

Property Management

Petrichor 
property

Petrichor (pe-tric-hor)

The earthy scent produced when
rain falls on dry soil.

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The essential piece of your puzzle



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Gaining insight into Petrichor Property

At Petrichor Property, we believe property management should feel personal, not procedural. Based on the Sunshine Coast, QLD, our boutique agency delivers high-touch, concierge-style service that supports landlords, tenants, buyers, and sellers with care, clarity, and consistency.

With over 30 years of experience in real estate plus building and renovation, we bring unmatched insight into how properties live, breathe, and grow in value.

If you're a landlord seeking seamless management, clear communication and a level of experience that only comes with time and life experience, we're here with tailored solutions and genuine involvement—every step of the way.

At Petrichor Property, we don't do cookie-cutter. We do considered, curated, and client-first.



Every property is someone's home⁴

Our services

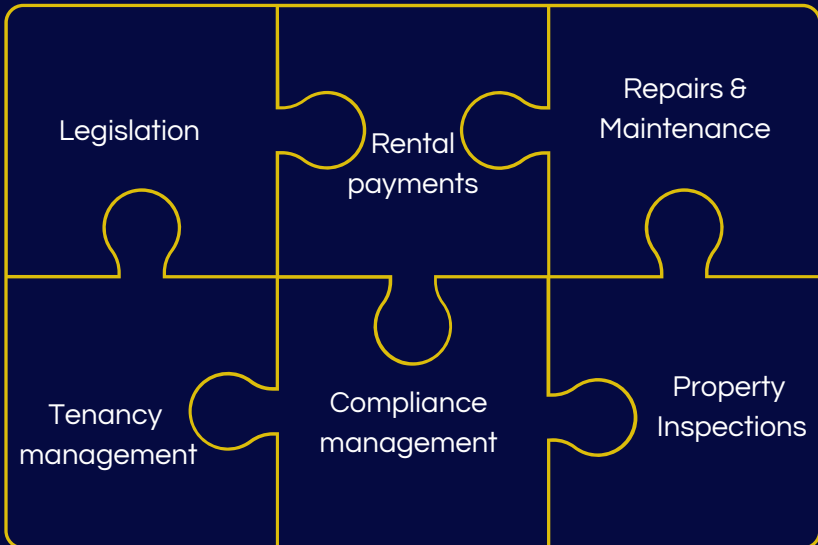
We are experts in each part of the rental puzzle

Let us put the pieces together

We believe the best property managers are friendly and approachable and know how to use legislation, when needed. That's how we run our property management business.

There are requirements that must be done when you own a rental property. We want you to feel like you are more than a transaction and that we have your back while explaining your options.

We don't stand between you and your investment property or between you and your funds. We professionally manage, personally care and keep all lines of communication open.



Legislation

There are a lot of moving parts when it comes to legislation.

Our job is to make sure you meet the regulations required of you but also to ensure tenants meet the regulations required of them.

Legislation forms the framework of how we must operate, but how we move in that framework makes all the difference.

We work with tenants so they understand their obligations before it becomes a problem, not just at the start of the tenancy but throughout the tenancy.

We believe in addressing any problems during the tenancy immediately so it doesn't become bigger and potentially more expensive.

Compliance management

From pools to smoke alarms and safety switches, we have the right tools to ensure your property is always compliant.

Insurance, termite barriers, builder warranties and more must be tracked effectively to maintain cover and ensure any issues are managed by the right people. We manage all your ongoing compliance certification, with automated notifications to alert us when compliance or insurance is due for renewal.

Through clear communication we let you know the compliance is due and manage the renewal as per our agreement with you. From work orders, report management and payment of invoices, we have you covered.

Property inspections

We've embraced cutting-edge virtual tour technology to deliver crystal-clear, fully immersive 360° inspections of your property.

- **Leasing inspections**

Prospective tenants can explore your property online in detail, apply with confidence, and even sign a lease without needing a physical inspection—dramatically reducing vacancy periods.

- **Entry & Exit reports**

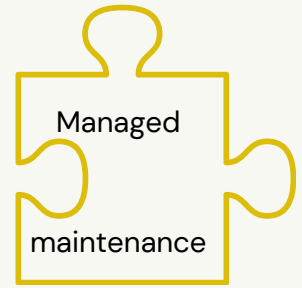
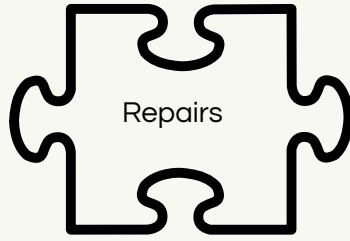
We share the entry & exit reports of each tenancy with you. We understand the importance of these documents to show you the standard of your property and how tenants are taking care of your investment.

- **Routine inspections**

Our routine inspections are more than just a maintenance report or a tenant cleaning report. We provide you with information to understand if maintenance is necessary or a preventative measure.

Most importantly, if an issue arises during a tenancy, we work with the tenants to resolve the issue so that there are no barriers to re-letting the property at the end of the tenancy





Maintenance is inevitable but the way it's managed makes a big difference.

Having a well-managed maintenance plan is a great way to keep your investment property in top shape.

As part of routine inspection reporting we will let you know of preventative maintenance that will help avoid expensive repairs and prolong the lifespan of the property or fixtures. The choice to proceed with suggestions will always rest with you.

The need for repairs may arise during the tenancy and we will work with you when this is identified during routine inspections or reported by tenants.



Rental payments



Tenant pays



Bills paid



You are paid

Don't wait for your money

Our technology platform means funds are transferred to you as soon as tenants funds are received and cleared.

Choose how to pay your bills

We can pay your property bills from the tenant funds, or you can pay the bills through the system. With both options you will receive a simple report at tax time.

Payment advices & monthly statement

You'll receive a notification whenever money is put into your account and an end of month statement. Keep a close eye or just check in when you want to.

Tenancy management

We ensure your tenants know and understand their responsibilities and the importance of maintaining a good relationship with neighbours, their property manager and you.

Leasing & open homes	Application processing & management	Bond management, including bond top ups
New tenancy onboarding	Rent payments	Lease renewal management
Rent reviews	Tenant invoicing	Tenancy terms & conditions

What our clients say

Melinda and Scott from Petrichor Property have been absolutely amazing to work with! From the start, I felt genuinely heard and supported, whilst working through a very challenging tenant situation. They handled everything so professionally and promptly, I never felt the need to worry and trusted that Melinda had the situation under control.

Scott is an absolute gem — a skilled handyman/builder/painter/plasterer, the list goes on, who fixed all the issues at a very reasonable price. What I really appreciated was that he never tried to take advantage; instead, he looked for ways to save costs by recommending alternative products and smarter solutions to still get the job done right. That kind of honesty and care is rare. It was our first experience with Scott and Melinda and this says a lot.

Thanks to Melinda and Scott's hard work, everything was sorted quickly, and we now have fantastic new tenants who are super happy in the home. I completely trust them with our investment property, especially since we live interstate. I'll definitely be working with them again and recommending them to family and

friends. Maria & Tash

– Maria Diamond

My husband and I recently secured a property through Melinda at Petrichor, and the whole experience was nothing short of amazing! From the very first open inspection to the moment we picked up the keys, everything felt fun, exciting, and stress-free.

Melinda was warm, welcoming, and approachable every step of the way. She made the process feel easy and enjoyable, always taking the time to answer any questions we had — no matter how many there were! Her professionalism combined with her friendly nature truly set her apart.

We're so grateful for the experience and couldn't recommend Melinda and the Petrichor team highly enough!

– Fiona Andrews

Next steps

Step 1

Contact us to send the management authority for you to complete & sign.

Step 2

We will commence the marketing program
OR
We will notify your current managing agent and make the necessary arrangements on your behalf.

Step 3

We will find the most suitable occupant for your property.
OR
We will welcome your existing tenant.

Step 4

We'll execute your ongoing management plan.

Once you have signed an agreement for us to manage your property, we'll do the rest.



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Petrichor 
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Let's work
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