



URBNEST PROPERTY

BUYER'S STATEMENT OF INFORMATION

28 MAY 2026

Comparative Market Analysis | Redbank Plains QLD

SUBJECT PROPERTY

14 Orana Street

Redbank Plains QLD 4301

4 Bed | 2 Bath | 2 Car | 764 m² | House

INDICATIVE PRICE RANGE

\$900,000 — \$1,000,000

Based on current market analysis and comparable sales data as at 28/05/2026

PROPERTY DETAILS

Address	14 Orana Street, Redbank Plains QLD 4301
Property Type	House
Bedrooms	4
Bathrooms	2
Car Spaces	2
Land Area	764 m ²
Appraisal Date	28 May 2026
Prepared By	Nav Aulakh, Urbnest Property

COMPARABLE SALES | REDBANK PLAINS 4301 | JAN – MAY 2026 | 1,500M RADIUS

ADDRESS	BED	BATH	CAR	AREA	SALE DATE	SALE PRICE	DIST.
91 Lamington Dr, Redbank Plains 4301	4	3	2	258m ²	24/03/2026	\$1,000,000	1.1km
57 Locke Cres, Redbank Plains 4301	3	2	1	450m ²	23/02/2026	\$1,000,000	2.3km
55 Regents Dr, Redbank Plains 4301	3	2	2	668m ²	28/04/2026	\$975,000	1.8km
85 Lamington Dr, Redbank Plains 4301	4	3	2	273m ²	10/02/2026	\$970,000	1.1km
12 Elmore St, Redbank Plains 4301	3	1	4	840m ²	18/05/2026	\$934,000	1.9km
9 Batman Dr, Redbank Plains 4301	3	1	2	702m ²	08/03/2026	\$930,000	3.0km
10 Yarrow Ct, Redbank Plains 4301	3	1	2	919m ²	13/01/2026	\$910,000	2.3km

47 Milford St, Redbank Plains 4301	3	1	2	969m ²	24/04/2026	\$905,000	1.8km
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Source: PriceFinder (Domain Insight) | 8 comparable sales from 162 results

MARKET SUMMARY

COMPARABLES SELECTED 8 <i>From 162 results in 1,500m radius</i>	COMPARABLE PRICE RANGE \$905k – \$1.0M <i>8 sales, Jan – May 2026</i>	INDICATIVE APPRAISAL RANGE \$900k – \$1.0M <i>Current market opinion, 28/05/2026</i>
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RENTAL APPRAISAL

MAIN DWELLING ONLY \$700 – \$720 / week 4 Bed 2 Bath 2 Car 764 m ² Est. annual income: \$36,400 – \$37,440 p.a.	POTENTIAL: MAIN DWELLING + 3 BED GRANNY FLAT ~\$1,300 / week Combined dual-income potential – subject to granny flat construction Main house ~\$700–\$720/wk + Granny flat ~\$580–\$600/wk Est. annual income: ~\$67,600 p.a. <i>Indicative only. Assumes a 3-bedroom granny flat is constructed on site. Subject to council approval.</i>
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INDICATIVE HOLDING COSTS

COUNCIL RATES ~\$600 per quarter	URBAN UTILITIES ~\$300 per quarter	EST. TOTAL HOLDING COSTS ~\$900 per quarter / ~\$3,600 p.a.
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DISCLAIMER: This Buyer's Statement of Information has been prepared on 28/05/2026 and is based on current market data sourced from PriceFinder (Domain Insight / Australian Property Monitors Pty Ltd). This document is an opinion of market value only and does not constitute a formal valuation. Comparable sales data is provided for information purposes only. Recent Sale Advice may not be derived from Government sources - pending Government settlement advice. Data includes material provided by the State of Queensland (Department of Resources) 2026.