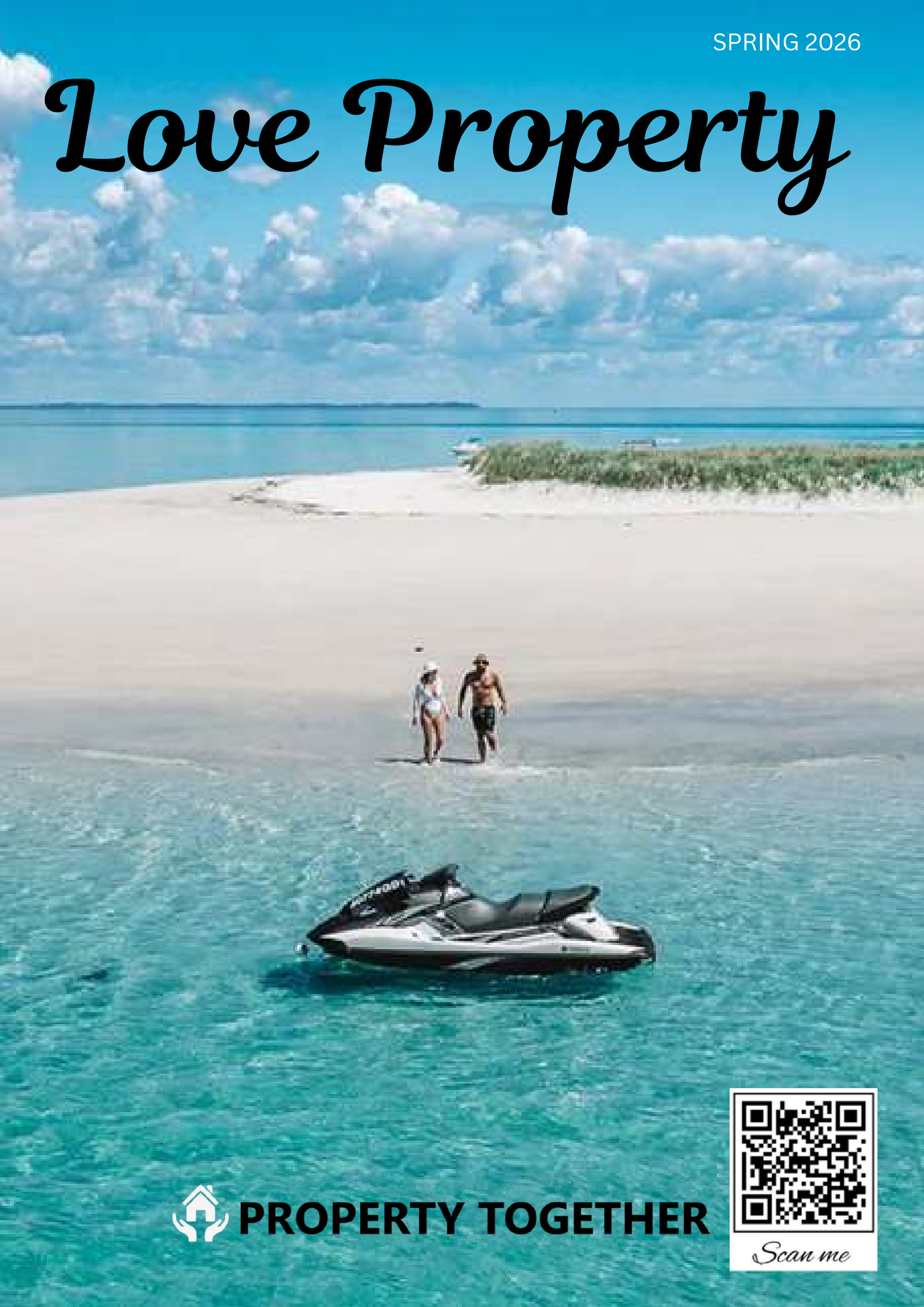


SPRING 2026

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Fraser Coast Residential Market Snapshot

The Fraser Coast residential market remains resilient, with strong underlying demand continuing to support prices despite a more cautious national environment following the May Federal Budget.

Since the 12 May 2026 Federal Budget, buyer sentiment has become more selective, particularly among investors following changes to negative gearing and capital gains tax arrangements. However, the Fraser Coast continues to benefit from lifestyle appeal, relative affordability, population growth and limited established housing supply.

The Budget changes are expected to moderate investor demand over time, rather than create an immediate downturn.

Local values remain firmly supported.

Maryborough's median house price reached approximately \$570,750, up 20.2% over the past 12 months, with homes selling in a median 40 days.

Across key Hervey Bay locations, growth has also remained strong, with four-bedroom houses recording approximately 13–18% annual growth in suburbs including Eli Waters, Urraween, Pialba and Kawungan.

The market is shifting from rapid growth to a more measured phase.

Well-presented, correctly priced properties continue to attract strong buyer interest, while buyers are becoming increasingly discerning around price, condition and location. At the same time, significant infrastructure investment supporting more than 2,200 new homes across the Fraser Coast should help accommodate future growth.

Our view: The Fraser Coast remains a fundamentally strong residential market. Sellers should focus on accurate pricing and quality presentation, while buyers who are prepared and decisive remain well placed to secure quality property in a market that continues to show solid underlying demand.

*Market data sourced from publicly available property information and current to Spring 2026. Individual suburbs and property types can vary considerably.



Why Hervey Bay?

More than a great place to live — Hervey Bay is a community with a very bright future.

Hervey Bay offers an enviable combination of coastal lifestyle, affordability, convenience and growing investment.

With beautiful beaches, a relaxed pace and an abundance of outdoor activities, it is easy to understand why more people are choosing the Fraser Coast as a place to call home.

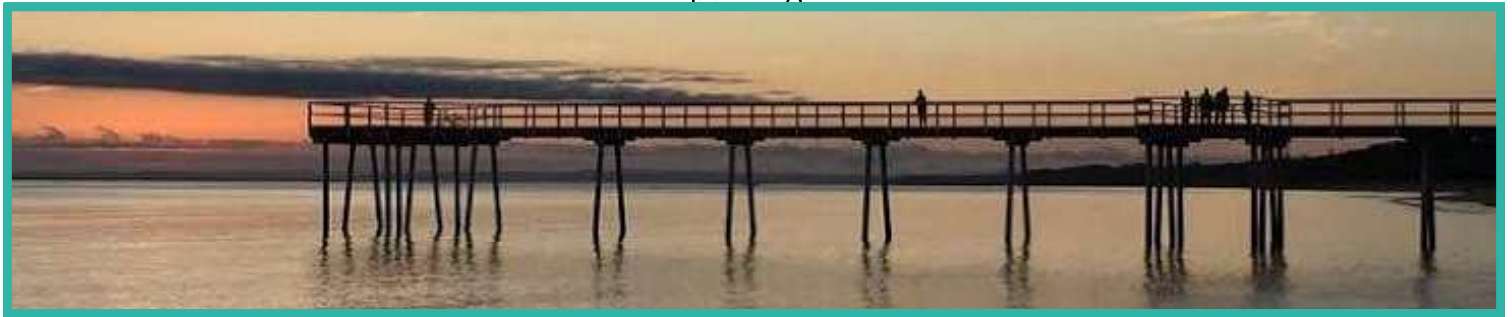
Connectivity is a major advantage.

Hervey Bay Airport provides direct services to Brisbane, with Qantas listing an average of around two to three flights daily and a flight time of approximately 50 minutes.

Jetstar also includes Hervey Bay within its domestic network, providing additional connectivity for residents and visitors with direct flights to Sydney & Melbourne.

The region is also experiencing significant investment in essential infrastructure.

Hervey Bay Hospital is undergoing more than \$100 million in upgrades, including additional inpatient capacity, a new intensive care unit, MRI capability, a rooftop helipad and improved parking.



Just north of Hervey Bay, the Torbanlea \$7b Train Manufacturing Facility is now manufacturing Queensland's new passenger trains.

The project has created local employment, training and supply-chain opportunities, with 65 six-car trains being manufactured for Queensland's rail network.

For families, there is a choice of public, Catholic and independent schools, while major shopping facilities, local specialty stores, cafes, restaurants and fresh local produce provide the everyday conveniences you'd expect from a growing regional centre.

And then there's Toogoom — offering something a little different.

Just a short drive from Hervey Bay, Toogoom provides a more peaceful coastal village lifestyle, with waterfront living, boating, fishing and a strong sense of community, while still being close enough to Hervey Bay's schools, shopping, healthcare, airport and services.

For those looking to buy, invest or simply enjoy a better quality of life, the Fraser Coast offers an increasingly compelling combination of lifestyle and opportunity — with Toogoom quietly standing out as one of its most relaxed coastal communities.

Information current to August 2026; flight schedules and infrastructure timelines are subject to change.

COMING SOON

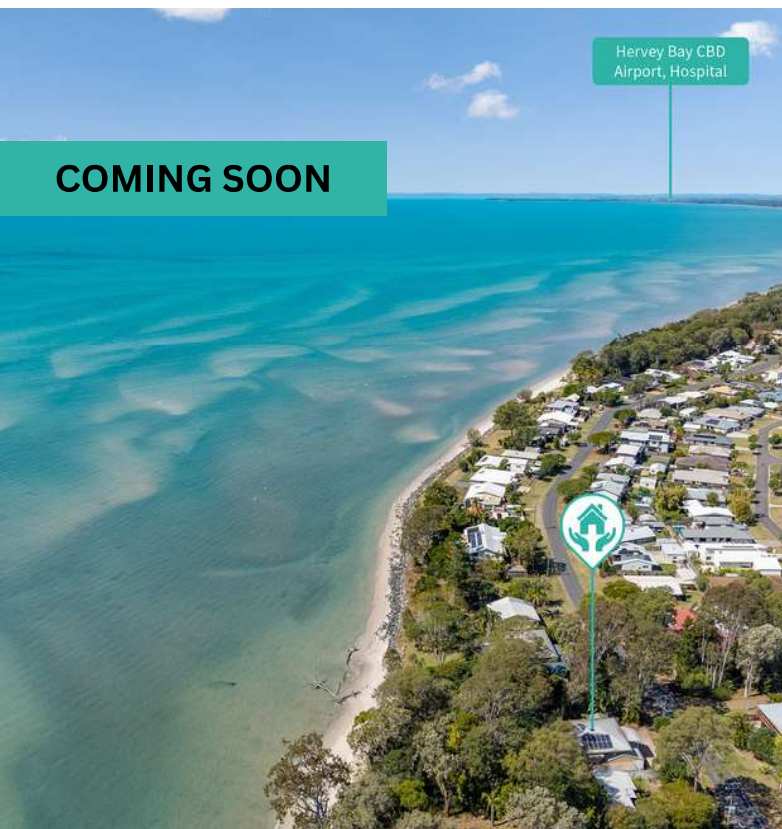


13 Moreton Street, Toogoom, QLD 4655

Creek Front 1252sqm, 25 metre frontage, 3 bed, 1 bath SHED

\$1,150,000

COMING SOON



46 Kingfisher Parade, Toogoom, QLD 4655

4 beds, 3 bath, 4 car, Land 529sqm

TBA



RARE - FIRST TIME ON MARKET IN 42 YEARS!



34 Moreton Street, Toogoom, Qld 4655

Rare north-facing waterfront home in Toogoom on 1,134sqm with stunning, ocean and creek views. Features a character filled 3 bedroom home, and 6.6kW solar. Renovate, rebuild, or enjoy as-is. Walking distance to local cafés, boat ramp, and more and just 20 minutes to Hervey Bay CBD and Hospital.

3 Beds, 1 Bath, 4 Cars, 1,134 sqm

INVITING ALL OFFERS \$1,850,000



Salty's Cafe - 67 Moreton Street, Toogoom, QLD 4655

An exceptional opportunity to secure the lease of one of Hervey Bay's most recognised and established cafés.

Salty's Café is offered as a going concern on a Walk-In, Walk-Out (WIWO) basis, allowing a new operator to step straight into a fully equipped and operational business.

Positioned in the heart of the relaxed coastal community of Toogoom, this iconic café enjoys a loyal local following and strong visitor trade, with significant potential to further grow the business.

2 x 3 year LEASE available, fully licensed, WIWO

OFFERS \$195,000



34 Fraser Waters Parade, Toogoom, Qld 4655

Discover coastal living in this immaculate, one-owner home just 6 years young. This modern 4-bedroom property offers comfort and freedom, only a 140m stroll to Toogoom Beach. Enjoy morning swims and afternoons at local cafés, with side access ideal for a boat or caravan.

4 beds, 2 bath, 4 car, 649 sqm

\$848,000



30 Pandanus Drive, Dundowran Beach Hervey Bay

This impressive coastal residence at 30 Pandanus Drive, Dundowran Beach sits on a sprawling 2,265 sqm block in a tightly held beachfront pocket. The home spans approximately 580 square metres, offering expansive living areas, dual living, pool, and a leafy outlook just moments from the beach, making it an ideal coastal retreat close to Hervey Bay amenities.

8 beds, 4 bath, 4 car, 2,265 sqm

\$2,385,000

LAND + ARCHITECTURAL PLANS

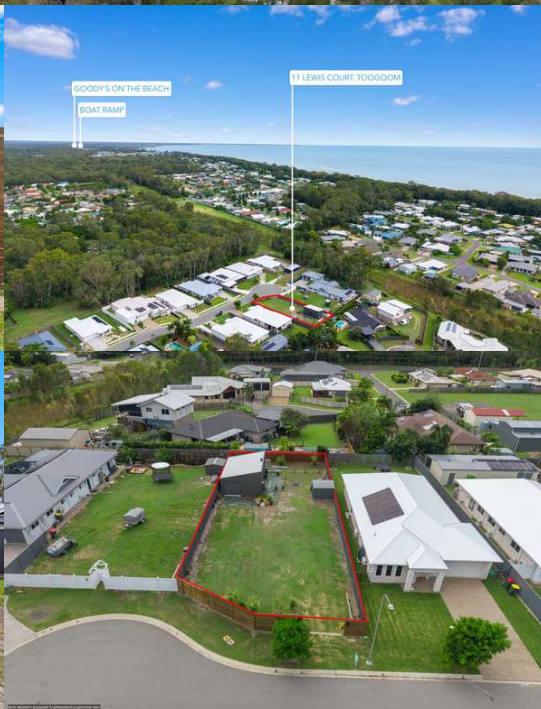


77 Moreton Street, Toogoom Hervey Bay

Positioned in the peaceful coastal community of Toogoom, this 809sqm vacant block offers an exceptional opportunity to build or invest in a sought-after lifestyle location. Approved for townhomes, the property presents excellent development potential just moments from the water. Enjoy pristine beaches and cafes, this is a rare chance to secure land in a tightly held coastal pocket.

OFFERS \$895,000

LAND + 2 SHEDS



11 Lewis Court, Toogoom, Qld 4655

Escape to a quiet cul-de-sac in a sought-after beachside location, where the hard work is already done. This fully fenced block offers a ready-to-go foundation for your dream coastal home or weekend getaway. A standout feature is the premium 6m x 9m shed with power, NBN, and water, fully lined, partially insulated, and fitted with a security screen slider and roller door perfect as a weekender or hobby space.

697sqm - Residential land
OFFERS \$499,000

UNDER CONTRACT



203 Showgrounds Rd, Maryborough, QLD 4650
RESIDENTIAL DEVELOPMENT SITE

5.69 Hectares



Corner Booral Road & River Heads Road, Booral QLD 4655
SERVICE CENTRE SITE

3.76 Hectares

\$2,500,000

SOLD

Boat Ramp



15 Kingfisher Pde, Toogoom, Qld 4655

2 Beds, 1 Bath, 2 Cars, Lovingly Renovated Cottage + 2 SHEDS, 546sqm Land

\$770,000

SOLD

Hervey Bay CBD
Hospital, Airport

Boat Ramp

Cafes



20 Moreton Street, Toogoom, Qld 4655

3 Beds, 2 Bath, 4 Cars, 1,214 sqm

ALL OFFERS CONSIDERED

SOLD

33 Drift Way, Burrum Heads

33 Drift Way, Burrum Heads, Qld 4659

702 sqm

\$430,000

SOLD

7 PILBARA WAY, BURRUM HEADS

BOAT RAMP

BOAT RAMP

SHOPS

7 Pilbara Way, Burrum Heads, Qld 4659

3 beds, 2 bath, 4 car, 821 sqm

\$968,000

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