

SUBURB MARKET REPORT

HENDRA - HOUSE - APRIL 2024

PREPARED BY JANELLE McKENNA PROPERTIES



Place.



Ascot

HENDRA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	117	\$ 540,000	0.0 %	\$ 285,000	\$ 3,700,000
2007	124	\$ 605,750	12.2 %	\$ 270,000	\$ 2,760,000
2008	86	\$ 675,000	11.4 %	\$ 250,000	\$ 2,700,000
2009	101	\$ 725,000	7.4 %	\$ 270,000	\$ 1,800,000
2010	70	\$ 790,000	9.0 %	\$ 260,000	\$ 1,900,000
2011	73	\$ 810,000	2.5 %	\$ 375,000	\$ 1,600,000
2012	75	\$ 673,000	-16.9 %	\$ 310,000	\$ 2,350,000
2013	109	\$ 770,000	14.4 %	\$ 340,500	\$ 1,775,000
2014	121	\$ 840,000	9.1 %	\$ 411,000	\$ 2,850,000
2015	100	\$ 910,000	8.3 %	\$ 521,500	\$ 2,250,000
2016	109	\$ 942,000	3.5 %	\$ 515,000	\$ 2,050,000
2017	81	\$ 992,500	5.4 %	\$ 625,000	\$ 3,150,000
2018	93	\$ 1,125,000	13.4 %	\$ 498,000	\$ 2,900,000
2019	99	\$ 1,100,000	-2.2 %	\$ 532,000	\$ 2,500,000
2020	86	\$ 1,054,000	-4.2 %	\$ 683,000	\$ 2,685,000
2021	150	\$ 1,377,500	30.7 %	\$ 680,000	\$ 4,500,000
2022	87	\$ 1,600,000	16.2 %	\$ 815,000	\$ 4,000,000
2023	121	\$ 1,700,000	6.2 %	\$ 765,000	\$ 5,340,000
2024	14	\$ 1,687,500	-0.7 %	\$ 999,999	\$ 2,550,000

Median Sale Price

\$1.7m

Based on 110 recorded House sales within the last 12 months (Apr '23 - Mar '24)

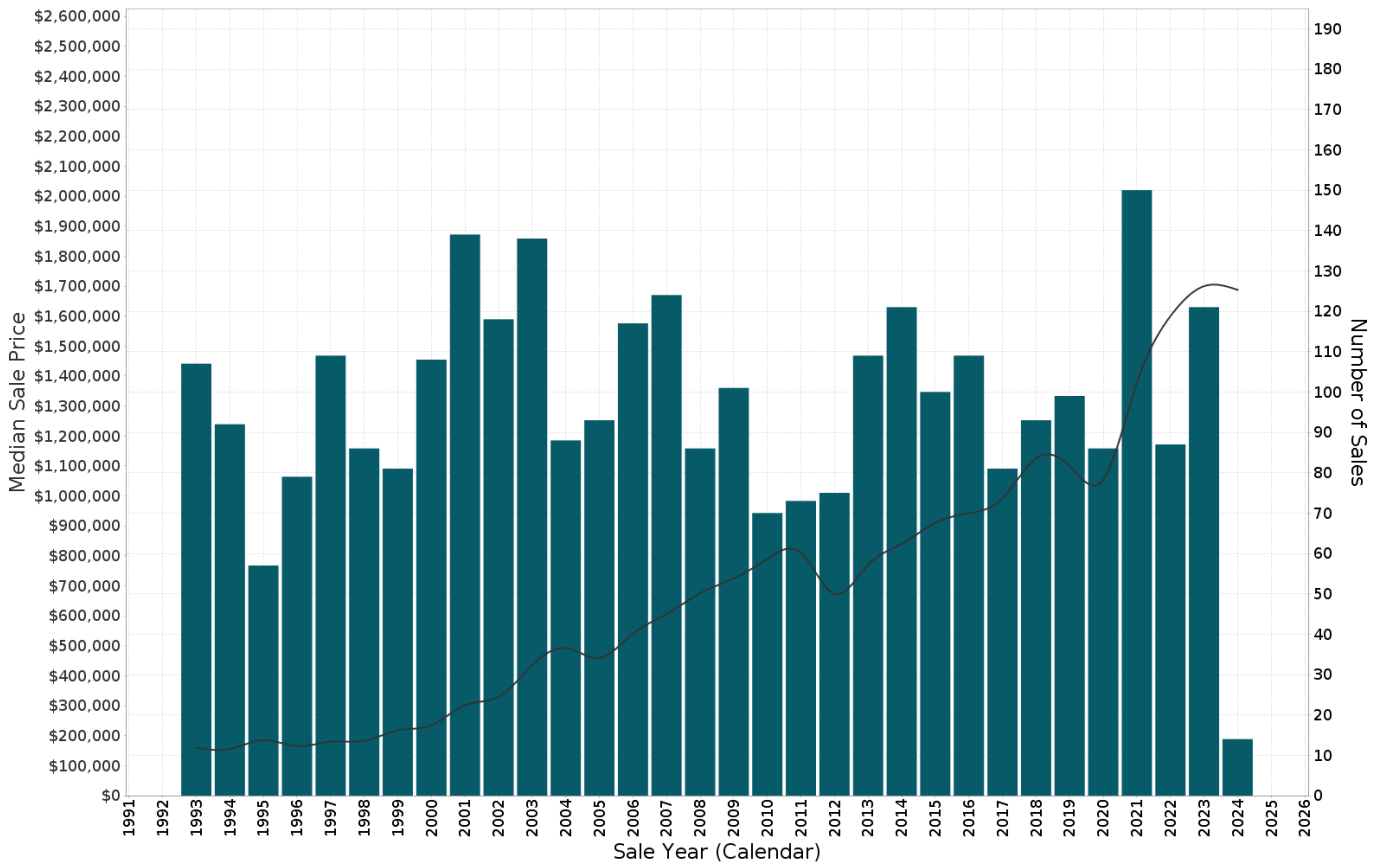
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

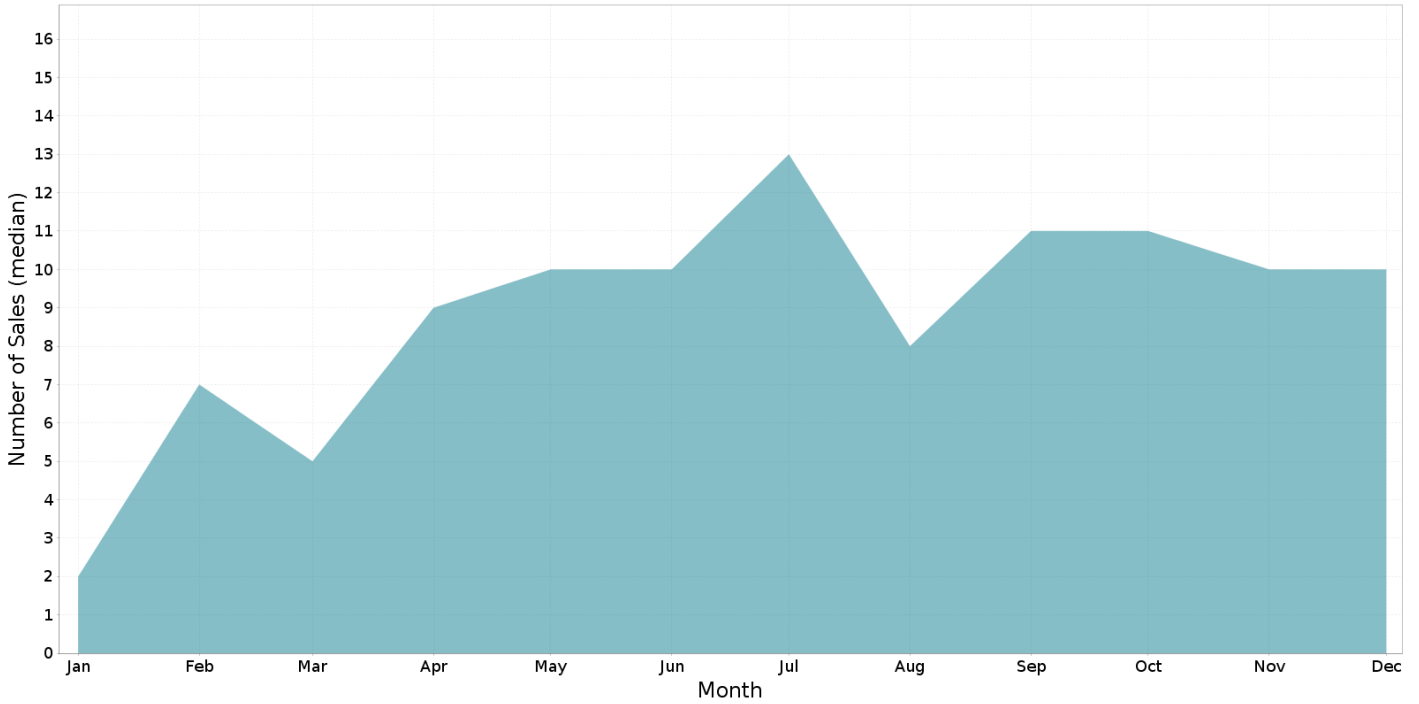
+5.8%

Current Median Price: \$1,700,000
Previous Median Price: \$1,607,500

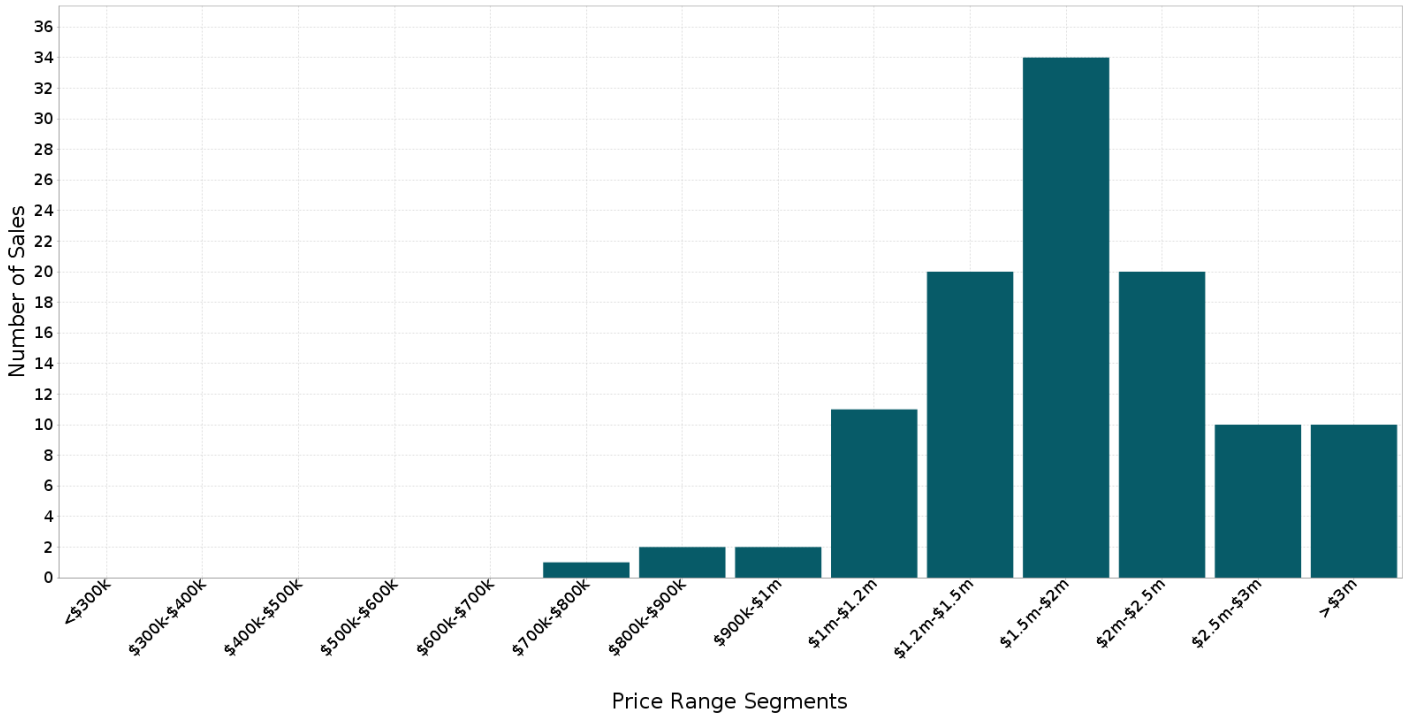
Based on 208 recorded House sales compared over the last two rolling 12 month periods



HENDRA - Peak Selling Periods (3 years)



HENDRA - Price Range Segments (12 months)



HENDRA - Recently Sold Properties

Median Sale Price

\$1.7m

Based on 110 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.8%

Current Median Price: \$1,700,000
Previous Median Price: \$1,607,500

Based on 208 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

110

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

105 MANSON RD

\$1,834,000

814 m² 3 2 1

10A MANSON RD

\$2,361,000

1,021 m² 4 4 3

34 GORDON ST

\$3,250,000

607 m² 5 3 2

20 HARDING ST

\$2,015,000

407 m² 5 2 2

8 NOEL ST

\$1,501,000

405 m² 3 2 1

23 HARDING ST

\$2,610,000

814 m² 3 1 1

44 GORDON ST

\$2,200,000

653 m² 5 3 2

31 URE ST

\$1,650,000

810 m² 5 2 2

26 OLIVE ST

\$3,750,000

728 m² 5 3 4

Prepared on 29/04/2024 by Janelle McKenna, 0417004845 at Place Estate Agents Ascot. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

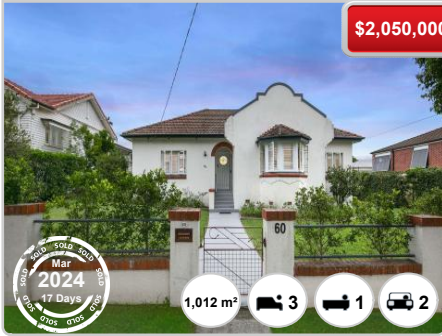
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) April/2024. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au



34 WEBSTER AVE



60 BOWLEY ST



14 GOODWOOD ST



19 RACEVIEW AVE



299A NUDGE ROAD OF



95 RACEVIEW AVE



119 RACEVIEW AVE



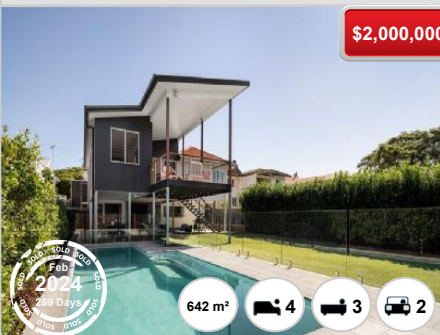
67 ZILLMAN RD



328 NUDGE ROAD OF



15 MATONG ST



137 MANSON RD



39 GOODWOOD ST

