Property Profile Report

6 Hansen Court Marian QLD 4753

Prepared on 07 October 2026 for Theart LABUSCHAGNE

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6 Hansen Court Marian QLD 4753

4	2	4	153m²	704m²

Property Details

Lot/Plan	L25 SP197295	**Property Type**	House
Year Built	2007	**Council Area**	Mackay Regional
Zone	703, RESIDENTIAL (M)	**Land Use Primary**	Single Unit Dwelling









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6 Hansen Court Marian QLD 4753

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$775,000	$704,000 - $844,000	

Estimated Value as at 05 October 2026. An automated valuation model estimate (**AVM Estimate**) is a statistically derived estimate of the sale or rental value (as the context requires) of the subject property. An AVM Estimate must not be relied upon as a professional valuation or an accurate representation of the market sale or rental value of the subject property. For further information about the AVM Estimate, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
08 Jan 2025	Sold	$640,000	Sale Method: Private Treaty, Sale Advised by: Government
02 Dec 2024	For Sale	By Negotiation	Campaign period: 02/12/2024 - 17/02/2025, Listing Type: Private Treaty, Listed by: Aileen Fahl, Onsite Property, Days on market: 38
22 Apr 2015	Sold	$400,000	Sale Method: Private Treaty, Sale Advised by: Government
28 Aug 2014	For Sale	435000	Campaign period: 28/08/2014 - 29/03/2015, Listing Type: Private Treaty, Listed by: LOFT BRYAN, 360 PROPERTY MANAGEMENT - MACKAY, Days on market: 214
24 Dec 2013	For Rent	-	Campaign period: 24/12/2013 - 01/01/2014, Listed by: MCCARTHY MEGAN, 360 PROPERTY MANAGEMENT - MACKAY, Days on market: 9
30 Sep 2009	Development Approval	$31,326	Type: SWIMMING POOL/SPA, Permit Number: 1788, Build Area: 37m^2
23 Aug 2006	Sold	$130,000	Sale Method: Unknown, Sale Advised by: Government
16 May 2006	Sold	$115,500	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



50 Kennys Road Marian QLD 4753

4	2	5	151m²	709m²

Sale Price **$755,000** Sale Method Private Treaty

Sale Date 14/04/2026 Days on Market 20

0.1km from property



5 Ruddell Close Marian QLD 4753

4	2	2	182m²	703m²

Sale Price **$740,000** Sale Method Private Treaty

Sale Date 28/07/2026 Days on Market 13

0.2km from property



103 Kennys Road Marian QLD 4753

4	2	4	132m²	859m²

Sale Price **$746,000** Sale Method Private Treaty

Sale Date 14/07/2026 Days on Market 33

0.5km from property



27 O'Neill Place Marian QLD 4753

4	2	2	158m²	720m²

Sale Price **$742,000** Sale Method Private Treaty

Sale Date 24/05/2026 Days on Market 51

0.5km from property

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Properties For Sale



15 Hansen Marian QLD 4753

4	2	2	154m²	808m²

First Ad Price Offers Over $719,000

Latest Ad Price Offer From $699,000

Listing Method - Days on Market -

0.1km from property



2 Peacock Place Marian QLD 4753

4	2	4	157m²	723m²

First Ad Price Offers $749,000

Latest Ad Price Offers $749,000

Listing Method - Days on Market -

0.1km from property



5 Sheedy Crescent Marian QLD 4753

4	2	5	250m²	902m²

First Ad Price By Negotiation

Latest Ad Price $769,000

Listing Method - Days on Market -

0.5km from property



33 Sheedy Crescent Marian QLD 4753

4	2	4	200m²	918m²

First Ad Price Offers From $929,000

Latest Ad Price Offers Over $885,000

Listing Method - Days on Market -

0.7km from property

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Properties For Rent



54 Hoffman Drive Marian QLD 4753

4	2	2	131m^2	994m^2

Rent Price **$860/Week** Days on Market -

Campaign Period 24 Sep 2026 - 06 Oct

1km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Marian State School 137 Anzac Avenue Marian QLD 4753	0.4km	Primary	Mixed	Government	553
Mirani State High School 2 Augusta Street Mirani QLD 4754	9.8km	Secondary	Mixed	Government	837
North Eton State School LOT 1 Kinchant Dam Road North Eton QLD 4741	8.9km	Primary	Mixed	Government	19
Mirani State School 12 Maud Street Mirani QLD 4754	9.8km	Primary	Mixed	Government	321
Hampden State School 2880 Bruce Highway Hampden QLD 4741	10.2km	Primary	Mixed	Government	83

Property within school catchment

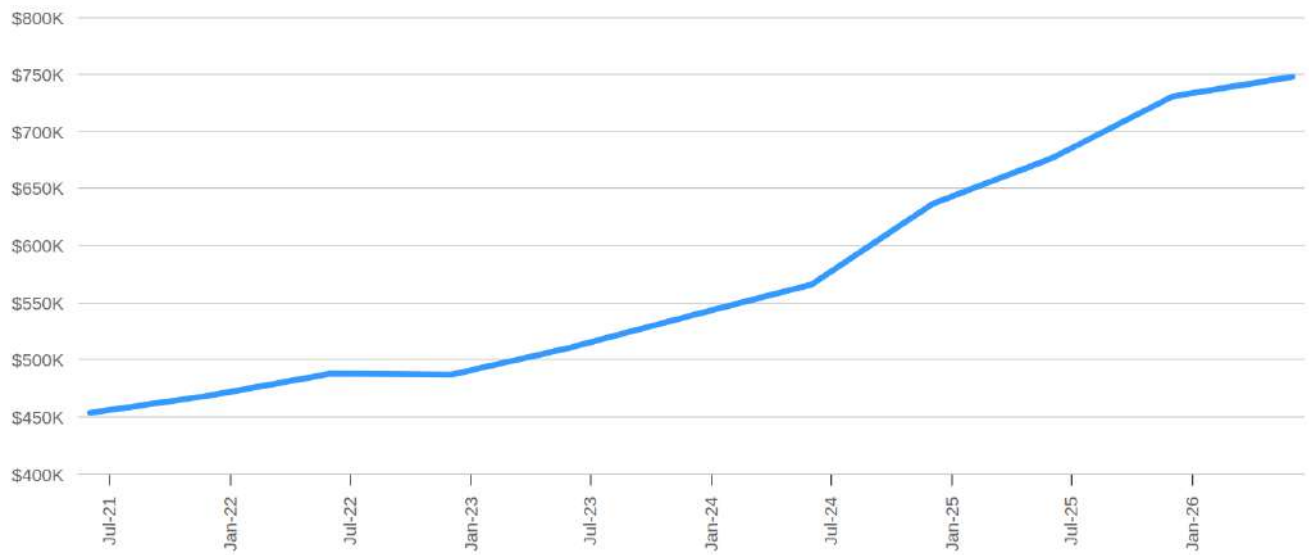
Property outside school catchment (government)/no catchment applies (non-government)

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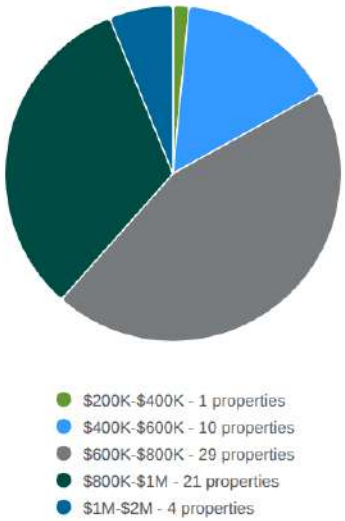
Marian Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jun 2026	65	$747,907	▲ 10.53%
Jun 2025	61	$676,646	▲ 19.56%
Jun 2024	94	$565,900	▲ 10.82%
Jun 2023	82	$510,634	▲ 4.71%
Jun 2022	119	$487,626	▲ 7.56%
Jun 2021	110	$453,326	▲ 17.11%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2026	2025
22	10

Median Vendor Discount

2026	2025
2.00%	1.53%

Statistics are calculated over a rolling 12 month period

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Marian Insights - Houses

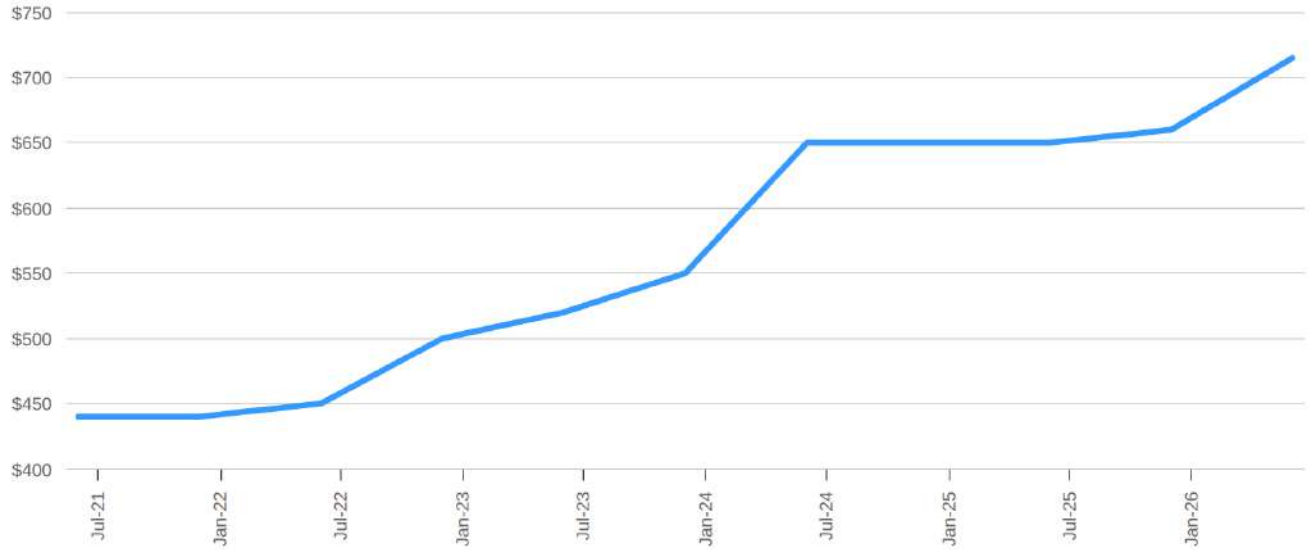
Median Weekly Asking Rent

2026	2025
$715	$650

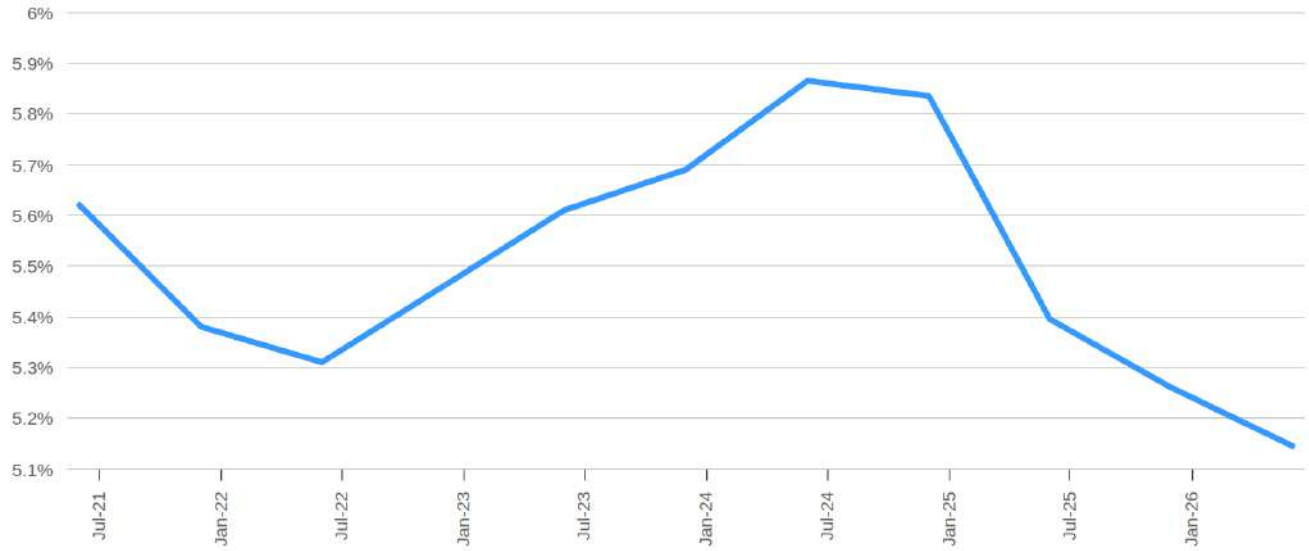
Indicative Gross Rental Yield

2026	2025
5.14%	5.39%

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

An automated valuation model estimate (**AVM Estimate**) is a statistically derived estimate of the sale or rental value (as the context requires) of the subject property. An AVM Estimate is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.
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How to read the Estimated Value

The AVM confidence score reflects the confidence in the available data used in the AVM Estimate calculation. The available confidence values range from high to low. An AVM Estimate with a ‘High’ confidence is considered more reliable than an AVM Estimate with a ‘Medium-High’, 'Medium', ‘Medium-Low’ or 'Low' confidence. The confidence reflects the amount of data we have on the subject property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the confidence level. Confidence should be considered alongside the AVM Estimate. A ‘Low’ confidence AVM Estimate may not be reliable and should only be used with caution. For ‘Low’ confidence AVM Estimates, we recommend using a different valuation method to ensure a higher level of confidence.



Low Medium High

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
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