

AUSSIE LAND & LIVESTOCK

Monthly Update



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Welcome to our November update!

It's been another big month across the region, and we're excited to bring you the latest property activity and community highlights. Before we dive into what's ahead, let's take a look at the strong property movement we've seen throughout the North and South Burnett this month.

SOLD!

Lot 102 River Road, Kingaroy – Sold by James Bredhauer

644 Kumbia Road, Ellesmere – Sold by Lily Bredhauer & James Bredhauer

NEW LISTINGS:

Take a look as listings are being purchased very quickly!

Lot 28 Grevell Street, Byrnestown

512 Bicks Road, Cloyna

53, 55 & 59 Elizabeth Street, Mundubbera

4 Hams Street, Tingoorra

2180 Kingaroy Barkers Creek Road, Sandy Ridges – Already Under Contract

29 Hardy Street, Mundubbera

[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 Special Launch Offer Ending Soon!

Vendors are taking advantage of our [RESIDENTIAL LAUNCH OFFER](#) where any residential property listed for sale before 31 December, will have the \$900 listing fee waived!

If you're considering selling your home, now is the perfect time to take advantage of this offer while buyer demand remains very strong. Please also consider the office Christmas closure times from Wednesday 24 December 2025 and re-opening on Monday 5th January 2026.

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

Aussie Land & Livestock Residential Launch Promotion - Ending 31 December

Last chance to waive the \$900 listing fee for any residential property in the North or South Burnett Region, listed before 31 December 2025.

Call today:

NORTH BURNETT: Lynette Darlington - 0419 700 527

SOUTH BURNETT: Lily Bredhauer - 0427309851

Real Estate Market Trends - NOVEMBER

Statewide rental squeeze continues — according to the latest REIQ report, Queensland's rental vacancy rate remains at 1%, meaning ongoing pressure for tenants and very steady demand for rental properties.

South Burnett & Kingaroy remain solid for buyers, sellers and investors Kingaroy's median house price has risen to about A\$504,000 ($\approx 25\%$ growth YoY), with units around A\$315,000 ($\approx 20\%$ growth). Houses are still selling quickly (most under 3–4 weeks), and rentals remain strong with yields attractive to landlords.

Rural and lifestyle-block demand is surging recent valuations show the median residential land value in South Burnett is up $\sim 57\%$ from 2021, while rural-residential land (acreage/lifestyle lots) has jumped over 70 % in value. For buyers seeking space, lifestyle or investment, this market remains a standout.

Regional appeal remains high as housing affordability and low supply continue to drive people toward regional Queensland, North and South Burnett remains well-positioned versus metro markets.





Burnett Christmas POP-UP SHOP

Showcasing quality & unique gifts from the North Burnett region

4th - 13th December 2025
Mundubbera Community Hall, Lyons St

MONDAY TO FRIDAY | 9 AM - 5 PM
SATURDAY & SUNDAY | 9 AM - 2 PM
FRIDAY 5TH DECEMBER | OPEN LATE

Growing Our Community from the Soil up

A project of


For more information contact
burnettchristmas@outlook.com
Megan 0474 005 239

Follow the journey
 

Mundubbera Community Highlights

Burnett Christmas Pop Up Shop – Supporting Our North Burnett Community

This much loved biennial event is proudly organised by our very own Lynette Darlington from Aussie Land & Livestock Mundubbera. Lynette is a true community focused champion who donates countless hours alongside a dedicated team of local ladies to bring this vibrant shopping experience to life for the North Burnett.

The Burnett Christmas Pop Up Shop showcases a beautiful selection of quality and unique gifts handmade or produced in the North Burnett region, making it the perfect place to pick up thoughtful Christmas presents while supporting local creators and small businesses.

Held at the Mundubbera Community Hall Lyons Street, the event runs from 4th to 13th December 2025, with extended hours on Friday 6th December to help everyone get their festive shopping sorted. ☐

Be sure to mark your calendars, shop local and join us in celebrating the incredible talent and community spirit that makes the North Burnett so special.

Featured Property – 4 Hams Street, Tingoorra

Tucked away in a quiet position with sweeping 360 degree views, this charming timber home offers relaxed rural living with modern comforts. Featuring a light filled lounge and kitchen, two spacious bedrooms with built ins, and a wide verandah to enjoy the fresh country air, it's an ideal downsizer, getaway or investment. Outside offers a garden shed, grey water system and low maintenance surrounds, all in a friendly country community.

Contact **Lily Bredhauer** on **0427 309 851** to arrange an inspection.

[VIEW FEATURED PROPERTY](#)





ONLINE CLEARING SALE 28.11.25 - 1.12.25



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

MULTI - VENDOR ONLINE CLEARING SALE BIDDING NOW OPEN!

63 Items!

Bids closing Monday afternoon 1 December.

LAST CHANCE TO BID TO PICK UP A BARGAIN!

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



Your Clearing Sale Experts

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

LIVESTOCK UPDATE - NOVEMBER 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, with prices picking up even more towards the end of the month with the recent rain and promise of more to fall throughout the next season.
- Feeders & processor markets held up throughout the month with a strong increase at the end of the month. The 18/11 Murgon sale saw some of the best export prices it has ever seen. Bullocks topped \$2,500/hd, light store cows making up to \$3.62/kg for \$1,100/hd and averaging \$3.40/kg. 400-500kg Cows topped at \$4.60/kg for \$2,200/hd and averaged \$3.64/kg. A beautiful line of red Brahman cows (pictured with agent Chris Crouch) topped the heavy cow market at \$4.30/kg for \$2,600/hd. Coolabunia saw smaller amounts of export cattle available at its monthly sale, but prices still held firm across all descriptions. Heavy bulls averaged \$2,700/hd for the month at both yards, with lighter bulls averaging \$1,800/hd.



- The steer market is still as strong as ever, with light steers averaging at \$5.02/kg for the month and topping at \$5.90/kg at the 18/11 Murgon Sale. Two pens of black Brangus and Charolais steers averaged at 250kg made \$5.78/kg at this sale. Vendor Jed McCoy from Pazdash Grazing, Mt Perry couldn't be happier with the result, praising his agent Chris Crouch for all of his efforts and to the team on such a great sale.



- Feeder steers averaged \$4.90/kg and heavy steers averaged \$4.80/kg for the month.
- The heifer market saw a welcome increase for an average of around \$4.00/kg across all weight brackets for the month, with the top price being \$4.80/kg for a pen of light heifers at the 18/11 Murgon Sale.
- Cows & calves are still back a bit compared to the rest of the market, averaging \$1,550/unit this month.
- Some extremely happy vendors and agents alike across the region with these prices!

FEATURE FEMALE SALE

Our 2025 Feature Female Sale was a great success, with plenty of quality weaner and yearling heifers, joiner heifers, PTIC heifers and cows, and cows and calves on offer. The team yarded 400hd from across the region which were sold at a \$/hd value. The cows & calf units averaged at \$2,000/unit, with a lovely pen of Droughtmasters topping at \$2,300/unit. PTIC cows & heifers topped at \$2,475/hd for an average of \$1,900/hd. Joiner, yearling and weaner heifers averaged \$1,000/hd for a top of \$2,275/hd.

We are happy with how the sale went and are aiming to hold one each year at the same time of year to offer producers the opportunity to purchase some quality replacement or starter breed stock. Mark this in your calendars for the future!

SEASONAL CONDITIONS & SUPPLY

Plenty of good rainfall and a few wild storms have fallen across the region this month, filling dams and bringing paddock conditions up and allowing pastures to regenerate.

Sale Record Smashed at Cream of the Crop Female Sale - 29 November!



Record Top Price heifer - Bryvonlea Sunshine 2841 (PP) selling for \$48,000 to Vitwood Droughtmasters.



Vale View Inga 2 (PP) sold for \$23,000 to Vitwood Droughtmasters.

The 12th Annual Cream of the Crop Sale delivered outstanding results over the weekend, with 49 of 51 heifers sold for a gross of \$309,000 and a strong average of \$6,306.

Inaugural vendors Brian and Yvonne Heck of Bryvonlea Droughtmasters enjoyed a standout day, with their heifer *Bryvonlea Sunshine 2841 (PP)* breaking the sale record at \$48,000, purchased by David Torrisi of Vitwood Droughtmasters. Bryvonlea finished with a \$28,500 average for their two heifers.

Dave, Colleen and Mac Smith also recorded a memorable result, selling *Vale View Inga 2 (PP)* to Vitwood for \$23,000 and averaging \$8,500 across their five heifers.

RSVP and Sylvan Springs, the largest vendors, achieved the third-highest price with *RSVP Unmistakable* selling to Vitwood for \$10,000, averaging \$5,833 for nine heifers.

Major Droughtmasters topped at \$9,000 and averaged \$6,333 for their trio, all purchased by David and Tavis Hartwig.

True Blue Droughtmasters recorded a top of \$8,000 and averaged \$5,900 for their five heifers.

Vitwood Droughtmasters, operating through Mitch Jackson of Elders Murgon, secured five lots at an impressive average of \$18,800, including the sale's top three lots and one heifer each from Nindethana and Rangeview Droughtmasters.

CREDIT: All sale results, article content, and images are courtesy of the Cream of the Crop Sale.

UPCOMING SALES

2 December 2025 - Murgon & Coolabunia Fat & Store Sales

16 December 2025 - Murgon Fat & Store Sale

Our 2026 Sales Calendar will be available on our website and Facebook page soon! Our wall calendars are in production and will be available in the coming weeks.

Nanango Campdraft - A Proud Weekend for the Aussie Land & Livestock Team



The 2025 Nanango Campdraft held from 7 to 9 November at the Nanango Show Society grounds was a fantastic weekend for our Aussie Land & Livestock family. Not only did our team members compete strongly, they also brought home an impressive collection of results.

Po Hasthorpe riding **Cool Gun Henry** delivered a standout performance, taking out first place in the Sweepstakes Novice. Po is also an active member of the Campdraft Committee and spent much of the weekend helping in the backyards when she was not competing.

Jordon Young also had a great weekend with two solid placings

- Riding **Youngmere Storm**, Jordon placed equal seventh in the Retschlags On Farm Butchering Peter Hams Memorial Maiden B
- Riding **Youngmere Harmony**, Jordon placed equal sixth in the G3 Engineering Lorraine Ryan Memorial Maiden A

Midge Thompson continued his strong form with two podium finishes

- Riding **ACE**, Midge placed third in the JBS Australia Novice Campdraft
- Riding **Ginger**, he placed fourth in the Heritage Bank Nanango Open Les Fogg Memorial

Alongside his outstanding results, Midge once again served in his long time role as president and cattle coordinator for the Nanango Campdraft Committee, volunteering throughout the year to help plan and deliver the event.

With perfect weather, excellent ground conditions and a great community atmosphere, the weekend was a celebration of teamwork, horsemanship and local spirit. Congratulations to Po, Jordan and Midge on their achievements and for representing Aussie Land & Livestock with pride.



Aussie Land & Livestock proudly sponsor many community and agricultural events across the Burnett region each year, supporting local families, youth programs and regional celebrations. Coming up in December, we are excited to support two fantastic events:

- 1) Biggenden Cattle Camp, a three day youth cattle handling and education program, and the
- 2) Kingaroy Christmas Carnival on 11 December 2025, a much loved community event filled with rides, entertainment and festive family fun.

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.

