

Property Market Update

The current property market continues to experience strong price growth, driven by limited housing supply, increased demand, and rising construction costs. Building expenses have surged due to ongoing labour shortages and the elevated cost of materials, pushing both new developments and renovations into higher price brackets. However, despite the rising cost of buying and building, rental income—both permanent and short-term—has not kept pace with property value increases.

This mismatch between property values and rental yields is squeezing investor returns and making it harder for new entrants to justify the high entry prices. Nonetheless, demand remains particularly strong in coastal regions, where the allure of lifestyle, sea views, and the enduring "Aussie dream" of a home by the beach continues to drive competition. These areas are still attracting both homebuyers and holiday-home investors, despite the potential for tighter margins.

While affordability pressures are increasing, the emotional and lifestyle appeal of property—especially in iconic coastal regions—means Australians remain deeply attached to real estate as both a home and an investment. Looking ahead, unless rental incomes catch up or interest rates shift significantly, investors may need to be more strategic in their purchases to maintain profitability.

Property of the Month: 18 Belle Court, Rainbow Beach



Coastal living at its finest. Walk to the beach

Positioned just metres from the sand and surf, this architecturally designed, three-level property offers the perfect blend of functionality, privacy, and coastal luxury. Features: aircon, open plan living, polished timber floors, 5kW solar system with inverter. Crafted with marine-grade materials to withstand the elements, this home is as durable as it is beautiful—an ideal permanent residence or weekend retreat. Don't miss your opportunity to secure this beachside gem.

4 bed, 3 bath, 4 car, pool, 967m2

\$1,500.000

Expansion of our business

We're excited to share that our business has recently expanded through the acquisition of Rainbow Beach Realty at the beginning of September. This purchase includes their Rent Roll, covering both holiday and permanent rentals, significantly growing our property management portfolio. The Principal of Rainbow Beach Realty, Andrew Hawkins, is taking a well-deserved break from real estate but sticking around Rainbow Beach. As part of this transition, we also welcomed Leanne Bosse to our team. Leanne brings valuable local knowledge and experience, and we're very pleased to have her on board.

In addition, we've taken on the Rent Roll from Tin Can Bay-based 4Rent4Sale, following the unfortunate ill health of the owner. This has allowed us to extend our reach and continue delivering quality service to a broader base of property owners, tenants, and holiday guests across the region. We're truly excited about this new chapter and look forward to continuing to provide exceptional service with a larger, stronger team and expanded local presence.



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