

## 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 km<sup>2</sup> 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](http://www.qld.gov.au/landvaluation).

## Barcoo Shire

### Overview of 2024 land valuation

For Barcoo Shire LGA, the revaluation included 229 properties, with a total value of \$391,785,384, an overall increase of 246 per cent since the last valuation issued in 2021.

Property market changes within Barcoo Shire LGA are being driven by the continued confidence within the cattle industry.

### Total value by land use

Land type	Value	Percentage of total land value
Commercial	\$149,500	0.0%
Industrial	\$196,000	0.1%
Primary Production	\$390,050,732	99.6%
Single Unit Residential	\$971,500	0.2%
Multi-Unit Residential	\$0	0.0%
Rural Residential	\$78,000	0.0%
Other	\$339,652	0.1%
LGA total	\$391,785,384	100.0%*

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

## Residential land

There has been no change in median values within the residential market sectors of Barcoo Shire LGA since the last valuation, having regard to the very limited sales that have occurred. This relates to the towns of Jundah, Stonehenge and Windorah. The overall median value for residential land in the Barcoo Shire LGA remains unchanged at \$10,000.

The table below shows the changes in median value of residential land in the Barcoo Shire LGA.

Locality	Previous median value (as at 1/10/2020)	New median value (as at 1/10/2023)	Change in median value	Number of properties <sup>1</sup>
Jundah	\$7,000	\$7,000	0.0%	43
Windorah	\$10,500	\$10,500	0.0%	47

<sup>1</sup> Table includes localities with a minimum of 40 properties as residential land use.

### Explanatory notes:

- The residential market throughout Barcoo Shire LGA remains unchanged having regard to the very limited sales that have occurred.

## Rural residential land

The table below shows the changes in median value for rural residential land in the Barcoo Shire LGA.

Previous median land value at 1/10/2020	New median land value at 1/10/2023	Change in median value	Number of properties
\$21,500	\$21,500	0.0%	4

### Explanatory notes:

- The rural residential market throughout Barcoo Shire LGA remains unchanged having regard to the very limited sales that have occurred in the residential market.

## Other land uses

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

Land use category	Previous total land value at 1/10/2020	New total land value at 1/10/2023	Change in total land value (%)	Number of properties
Commercial	\$149,500	\$149,500	0.0%	8
Industrial	\$196,000	\$196,000	0.0%	10
Primary Production	\$111,443,400	\$390,050,732	250.0%	64
Multi-Unit Residential	\$0	\$0	0.0%	0
Other	\$303,750	\$339,652	11.8%	36

**Explanatory notes:**

- Commercial and industrial lands recorded no change in value as no sales have transacted in this market sector since the last revaluation and the residential sales show no change.
- Cattle commodity prices reduced during 2023, after significant growth in 2019-2022. This corresponded with significant increase in rural land values during that period, as a result of continued low interest rates, good seasons and high commodity prices. With lower commodity prices and higher interest rates, sales within 2023 support the continued confidence.
- The increase in the Other land use relates to a review of State-owned lands based on sales.

**More information**

To view the valuation roll display listing for Barcoo Shire LGA, you can:

- see [land valuations online](#)
- visit the Barcoo Shire Council Administration Office, 6 Perkins Street, Jundah during business hours until 30 June 2024.