

AUSSIE LAND & LIVESTOCK

Monthly Update

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Hello from the team at Aussie Land & Livestock!

Welcome to our October update! We've had another busy month across the region and we're excited to share the latest property activity and community highlights with you. Firstly lets review property movement with a strong month across the North & South Burnett:

SOLD!

- 9 Olympia Street, Mundubbera – Sold by Lynette Darlington
- 114 Booinbah Road, Tansey – Sold by Justin Almond
- 607 Old Esk North Road, Nanango – Sold by Midge Thompson
- 13 Olympia Street, Mundubbera – Sold by Lynette Darlington
- 32 Mahoney Street, Mundubbera – Sold by Graham Lohse & Lynette Darlington
This one received an accepted offer just 3 days after listing!

New Listings

- 1486 Kumbia Road, Haly Creek
- 644 Kumbia Road, Ellesmere – *Already under contract*
- 716 Reedy Creek Road, Benair
- 470 Benair Road, Inverlaw

[VIEW THE FULL LIST OF PROPERTIES HERE](#)

Introducing a new chapter in local real estate in the North & South Burnett Region...

**YOUR LAND,
YOUR LIVESTOCK,
YOUR HOME,
OUR EXPERTISE.**



AL&L Residential Division Now Up And Running - Special Launch Offer

Aussie Land & Livestock has officially launched our Residential Division to service the growing demand for homes across both the North and South Burnett regions.

To celebrate the launch, we are continuing to **waive the \$900 listing fee** for all residential properties listed with Aussie Land & Livestock Residential before 31 December 2025.

If you're considering selling your home, now is the perfect time to take advantage of this offer while buyer demand remains very strong.

Contact our team today to secure this limited-time listing fee waiver offer!

AUSSIE LAND & LIVESTOCK RESIDENTIAL LAUNCH CELEBRATION OFFER

To celebrate the launch of Aussie Land & Livestock Residential, we are waiving our \$900 listing fee for all residential properties in the North or South Burnett region listed between 2.10.25 - 31.12.25!

With a range of marketing packages available to sell your property, we will cover the listing fee which is a direct saving for every homeowner who chooses to sell with us. Plus you will receive the added confidence of working with a trusted local team with professional marketing on every property.

Call today to list your residential property with your preferred Aussie Land & Livestock Agent OR call for more information:

NORTH BURNETT - Lynette Darlington: 0419 700 527

SOUTH BURNETT - Lily Bredhauer: (07) 4162 2233

- Exclusive only to residential listings with Aussie Land & Livestock in the North & South Burnett region.
- Offer valid until for all residential properties listed with Aussie Land & Livestock Residential between 2.10.25 - 31.12.25

Real Estate Market Trends - OCTOBER

The Kingaroy residential market continues to show solid momentum.

- **Median house price:** Around **\$500,000**, with annual growth of roughly **24–25%**.
- **Units:** Median value sits near **\$307,000**, up more than **20% year-on-year**.
- **Average days on market:** Around **20 days**, still moving quickly!
- **Rental market:** Houses averaging **\$520 per week**, with most properties leasing within **two weeks**.

Regional vacancy rates remain extremely tight (hovering near **1.2%**), keeping rental demand strong and yields healthy for investors.

North Burnett Update

While smaller in size, the **North Burnett** market remains resilient and community-focused.

- Council has begun **community consultation sessions** across six major towns (commencing **14 October**) — a great opportunity to have your say on future planning.
- The council also announced the **sale of six properties** over unpaid rates, signalling tighter compliance and the importance of maintaining clear ownership records.

What this means for you:

- **Buyers & Sellers:** With high demand fewer listings, rely on trusted, on-ground advice to assess true property value.
- **Investors:** Rental stock remains low but returns are steady; check tenant demand street by street.

Regional Outlook – Burnett & Beyond

- **Interest rates:** The **RBA cash rate** held steady at **3.60%** in October, maintaining buyer confidence and keeping borrowing power consistent.
- **Regional Queensland:** Continues to outperform metro markets thanks to affordability, lifestyle appeal, and low housing supply.

Key Points:

- **Buyers:** Check your pre-approvals, opportunities are opening up with spring stock.
- **Sellers:** Time to list! Properties are selling fast when priced correctly.
- **Landlords:** Expect continued strong returns as vacancy rates remain near record lows.



Mundubbera Community Highlights

- Aussie Land & Livestock proudly donated 7 AL&L caps to the Boynewood State School, P&C, 7-a-Side Cricket & Volleyball Day on Saturday 11th October. A great turnout and all funds raised go directly towards improving facilities at the school.
- We also supported the Mundubbera Kindergarten Ladies Night at the Mundubbera Royal Hotel on Friday 25th October, sponsoring the event and donating a raffle prize. Funds raised go toward upgrading the outdoor areas at the Kindy.

Oceans to Outback Challenge – Supporting RFDS

Our very own Lynette Darlington took part in the Oceans to Outback challenge throughout October, walking 87km in support of the Royal Flying Doctor Service. Why 87km? That's the number of aircraft in the RFDS fleet!

Not only has Lynette completed the challenge, she's also exceeded her fundraising goal of \$1,500, a huge achievement! If you'd like to support this wonderful cause, you can still donate here: <https://www.oceanstooutback.org.au/.../oceans-to-outback...>

A massive thank you to everyone who supported Lynette, your generosity truly helps keep the RFDS flying and caring for rural communities.

FEATURED PROPERTY – 470 Benair Road, Inverlaw

Some properties impress... and then there are those that truly leave you speechless.

This breathtaking 160 acre estate has been completely reimagined from the ground up, delivering a standard of rural luxury rarely seen in the South Burnett. From the grand timber entry, landscaped gardens and designer residence, to the endless outdoor entertaining spaces, machinery infrastructure, premium red scrub soil and good water security, this property truly has it all.

If you've been waiting for that once-in-a-lifetime South Burnett lifestyle property... this is it.

Click to view photos, video + full listing – every detail must be seen to be believed.

VIEW FEATURED PROPERTY



Your Clearing Sale Experts

<https://aussiell.bidsonline.com.au>



ONLINE CLEARING SALE 28.11.25 - 1.12.25



DON'T MISS THE NEXT ONLINE CLEARING SALE 28.11.25 - 1.12.25

It's happening again! After the huge success of our past Online Clearing Sales, we're gearing up for the final Aussie Land & Livestock Online Clearing Sale for the year, proudly powered by Bidsonline.

Now is the time to gather your items and get them listed with our team!

Every sale receives professional marketing to ensure maximum reach, maximum exposure and maximum buyer interest.

Sellers: Contact the Aussie Land & Livestock team to get your items included.

Buyers: Save the date, you won't want to miss this one!



LIVESTOCK UPDATE - SEPTEMBER 2025

PRIVATE & Paddock SALES

Private and paddock sales have continued well throughout the month, whether that be bulls, cows and calves, heifers or on Auctions Plus.

Check out our website for what livestock listings we have available currently.

SALEYARD ACTIVITY

- Good prices have given producers continued confidence to sell.
- Feeders & processor markets held up throughout the month. Bullocks averaged \$2,400/hd and cows for \$1,400/hd for the month.
- Good quality steers are still selling for strong competition averaging \$4.30/kg for the month, with the top price being \$5.34/kg at the 7/10 Murgon Sale.
- The heifer market is much the same as the previous months, averaging \$3.28/kg for October.
- Cows & calves averaged \$1,300/unit this month, with a lovely line of good red units topping at \$2,100/unit at Coolabunia.
- With the upcoming Christmas period, processors will be shutting down in the middle of December. Get in contact with your preferred agent today to book your cattle in to sell before this period.

SEASONAL CONDITIONS & SUPPLY

Good rainfall has fallen amongst the region towards the end of the month, along with the warm weather bringing paddock conditions up and allowing pastures to regenerate.

UPCOMING SALES

4th November – SBLX Murgon Fat & Store Sale

18th November – SBLX Murgon and Coolabunia Fat & Store Sales

22nd November – Aussie Land & Livestock Feature Female Sale at Coolabunia Saleyards

29th November – Cream of the Crop Droughtmaster Female Sale



Team Member Spotlight: Lily Bredhauer

Aussie Land & Livestock proudly shines the spotlight on **Lily Bredhauer**, a lifelong member of the business and the next generation helping drive our residential division forward.

Local Roots, Lifelong Experience

Growing up on a farm in Kingaroy, Lily has been part of the Aussie Land & Livestock family since day one. As the daughter of co-founder James Bredhauer, she's grown up surrounded by livestock, real estate, and community spirit — learning the ropes from one of the best in the business.

From Rural Life to Real Estate

Now a licensed sales agent, Lily is channeling her passion and experience into growing the Aussie Land & Livestock Residential team. Her deep local knowledge and genuine love for the South Burnett region make her a trusted name for anyone looking to buy, sell, or rent property in Kingaroy and surrounds.

Community & Connection

Much like her dad, Lily is a skilled polocrosse player and a familiar face at local events. Her friendly, approachable nature and strong community ties make her someone people instantly connect with — both personally and professionally.

A Fresh Force in Real Estate

With her own growing list of property listings and a strong work ethic, Lily is ready to make her mark. She combines **rural understanding** with **residential expertise**, giving clients the best of both worlds — backed by the trusted reputation of Aussie Land & Livestock.

"I love this region and the people who make it special. Helping locals move into the next chapter of their lives is what makes this job so rewarding." — *Lily Bredhauer*

We're proud to have Lily leading the charge as we continue to expand our residential services throughout the South Burnett alongside Lynette Darlington managing the North Burnett Region.

Ready to Get Started?

Whether you're buying, selling or managing property or livestock, Aussie Land & Livestock is here to support you every step of the way.

Reach out to us on the phone or visit one of our offices in Kingaroy or Mundubbera.

Let's make 2025 your most successful year yet!

The Aussie Land & Livestock Team

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Mundubbera: 07 4165 4804 mundubbera@aussiell.com.au

www.aussiell.com.au

Mission Statement

Guided by relentless focus, we will continuously strive to implement the critical initiatives required to achieve our vision. In doing this, we will deliver operational excellence in every corner of the company and meet or exceed our commitments to the many constituencies we serve. All of our long-term strategies and short-term actions will be moulded by a set of core 'Points of Culture' that defines each team member.



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