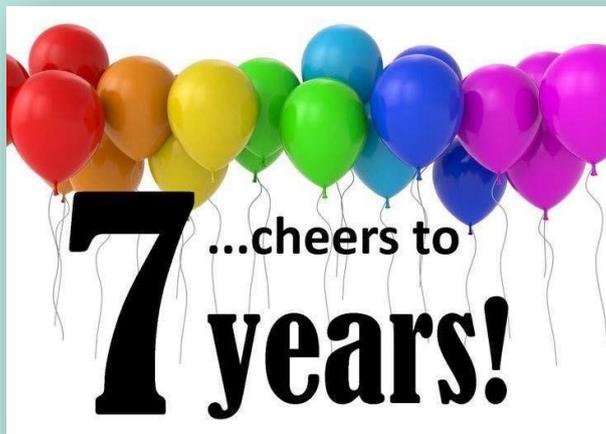




From the Principal Leanne

Seven years today of owning my own business, what a journey it's been. Through the highs and the challenges, I've proven to myself that I can do this... even when others doubted me. That belief has been one of my greatest wins. Along the way, I've had the privilege of meeting so many incredible people, that's brought purpose, connection, and unforgettable memories. To my loyal clients, both buyers and sellers landlords and tenants and my incredible contractors thank you for your trust and support. You've been a huge part of this journey. To my amazing team I couldn't do this without you. Your dedication means everything.



2026

Let's we forget

ANZAC Day

25th APRIL 2026

FRASER COAST MARKET UPDATE

Hervey Bay's market momentum remains strong, underpinned by high demand, tight supply and lifestyle appeal. Growth is expected to continue in 2026 however at a more measured pace rather than boom time extremes. The last quarter of 2025 saw prices continue to rise for houses and units driven by undersupply and strong demand. The **\$650,000 to \$850,000** price bracket for houses sees the most activity. House and land packages are now pushing the upper end of this range, driven by increases in the underlying land value. Investors seeking returns are competing with first homeowners at the lower end of the bracket which in turn is pushing prices higher. With the continued increase in house prices, first homeowners are limited for choice to be eligible for any grants. Units have also seen continued increases however generally at a lower price point. The **\$450,000 to \$600,000** price bracket includes two- to three-bedroom villas and townhouses in varying locations across Hervey Bay. Dundowran Beach is the most active in \$1 million plus property sales with its lifestyle location close to the beach and half acre lots generally improved with large homes and extensive ancillary improvements. The rental market remains tight, with supply not meeting demand. New four-bedroom homes are achieving \$650 to \$700 per week. Something to watch is the increased involvement of buyer's agents in the region. Some transactions over the past two months have resulted in erratic sale prices for new homes. This is creating a broader range for similar property and an increasing gap between vendor and purchaser expectations. Selling periods may begin to increase if this trend continues. The Maryborough market is following a similar trend to that of Hervey Bay with strong demand and limited supply however at a lower price point. The acreage market has shown the strongest demand and price increases over the past six months. It is difficult to know where or when the Fraser Coast market is going to stop however at this point in time, all indications are for continued growth at a steady rate.

HERRON TODD WHITE

Recipe—Anzac Biscuits

- 1 cup plain flour
- 1 cup rolled oats
- 1 cup brown sugar
- 1/2 cup coconut
- 125 g butter
- 2 tbs golden syrup
- 1 tbs water
- 1/2 tsp Bicarb

Sift the flour into a bowl. Add the sugar, rolled oats and coconut.
Melt the butter in a saucepan, then add golden syrup and water.
Stir the bicarbonate of soda into the liquid mixture.
Add the liquid to the dry ingredients and mix thoroughly.
Place walnut-sized balls of mixture on a greased tray and bake at 175C for 15-20 minutes.

27A MARLOO AVE ORCHID BEACH K'GARI (FRASER ISLAND)

🌟 **JUST LISTED - NEW LISTING ALERT!** 🌟 Calling all Buyers!! Leanne & Blaine have just listed this PRIME slice of paradise at Orchid Beach, K'gari (Fraser Island) **\$619,000.00**. A generous 2,200 m² parcel with a substantial 9m x 9 m Colorbond shed already in place. The block features a cleared building site, making it ideal for your island home! The property is fully set up for off-grid living with a reliable 230V AC power supply & Water Bore, Plus more!! Call us today!!



Sold Sold Sold !!! 5 PROPERTIES IN MARCH

16 WAUGH ST URANGAN



12 MORINDA WAY URRAWEEN



14/56-58 MAIN ST PIALBA



4 LEITH ST PIALBA



13 CRYSTAL CT URANGAN



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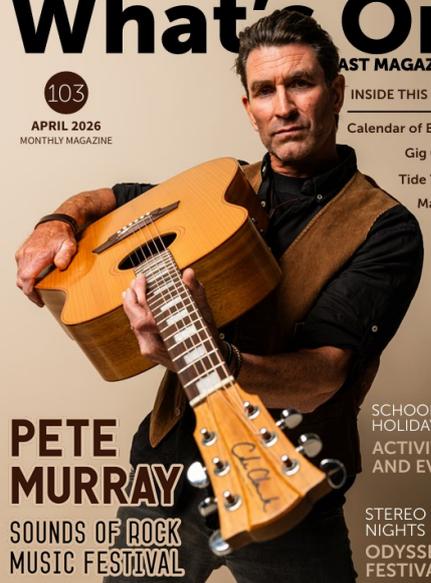
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PETE
MURRAY
SOUNDS OF ROCK
MUSIC FESTIVAL

SCHOOL
HOLIDAY
ACTIVITIES
AND EVENTS

STEREO CITY
NIGHTS
ODYSSEY
FESTIVAL

