

Land valuation update 2024

Queensland perspective

In March 2024, Queensland landowners across 20 local government areas (LGA) will receive new land valuations, issued by the Queensland Valuer-General, Laura Dietrich.

This will result in more than 675,000 valuation notices issued across these LGAs covering 712,000 km² across Queensland.

The date of valuation is 1 October 2023 and the valuations will take effect from 30 June 2024.

These land valuations reflect property market changes since the LGAs were last valued.

The Valuer-General is supported in their work by the State Valuation Service who has a team of almost 140 expert valuers throughout Queensland. They gather on-the-ground information, as well as undertake desktop assessments and research property sales since the last valuation. Further information about land valuations is provided at

www.qld.gov.au/landvaluation.

Fraser Coast Regional

Overview of 2024 land valuation

For Fraser Coast Regional LGA, the revaluation included 49,913 properties, with a total value of \$12,914,736,900, an overall increase of 37 per cent since the last valuation issued in 2022.

Property market changes within the Fraser Coast Regional LGA are being driven by:

- Population growth and interstate buyers attracted to the affordability of the region in comparison to other coastal locations, and
- Scarcity of supply in some locations.

Total value by land use

Land type	Value	Percentage of total land value
Commercial	\$527,804,300	4.1%
Industrial	\$241,078,500	1.9%
Primary Production	\$489,809,000	3.8%
Single Unit Residential	\$8,719,073,500	67.5%
Multi-Unit Residential	\$438,393,500	3.4%
Rural Residential	\$2,339,418,400	18.1%
Other	\$159,159,700	1.2%
LGA total	\$12,914,736,900	100.0%*

*The sum of percentages may not equal 100 per cent due to rounding.

Residential land

There has been a significant increase in median values within the residential market sectors of Fraser Coast Regional LGA since the last valuation. The overall median value for residential land in the Fraser Coast Regional LGA is \$227,500, an increase of 44.4 per cent.

The table below shows the changes in median value of residential land in the Fraser Coast Regional LGA.

Locality	Previous median value (as at 1/10/2021)	New median value (as at 1/10/2023)	Change in median value	Number of properties ¹
Aldershot	\$54,000	\$69,000	27.8%	316
Bauple	\$69,000	\$110,000	59.4%	79
Boonooroo	\$127,000	\$167,500	31.9%	279
Booral	\$150,000	\$222,500	48.3%	184
Burrum Heads	\$180,000	\$235,000	30.6%	1,543
Burrum Town	\$58,000	\$116,000	100.0%	80
Craignish	\$210,000	\$295,000	40.5%	850
Dundowran	\$149,000	\$222,500	49.3%	311
Dundowran Beach	\$275,000	\$365,000	32.7%	981
Eli Waters	\$150,000	\$217,500	45.0%	1,415
Fraser Island	\$345,000	\$395,000	14.5%	197
Granville	\$89,000	\$134,000	50.6%	979
Howard	\$81,000	\$162,500	100.6%	524
Kawungan	\$167,500	\$240,000	43.3%	2,095
Maaroom	\$114,000	\$155,000	36.0%	195
Maryborough	\$105,000	\$152,500	45.2%	6,141
Maryborough West	\$114,500	\$157,500	37.6%	198
Nikenbah	\$185,000	\$280,000	51.4%	647
Oakhurst	\$145,000	\$217,500	50.0%	141
Pialba	\$185,000	\$250,000	35.1%	1,459
Point Vernon	\$180,000	\$242,500	34.7%	2,668
Poona	\$130,000	\$195,000	50.0%	525
River Heads	\$180,000	\$295,000	63.9%	1,287
Scarness	\$160,000	\$235,000	46.9%	1,190
Tiaro	\$73,000	\$104,000	42.5%	275
Tinana	\$119,000	\$162,500	36.6%	1,260
Tinnanbar	\$215,000	\$247,500	15.1%	98
Toogoom	\$170,000	\$250,000	47.1%	1,303
Torbanlea	\$81,000	\$162,500	100.6%	159
Torquay	\$175,000	\$247,500	41.4%	2,008

Tuan	\$136,000	\$177,500	30.5%	127
Urangan	\$162,500	\$237,500	46.2%	3,832
Urraween	\$170,000	\$242,500	42.7%	2,735
Wondunna	\$182,500	\$248,750	36.3%	974

¹ Table includes localities with a minimum of 50 properties as residential land use.

Explanatory notes:

- The residential market within all towns within Fraser Coast Regional LGA increased in value. Lower valued areas generally indicated the largest increases as affordability attracted buyers to the region. Near waterfront localities also had some of the larger increases.

Rural residential land

The table below shows the changes in median value for rural residential land in the Fraser Coast Regional LGA.

Previous median land value at 1/10/2021	New median land value at 1/10/2023	Change in median value	Number of properties
\$157,500	\$227,500	44.4%	9,338

Explanatory notes:

- The rural residential market throughout Fraser Coast Regional LGA increased with some significant increases to various properties, particularly affordable lower valued properties, and properties within commuting distance of larger urban centres.

Other land uses

The table below shows the total value of land uses (other than residential and rural residential land), in the Fraser Coast Regional LGA.

Land use category	Previous total land value at 1/10/2021	New total land value at 1/10/2023	Change in total land value (%)	Number of properties
Commercial	\$469,286,100	\$527,804,300	12.5%	890
Industrial	\$194,581,500	\$241,078,500	23.9%	622
Primary Production	\$394,763,300	\$489,809,000	24.1%	893
Multi-Unit Residential	\$359,196,000	\$438,393,500	22.1%	691
Other	\$114,766,700	\$159,159,700	38.7%	211

Explanatory notes:

- Commercial land recorded a minor to moderate increase.
- Industrial land recorded a moderate increase due to affordability increasing industrial activity and limited supply in some areas.
- Primary Production land recorded a moderate increase reflecting the ongoing confidence of the sector resulting in buyers paying increased prices, areas of limited supply and in some cases a change in use to higher value farming uses.

- Multi-unit residential land recorded a moderate increase due to general residential growth in values.
- Other land recorded a significant increase generally in line with the wider property market.

More information

To view the valuation roll display listing for Fraser Coast Regional LGA, you can:

- see [land valuations online](#)
- visit the Department of Resources, Station Chambers, 120 Lennox Street, Maryborough during business hours until 30 June 2024.