

OUR WONDERFUL PRINCIPAL LEANNE IS TURNING 60 THIS MONTH

WE ARE SO GRATEFUL FOR YOUR KINDNESS, STRENGTH AND LAUGHTER MAKING COUNTLESS LIVES SO MUCH BETTER BECAUSE OF YOU !!



60 YEARS OF GRACE, WISDOM, AND BEAUTY. MAY THIS MILESTONE BE A CELEBRATION OF ALL THE WONDERFUL THINGS YOU ARE !!

QUEENSLAND'S PROPERTY MARKET IS EVOLVING

After several years of strong growth across South East Queensland and many regional centres, the market is moving into a more balanced and strategic phase.

Demand remains strong in many communities, particularly in regional areas where affordability, lifestyle, and local infrastructure continue to attract buyers and investors.

For buyers, sellers and investors, this is a market that rewards preparation, local knowledge and the right advice.

In our latest update we explore what is happening across the Queensland market and where we are seeing opportunity emerge.



Read the full market update here:

<http://207c8b6c-ff77-11ed-9b53-366f27474e58.sites.au.site...>

*Live Life the RealWay.
Real Service. Real Results.*



Standards Matter

Before a home opens to the market.
Before a buyer walks through the door.
Before a result is achieved.
Preparation is not an extra. It is part of the responsibility.
Real Preparation. Real Care.
Live Life the RealWay.

Real Preparation.
Real Care.

LIVE LIFE THE REALWAY
Real Service Real Results

RECORD NUMBERS OF AUSTRALIANS LEAVE SYDNEY AND MELBOURNE FOR COASTAL AND REGIONAL COMMUNITIES

Australia is facing an unprecedented urban exodus as tens of thousands swap life in big cities for regional areas – with one state emerging as the top destination.

Sydneysiders and Melburnians are reshaping Australia’s population map, as tens of thousands trade city skyscrapers for regional coastlines and quieter communities. Some 33,000 residents left Sydney and 8500 departed Melbourne over the 2024-25 financial year, according to the Australian Bureau of Statistics, as the lure of affordable housing, lifestyle, and space drives people to rethink where they live.

The Regional Movers Index, a joint report between Commonwealth Bank and the Regional Australia Institute based on CBA’s data set, reveals Queensland is seeing the largest influx, led by the Sunshine Coast as the state’s most popular destination for city escapees.

Other top regional destinations include Greater Geelong, the **Fraser Coast**, Lake Macquarie, and Moorabool. CBA Regional and Agribusiness Banking executive general manager Kylie Allen said the growth shows no signs of slowing.

“It’s a broadening of regional growth beyond the usual hotspots,” Ms Allen said. “Strong regional-to-regional movement and rising interest in centres like the **Fraser Coast** signal a maturing migration pattern, where people are making considered, long-term choices about where they live and work.

“That shift brings real opportunity and reinforces the need for coordinated planning around housing and investment in infrastructure so regions can sustain momentum and support growing communities.” *news.com.au*



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PRAWN, MANGO AND LETTUCE 'SUMMER ROLLS' RECIPE



INGREDIENTS

- 240g Pack frozen jumbo raw king prawns, defrosted
- 1 Mango, stoned, peeled and cut into 24 equal pieces
- Olive oil, for brushing
- 8 Iceberg lettuce leaves
- 2 tsp sesame seeds, toasted
- 1 Red chilli, deseeded and chopped
- 1 Lime, zested and juiced
- 1 tbsp fish sauce
- Pinch of sugar

1. Light the barbecue and wait until the flames have died down, or preheat the grill to high. Soak 8 wooden skewers in cold water for 10 mins. Push 3 prawns and 3 mango pieces onto each skewer. Brush with oil and barbecue or grill for 2-3 mins each side until cooked.

2. Push the prawns and mango off each skewer into a lettuce leaf and sprinkle with the sesame seeds. Wrap the leaf around the filling, roll up like a parcel and slice in half. Secure with a cocktail stick, if you like. Mix the chilli, lime zest and juice, fish sauce and a pinch of sugar in a bowl. Serve with the summer rolls.



🚗 ✨ We're Team 38 – TEAM REALWAY – and we're hitting the road for the 2026 Dunga Derby! ✨ 🚗 In a new Dunga Car – watch this space.

We're so excited to share that Blaine, Monique and I are once again taking part in the **2026 Dunga Derby Event by Rally for a Cause!** We're joining this incredible adventure to raise funds for a truly meaningful cause – and have a whole lot of fun along the way.

Rally for a Cause is a wonderful community charity dedicated to supporting families and individuals affected by life-limiting medical conditions, or those whose lives have been turned upside down by circumstances beyond their control. The work they do makes a real and lasting difference in people's lives, and we're proud to be part of it.

💖 We would absolutely love your support and your help to reach our target. We're asking for your help by making a donation to Team 38. Every dollar raised goes directly toward helping families in need. Your donation is fully tax deductible, and a receipt can be provided.

🚗 Business Sponsorship Opportunity

As a thank you to businesses who sponsor our team, you'll have the opportunity to place **two stickers representing your business on our Dunga Derby vehicle** – giving your brand great exposure throughout the event.

We recommend stickers no larger than **115mm H x 300mm L** to fit alongside official Dunga Derby stickers. If you'd like to increase your sponsorship, we can absolutely discuss larger branding opportunities for even greater visibility!

✨ Ready to support us?

Donating is easy! Simply click the link below. Even a small donation goes a long way.

👉 <https://frasercoast.dungaderby.com.au/teams?q=38>

Thank you so much for helping us make a difference while we take on this unforgettable adventure. We truly appreciate your support – and we promise to make you proud out there on the road!

Let's do this! 🚗 💖