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## Sold Properties

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### 6 Palmerston Close Upper Kedron QLD 4055

Sale Price: \$407,500

Sale Date: 25 Jun 2019

Area: 478m<sup>2</sup>

Eq. Building Area: 185.8061m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites

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### 1 Julatten Place Upper Kedron QLD 4055

Sale Price: \$542,500

Sale Date: 25 Jul 2019

Area: 690m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces

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### 4 Strathmere Place Upper Kedron QLD 4055

Sale Price: \$555,000

Sale Date: 2 Aug 2019

Area: 742m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

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### 4 Inverness Street Upper Kedron QLD 4055

Sale Price: \$562,500

Sale Date: 15 Jun 2019

Area: 630m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

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### 28 Lyrebird Crescent Upper Kedron QLD 4055

Sale Price: \$567,000

Sale Date: 25 Nov 2019

Area: 400m<sup>2</sup>

Eq. Building Area: 213.677m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

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**35 Charolais Crescent Upper Kedron QLD 4055**

Sale Price: \$567,500

Sale Date: 28 Aug 2019

Area: 691m<sup>2</sup>Eq. Building Area: 162.0m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**10 Monsato Close Upper Kedron QLD 4055**

Sale Price: \$569,000

Sale Date: 19 Aug 2019

Area: 562m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**5 Palmerston Close Upper Kedron QLD 4055**

Sale Price: \$570,000

Sale Date: 4 Nov 2019

Area: 400m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**1 Glentryst Court Upper Kedron QLD 4055**

Sale Price: \$598,500

Sale Date: 10 Jun 2019

Area: 700m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**32 Karvella Street Upper Kedron QLD 4055**

Sale Price: \$617,000

Sale Date: 28 Jun 2019

Area: 700m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**226 Kirralee Crescent Upper Kedron QLD 4055**

Sale Price: \$620,000

Sale Date: 4 Nov 2019

Area: 700m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 3 Car Spaces



## 202 Kirralee Crescent Upper Kedron QLD 4055

Sale Price: \$623,000

Sale Date: 19 Jul 2019

Area: 700m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



## 2 Pine Place Upper Kedron QLD 4055

Sale Price: \$625,000

Sale Date: 10 Jul 2019

Area: 605m2

Eq. Building Area: 222.9673m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



## 18 Pine Place Upper Kedron QLD 4055

Sale Price: \$625,000

Sale Date: 2 Sep 2019

Area: 663m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



## 51 Trevallyn Place Upper Kedron QLD 4055

Sale Price: \$631,000

Sale Date: 15 Aug 2019

Area: 700m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



## 13 Forbes Crescent Upper Kedron QLD 4055

Sale Price: \$635,000

Sale Date: 8 Oct 2019

Area: 416m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces



## 7 Edinburgh Close Upper Kedron QLD 4055

Sale Price: \$645,000

Sale Date: 13 Jun 2019

Area: 756m2

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 3 Glenkyree Close Upper Kedron QLD 4055

Sale Price: \$645,000

Sale Date: 18 Oct 2019

Area: 700m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 85 Selkirk Crescent Upper Kedron QLD 4055

Sale Price: \$687,000

Sale Date: 28 Jul 2019

Area: 839m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 26 Brockman Drive Upper Kedron QLD 4055

Sale Price: \$700,000

Sale Date: 8 Aug 2019

Area: 400m2

Eq. Building Area: 293.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



### 21 Paradise Place Upper Kedron QLD 4055

Sale Price: \$704,000

Sale Date: 27 Aug 2019

Area: 2,413m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 6 Pine Place Upper Kedron QLD 4055

Sale Price: \$711,000

Sale Date: 30 Sep 2019

Area: 465m2

Eq. Building Area: 157.9352m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Lock Up Garages, 1 Ensuites



### 76 Kirralee Crescent Upper Kedron QLD 4055

Sale Price: \$725,000

Sale Date: 24 Sep 2019

Area: 765m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites

**100 Lomond Circuit Upper Kedron QLD 4055**

Sale Price: \$725,000

Sale Date: 30 Aug 2019

Area: 320m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

**23 Wyellan Place Upper Kedron QLD 4055**

Sale Price: \$727,000

Sale Date: 30 Aug 2019

Area: 794m<sup>2</sup>Eq. Building Area: 314.0m<sup>2</sup>

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

**46 Curlew Street Upper Kedron QLD 4055**

Sale Price: \$727,500

Sale Date: 6 Sep 2019

Area: 1,245m<sup>2</sup>Eq. Building Area: 271.0m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**8 Flinders Street Upper Kedron QLD 4055**

Sale Price: \$735,000

Sale Date: 27 Sep 2019

Area: 320m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Lock Up Garages

**72 Lomond Circuit Upper Kedron QLD 4055**

Sale Price: \$742,500

Sale Date: 8 Jul 2019

Area: 448m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

**25 Ridge Place Upper Kedron QLD 4055**

Sale Price: \$771,000

Sale Date: 14 Oct 2019

Area: 1,049m<sup>2</sup>Eq. Building Area: 386.0m<sup>2</sup>

Attributes: 5 Beds, 3 Baths, 2 Car Spaces



## 29 Ancaster Road Upper Kedron QLD 4055

Sale Price: \$773,000

Sale Date: 22 Jun 2019

Area: 500m<sup>2</sup>

Eq. Building Area: 328.0m<sup>2</sup>

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



## 23 Panorama Place Upper Kedron QLD 4055

Sale Price: \$775,000

Sale Date: 8 Aug 2019

Area: 841m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



## 42 Ferndale Place Upper Kedron QLD 4055

Sale Price: \$825,000

Sale Date: 4 Sep 2019

Area: 1,269m<sup>2</sup>

Attributes: 6 Beds, 3 Baths, 4 Car Spaces, 2 Ensuites



## 30 Curlew Street Upper Kedron QLD 4055

Sale Price: \$850,000

Sale Date: 5 Aug 2019

Area: 977m<sup>2</sup>

Attributes: 5 Beds, 2 Baths, 2 Car Spaces



## 38 Harrier Place Upper Kedron QLD 4055

Sale Price: \$915,000

Sale Date: 26 Sep 2019

Area: 743m<sup>2</sup>

Eq. Building Area: 26.0m<sup>2</sup>

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



## 51 Highbury Place Upper Kedron QLD 4055

Sale Price: \$1,030,000

Sale Date: 27 Aug 2019

Area: 4.22Ha Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	35	\$407,500	\$1,030,000	\$645,000	\$677,957	\$23,728,500
<b>TOTAL</b>	<b>35</b>					<b>\$23,728,500</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	1	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000
	4 Bed	28	\$407,500	\$915,000	\$628,000	\$646,696
	5+ Bed	6	\$645,000	\$850,000	\$772,000	\$765,166
<b>TOTAL</b>		<b>35</b>				<b>\$677,957</b>

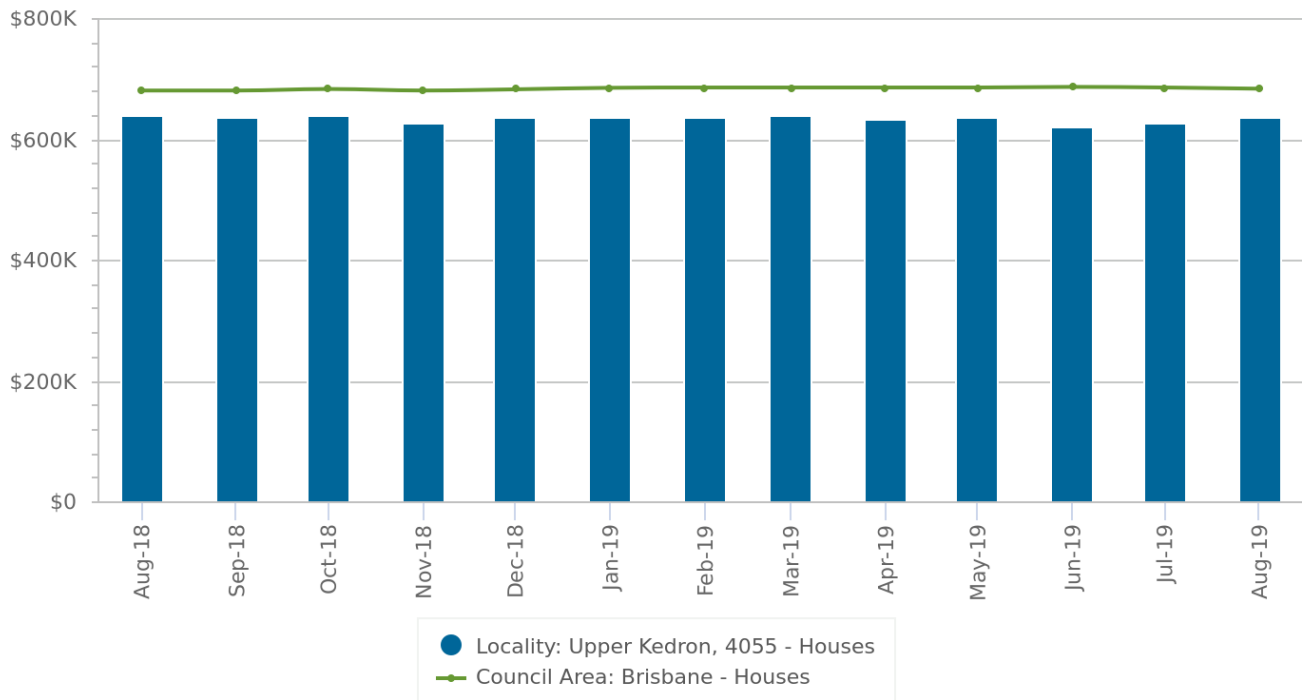
## Recent Median Sale Prices

### Recent Median Sale Prices (House)

Period	Upper Kedron Median Price	Brisbane Median Price
August 2019	\$637,500	\$683,000
July 2019	\$628,000	\$685,000
June 2019	\$620,000	\$686,000
May 2019	\$635,000	\$685,000
April 2019	\$633,000	\$685,000
March 2019	\$639,500	\$685,000
February 2019	\$635,000	\$685,000
January 2019	\$634,750	\$684,500
December 2018	\$634,750	\$682,000
November 2018	\$627,500	\$680,000
October 2018	\$640,000	\$682,500
September 2018	\$634,750	\$680,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

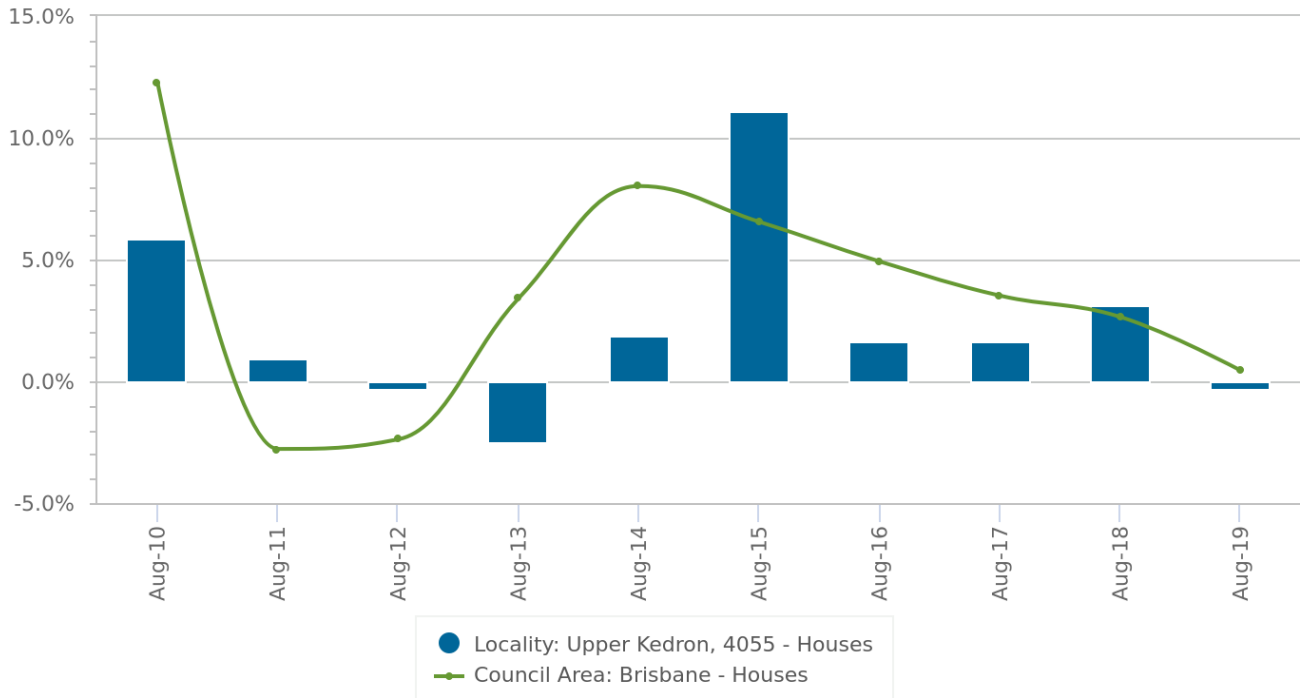
## Change in Median Price

### Change in Median Price (House)

Period	Upper Kedron	Brisbane
	% Change	% Change
Aug 2019	-0.31%	0.44%
Aug 2018	3.15%	2.64%
Aug 2017	1.64%	3.52%
Aug 2016	1.67%	4.92%
Aug 2015	11.11%	6.55%
Aug 2014	1.89%	8.02%
Aug 2013	-2.48%	3.41%
Aug 2012	-0.28%	-2.38%
Aug 2011	0.93%	-2.78%
Aug 2010	5.88%	12.27%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (House)



Statistics are calculated over a rolling 12 month period