

more than money nab

PROPERTY REPORT

31 Bradman Street Moranbah
QLD 4744

Prepared for: Noel PROLONGEAU
Prepared on: 28 September 2026

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cotality™

31 Bradman Street Moranbah QLD 4744

4 | 2 | 8 | 134m² | 987m²

Property Details

Lot/Plan	L18 M973100	**Property Type**	House
Year Built	1980	**Council Area**	Isaac Regional
Zone	G01, URBAN	**Land Use Primary**	Single Unit Dwelling









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31 Bradman Street Moranbah QLD 4744

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$465,000	$415,000 - $518,000	 Low High

Estimated Value as at 21 September 2026. 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
19 May 2025	Sold	$400,000	Sale Method: Private Treaty, Sale Advised by: Government
05 Mar 2025	For Sale	$439,000	Campaign period: 05/03/2025 - 10/06/2025, Listing Type: Private Treaty, Listed by: Marie Dowie, MARIE DOWIE: INFINITY PROPERTY SPECIALISTS, Days on market: 98
16 Jan 1997	Sold	$13,234	Sale Method: Unknown, Sale Advised by: Government
26 Jul 1996	Sold	-	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



34 Mackay Moranbah QLD 4744

4	2	3	114m²	800m²

Sale Price	**$435,000**	Sale Method	Private Treaty
Sale Date	29/05/2026	Days on Market	76

0.2km from property



31 Sedgman Street Moranbah QLD 4744

4	2	2	99m²	981m²

Sale Price	**$460,000**	Sale Method	-
Sale Date	08/07/2026	Days on Market	558

0.3km from property



5 Clements Street Moranbah QLD 4744

4	2	2	121m²	1,046m²

Sale Price	**$512,500**	Sale Method	Private Treaty
Sale Date	15/06/2026	Days on Market	83

0.5km from property



13 Flight Drive Moranbah QLD 4744

4	2	4	128m²	769m²

Sale Price	**$510,000**	Sale Method	Private Treaty
Sale Date	22/04/2026	Days on Market	42

0.6km from property

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Properties For Sale



19 Gilchrist Terrace Moranbah QLD 4744

4	2	4	119m²	768m²

First Ad Price 548,000.00

Latest Ad Price 519,000.00

Listing Method - Days on Market -

0.5km from property



27 Clements Street Moranbah QLD 4744

4	2	2	164m²	775m²

First Ad Price $399,000

Latest Ad Price Offers Over $399,000

Listing Method - Days on Market -

0.5km from property



42 Clements Street Moranbah QLD 4744

4	2	2	140m²	771m²

First Ad Price $500,000

Latest Ad Price $500,000

Listing Method - Days on Market -

0.6km from property



89 McCool Street Moranbah QLD 4744

4	2	4	-	818m²

First Ad Price $499,000

Latest Ad Price $499,000

Listing Method - Days on Market -

0.7km from property

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Properties For Rent



22 Lawson Drive Moranbah QLD 4744

4 | 2 | 1 | 107m² | 817m²

Rent Price **$750/Week** Days on Market -

Campaign Period 17 Sep 2026 - 27 Sep 2026

0.9km from property



11 Archer Drive Moranbah QLD 4744

4 | 2 | 3 | 120m² | 783m²

Rent Price **$650/Week** Days on Market -

Campaign Period 10 Sep 2026 - 27 Sep

1.3km from property



6 Laver Street Moranbah QLD 4744

5 | 2 | 1 | 113m² | 911m²

Rent Price **$650/Week** Days on Market -

Campaign Period 13 Jul 2026 - 27 Sep 2026

1.9km from property



1 Miller Court Moranbah QLD 4744

3 | 1 | 8 | 94m² | 1,264m²

Rent Price **$680/Week** Days on Market -

Campaign Period 07 Sep 2026 - 27 Sep

0.2km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Moranbah East State School Hannan Drive Moranbah QLD 4744	0.5km	Primary	Mixed	Government	566
Moranbah State High School 165-185 Mills Avenue Moranbah QLD 4744	0.7km	Secondary	Mixed	Government	620
Moranbah State School 1A-1 Belyando Avenue Moranbah QLD 4744	1.5km	Primary	Mixed	Government	558
Coppabella State School LOT 14 Matherson Street Coppabella QLD 4741	33km	Primary	Mixed	Government	17
Valkyrie State School 43092 Fitzroy Developmental Road Valkyrie QLD 4742	53.6km	Primary	Mixed	Government	14

Property within school catchment

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

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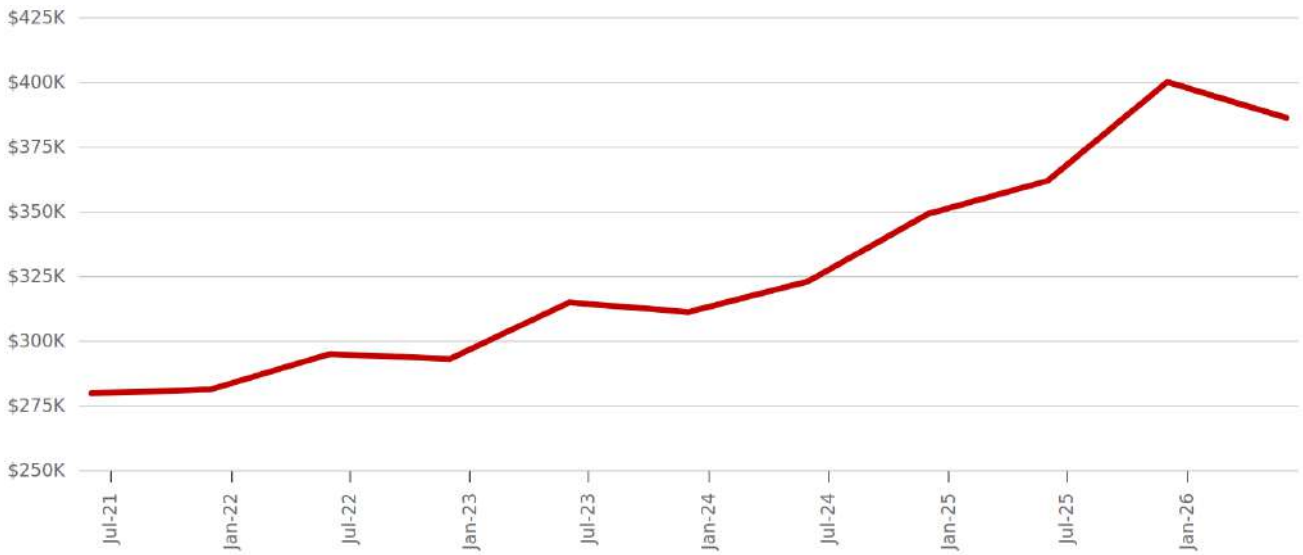
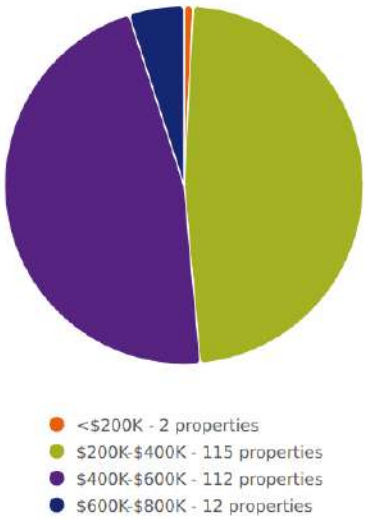
Moranbah Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jun 2026	241	$386,157	▲ 6.73%
Jun 2025	241	$361,804	▲ 11.99%
Jun 2024	204	$323,047	▲ 2.62%
Jun 2023	178	$314,797	▲ 6.73%
Jun 2022	199	$294,926	▲ 5.45%
Jun 2021	153	$279,674	▲ 9.08%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2026	2025
61	44

Median Vendor Discount

2026	2025
3.84%	3.63%

Statistics are calculated over a rolling 12 month period

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Moranbah Insights - Houses

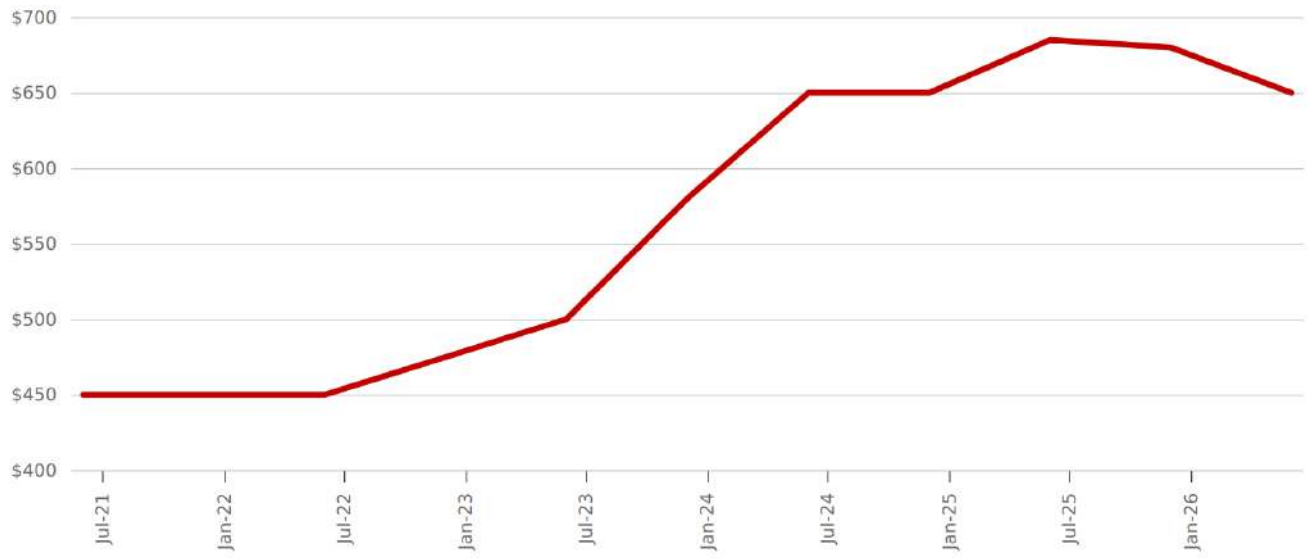
Median Weekly Asking Rent

2026	2025
$650	$685

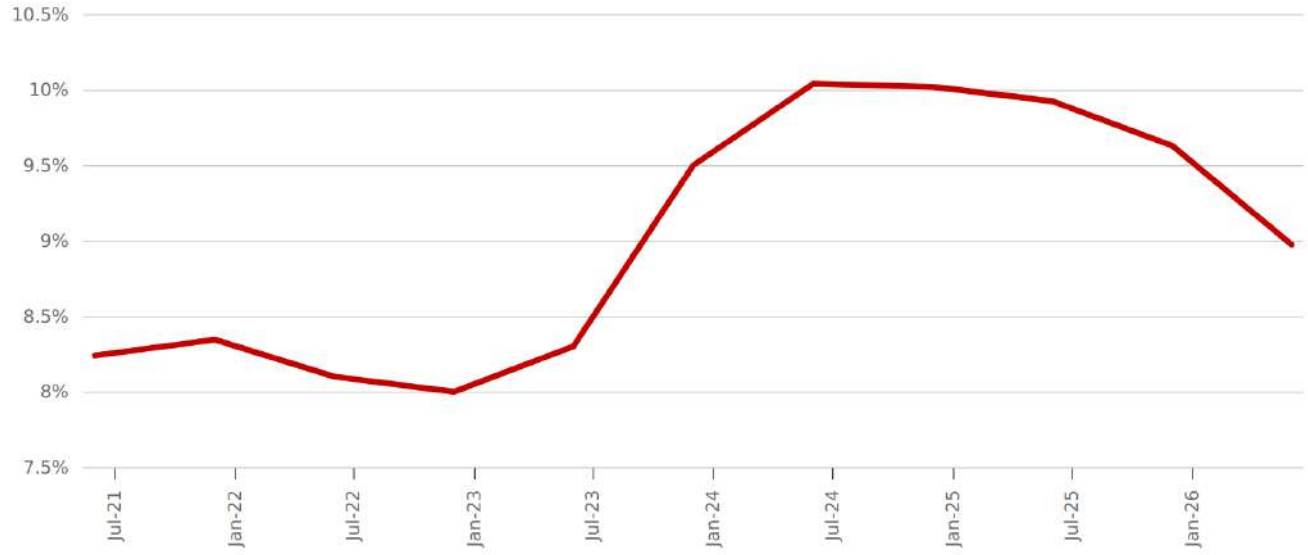
Indicative Gross Rental Yield

2026	2025
8.97%	9.92%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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(b) relies on the accuracy of the description against the Development Approval Data provided to Cotality by third parties;
(c) may differ from the actual construction cost (where it contains an estimated construction cost) and

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Estimated Value

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