



LEANNE COWLEY
PRINCIPAL

WELL DONE TO ALL OF THE TEAMS AND OFFICIALS ON ANOTHER SUCCESSFUL EVENT RAISING OVER \$600,000 FOR FRASER COAST FAMILIES IN NEED.



#38 - TEAM REALWAY

FIVE FUN FACTS ABOUT URANGAN PIER

- Iconic Length:** Urangan Pier is known for its impressive length, stretching approximately 868 meters (2,848 feet) into the calm waters of Hervey Bay. It is one of most photographed piers in Australia
- Historical Significance:** The construction of Urangan Pier began in 1913 and was completed in 1917. It was originally built to serve as a deep-water jetty for the export of sugar, timber, and other local produce from the Fraser Coast region.
- Fishing Haven:** The pier is a popular destination for anglers and fishing enthusiasts. Its length and strategic location near the mouth of the Urangan Boat Harbour provide an ideal spot for catching a variety of fish species.
- Wildlife Spotting:** While strolling along Urangan Pier, visitors often have the chance to observe a diverse range of marine wildlife. Keep an eye out for playful dolphins, sea turtles, and even stingrays gliding through the water underneath the pier.
- Vibrant Market Scene:** Urangan Pier hosts a vibrant market every Wednesday and Saturday that we are proud to be a part of where visitors can explore a variety of stalls offering fresh produce, local crafts, handmade goods, and delicious food. The pier markets create a lively atmosphere, attracting both locals and tourists who enjoy browsing through the diverse range of items while taking in the scenic views of the bay. It's a fantastic opportunity to support local businesses and find unique souvenirs to take home.



18 Tranquil Dr

WONDUNNA

**RELAX & ENTERTAIN - IMMACULATE HOME
WITH MAGNESIUM POOL**



PRICE: \$860,000

RealWay

DECLUTTER TO SELL

One of the easiest and most cost-effective ways to create that feeling is to declutter. It's not about making your home look empty it's about making it look open and inviting.

Think of it as editing your home so its best features can shine. A few small changes can transform how buyers experience each room.



Date, Time and Location

Day: Sunday 28th September 2025
Time: 9.00am to 3.00pm
Location: Portside Precinct & Queens Park
Maryborough

**WHY HERVEY BAY'S PROPERTY MARKET SHOWS NO SIGNS OF SLOWING?**

Hervey Bay's property market is showing no signs of slowing; in fact, it is gaining momentum. In Q1 2025, the median house price reached \$722,500 and units hit \$520,000, representing 11.3% and 16.4% year-on-year growth. Despite this price growth, sales volumes were down by 23% for houses and 37% for units. This is a clear sign that buyer demand continues to outstrip supply. With fewer properties hitting the market and more buyers competing for them, upward pressure on prices has intensified. This tightening of stock between Q1 2024 and Q1 2025 has fuelled one of the strongest seller's markets Hervey Bay has had in recent years. That trend has continued into mid-2025, with median house prices reaching around \$723,000 and units at approximately \$525,000, reflecting healthy double-digit annual growth.

Another view over the 12 months to July 2025 puts the median house value at \$865,815, up 15.4%, while rental yields remain strong with a median weekly rent of \$639. Zooming out, the Wide Bay region, which includes Hervey Bay, has recorded some of the highest price growth in Australia over the past five years. CoreLogic data shows 65% of 75% growth, with no signs of softening in lifestyle-led migration. Buyers from capital cities continue to pursue value, space, and coastal amenity, all of which Hervey Bay delivers in spades. One of the clearest indicators of the region's value proposition is the performance of Esplanade and ocean-view properties. A recently listed three-bedroom beach front unit in Urangan is priced at \$1.35 Million, a premium by Hervey Bay standards, yet significantly more affordable than comparable assets on the Sunshine Coast, where beachfront apartments regularly exceed \$2 to \$3 million. This price differential makes Hervey Bay highly attractive to downsizers, investors, and sea-changers seek beachfront living without the capital city price tag. With limited stock in prime coastal locations and ongoing interstate migration, demand for ocean-adjacent property is expected to remain high. The rental market also remains tight, with vacancy rates below 1% and ongoing upward pressure on rents, supporting solid yields for investors and reinforcing the area's investment credentials. In short, all indicators; price growth buyer competition, rental strength, and regional demand, point to the market that is not only holding firm, but still rising.

HERVEY BAY IS NOT SLOWING DOWN. IT IS JUST GETTING STARTED!!

Courtesy Hervey Bay Advertiser

FRASER COAST REGIONAL COUNCIL & TRIPLE M PRESENTS

JON STEVENS THE ANGELS
BABY ANIMALS PSEUDO ECHO
DRAGON EUROGLIDERS TAXIRIDE
FEATURING JASON SINGH

SATURDAY 6TH SEPTEMBER
SEAFRONT OVAL, HERVEY BAY
TICKETS FROM [OZTIX.COM.AU](https://www.oztix.com.au)

