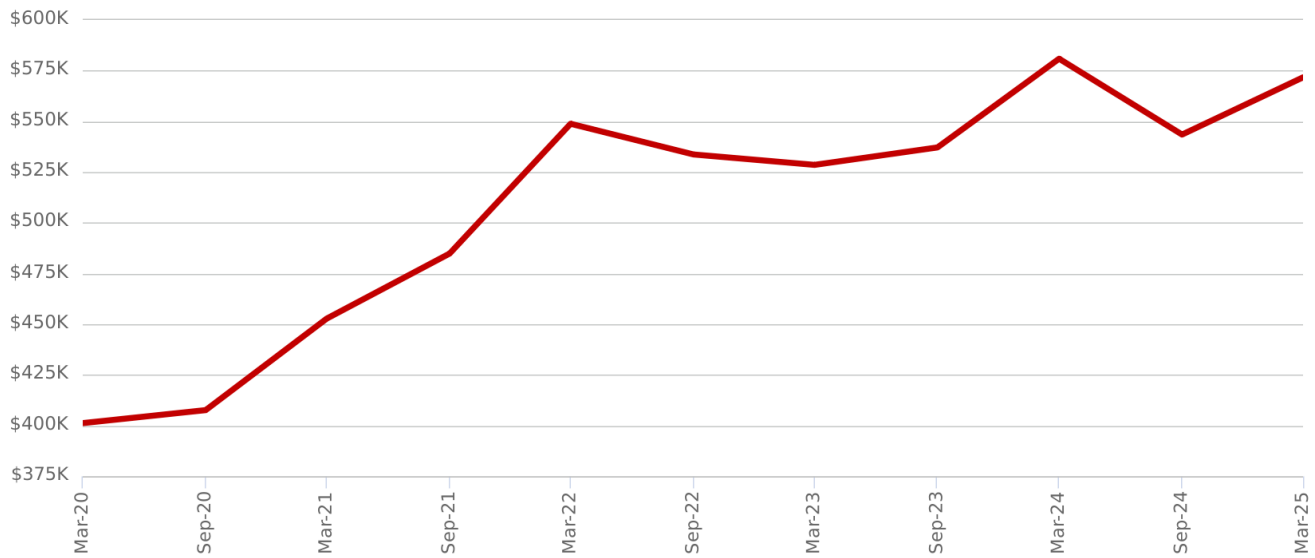
Property outside school catchment (government)/no catchment applies (non-government)

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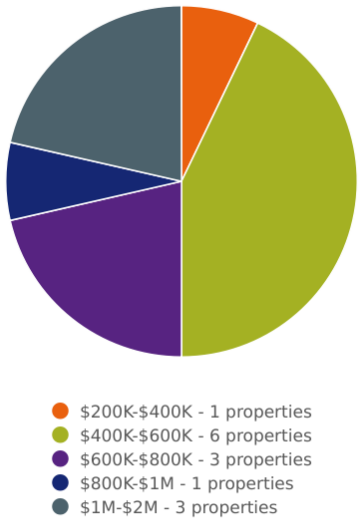
Machans Beach Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2025	14	$571,723	▼ 1.57%
Mar 2024	19	$580,896	▲ 9.89%
Mar 2023	19	$528,574	▼ 3.69%
Mar 2022	24	$548,832	▲ 21.21%
Mar 2021	21	$452,766	▲ 12.83%
Mar 2020	22	$401,266	▲ 10.25%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2025	2024
22	22

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Machans Beach Insights - Houses

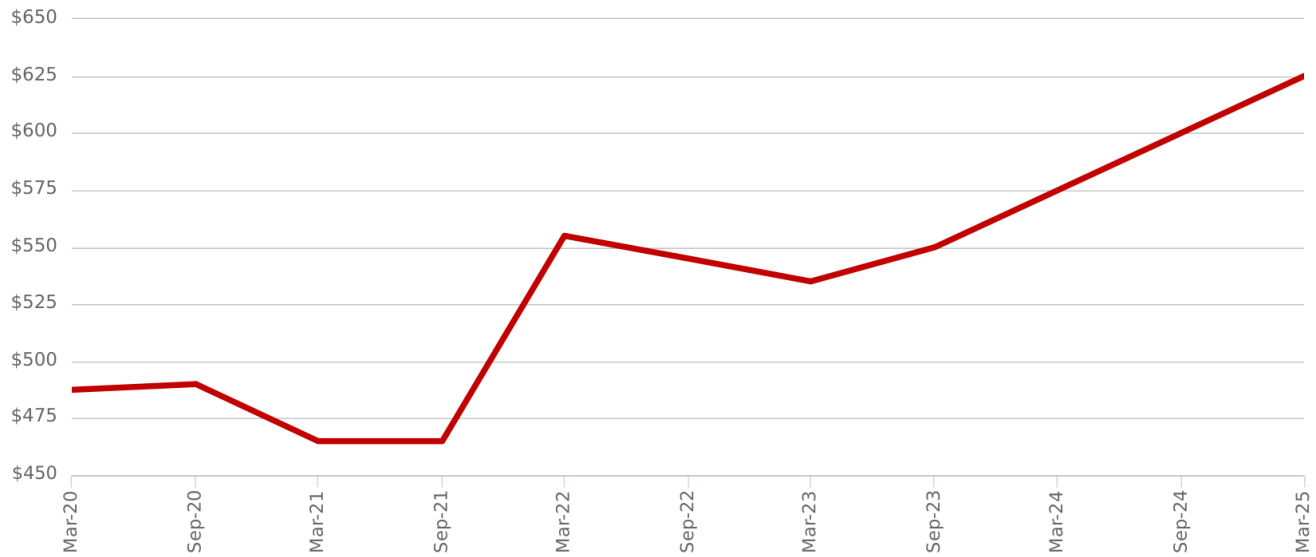
Median Weekly Asking Rent

2025	2024
$625	-

Indicative Gross Rental Yield

2025	2024
5.82%	-

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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