

SUBURB MARKET REPORT

NUNDAH - HOUSE - APRIL 2024

PREPARED BY JANELLE MCKENNA PROPERTIES



Place.



Ascot

NUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	109	\$ 400,740	0.0 %	\$ 110,000	\$ 1,800,000
2007	114	\$ 466,000	16.3 %	\$ 200,000	\$ 980,000
2008	65	\$ 555,000	19.1 %	\$ 335,000	\$ 1,050,000
2009	84	\$ 535,000	-3.6 %	\$ 315,000	\$ 1,905,000
2010	73	\$ 583,000	9.0 %	\$ 395,000	\$ 1,056,000
2011	66	\$ 558,250	-4.2 %	\$ 308,500	\$ 1,485,000
2012	66	\$ 581,000	4.1 %	\$ 313,000	\$ 2,100,000
2013	78	\$ 612,500	5.4 %	\$ 340,000	\$ 1,111,111
2014	72	\$ 650,000	6.1 %	\$ 434,000	\$ 1,150,000
2015	99	\$ 665,000	2.3 %	\$ 420,000	\$ 2,100,000
2016	90	\$ 665,978	0.1 %	\$ 450,000	\$ 1,350,000
2017	83	\$ 701,000	5.3 %	\$ 348,000	\$ 4,000,000
2018	81	\$ 720,000	2.7 %	\$ 465,000	\$ 2,025,000
2019	93	\$ 770,000	6.9 %	\$ 250,000	\$ 1,850,000
2020	89	\$ 801,100	4.0 %	\$ 400,000	\$ 1,700,000
2021	102	\$ 929,000	16.0 %	\$ 480,000	\$ 2,595,000
2022	90	\$ 1,103,000	18.7 %	\$ 525,000	\$ 3,100,000
2023	82	\$ 1,158,750	5.1 %	\$ 480,000	\$ 3,500,000
2024	11	\$ 1,105,000	-4.6 %	\$ 825,000	\$ 2,420,000

Median Sale Price
\$1.14m

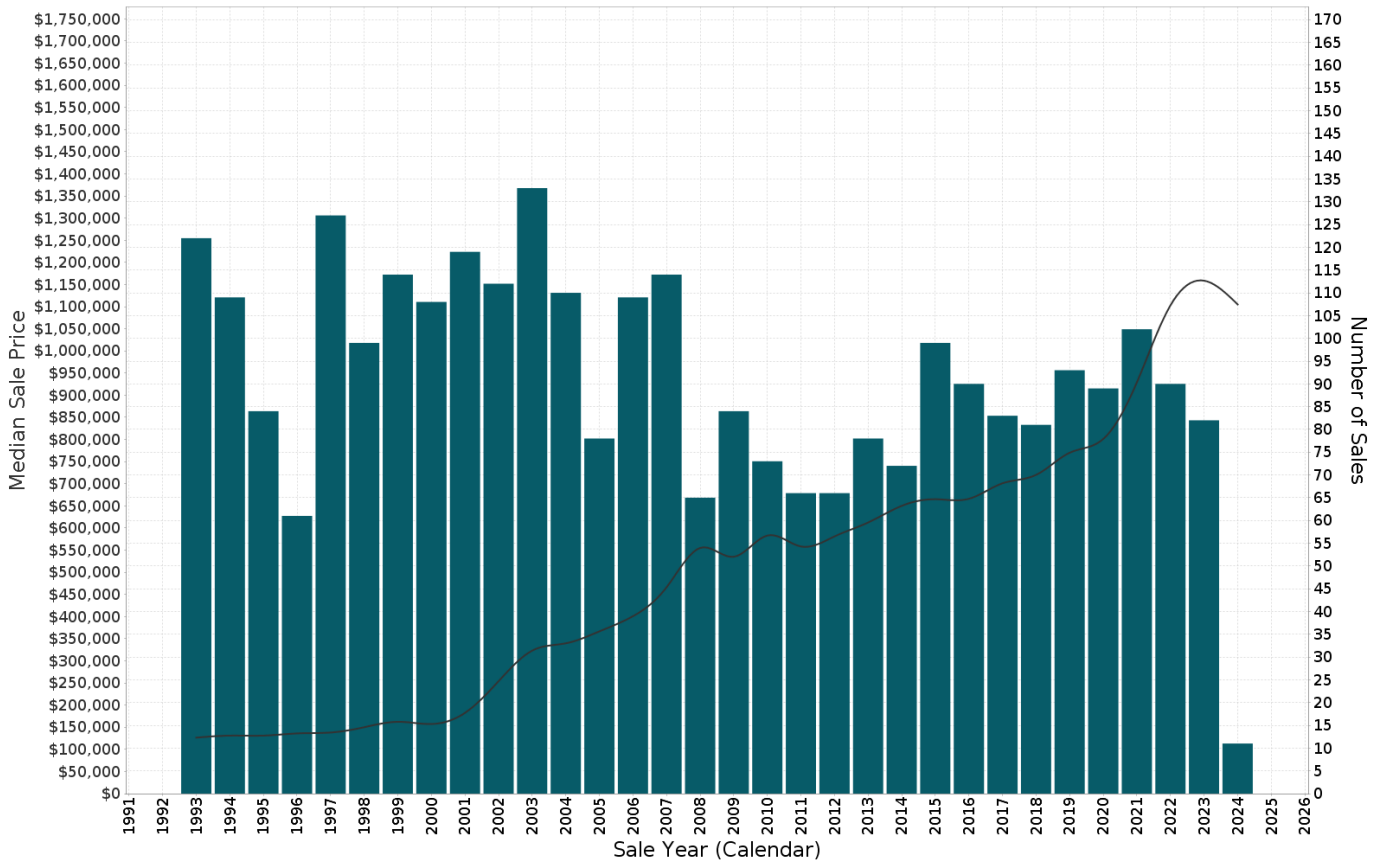
Based on 77 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

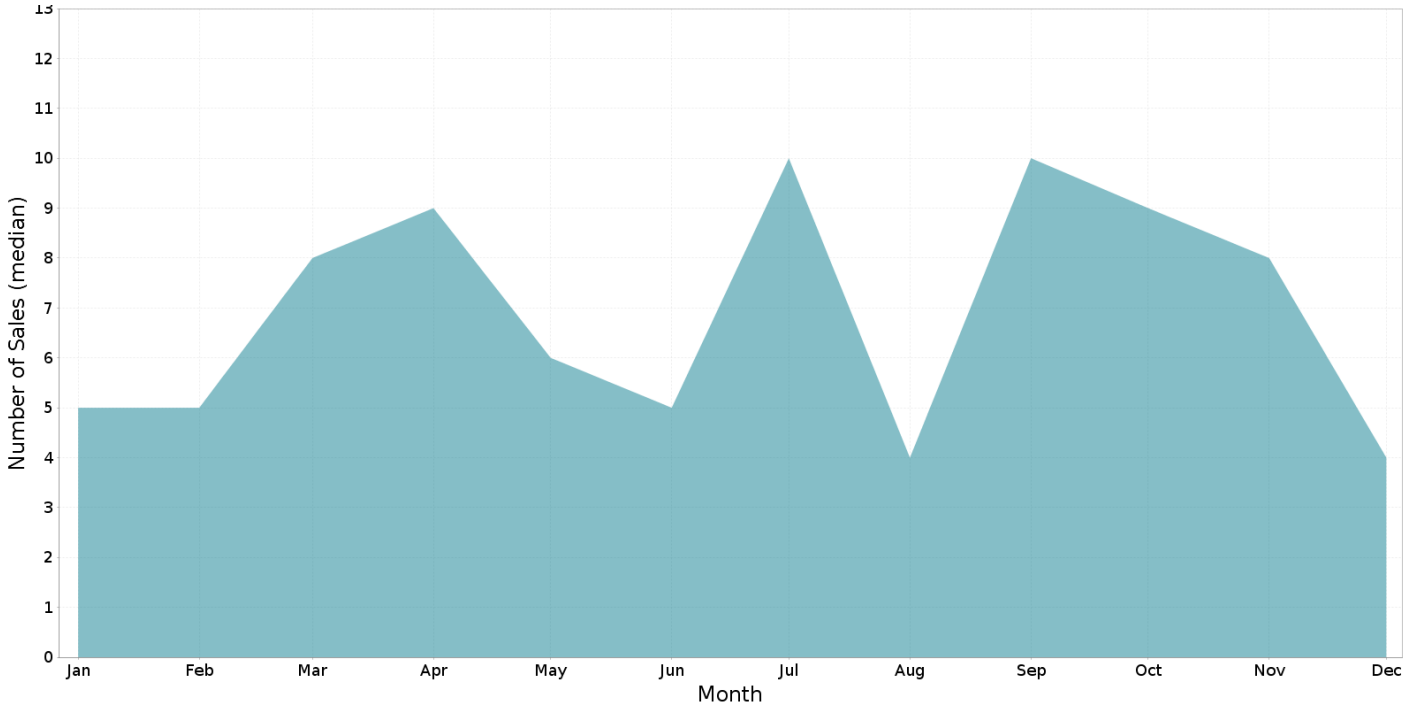
Suburb Growth
+4.9%

Current Median Price: \$1,136,000
Previous Median Price: \$1,082,500

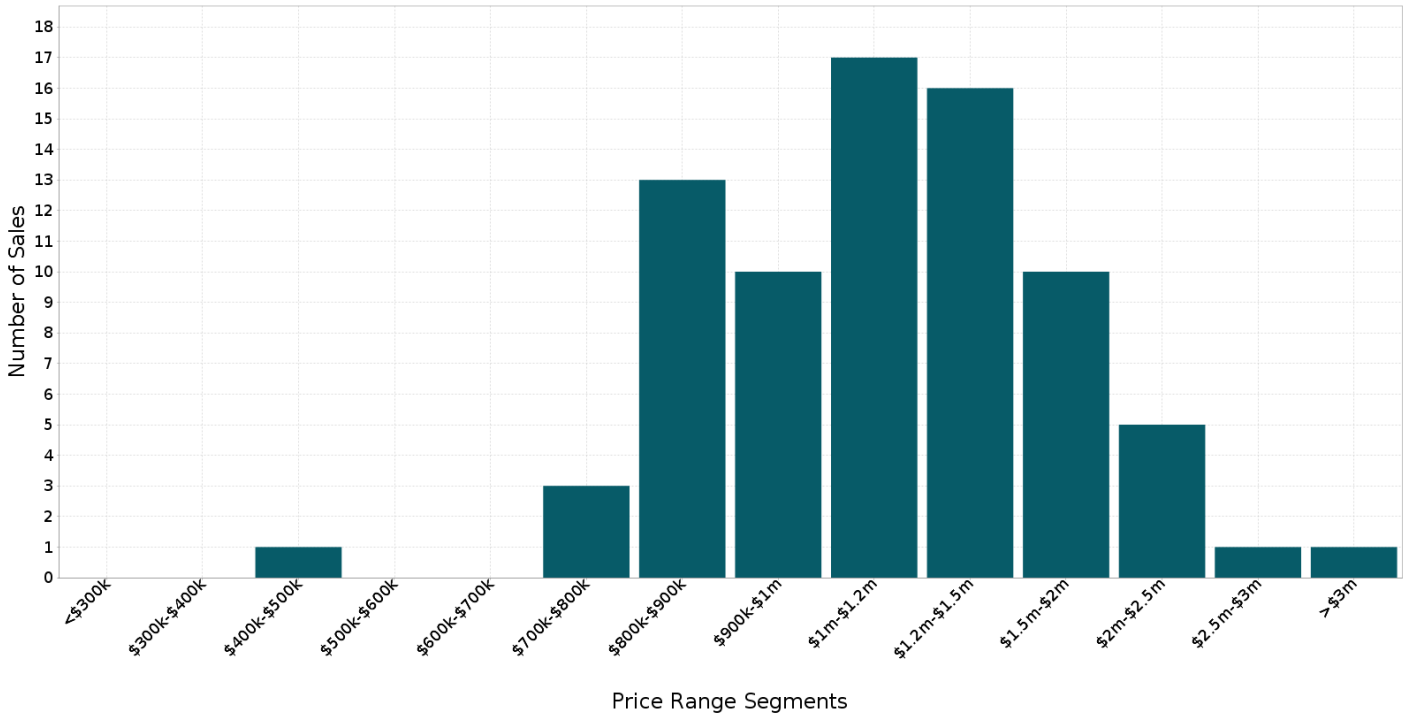
Based on 155 recorded House sales compared over the last two rolling 12 month periods



NUNDAH - Peak Selling Periods (3 years)



NUNDAH - Price Range Segments (12 months)



NUNDAH - Recently Sold Properties

Median Sale Price

\$1.14m

Based on 77 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

+4.9%

Current Median Price: \$1,136,000
Previous Median Price: \$1,082,500

Based on 155 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

77

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

17A LESLIE ST



\$1,150,000

607 m² 4 2 -

Sold Apr 2024 N/A

1516A SANDGATE RD




\$870,000

406 m² 4 1 2

Sold Apr 2024 34 Days

179 BUCKLAND RD




\$900,000

405 m² 3 1 1

Sold Apr 2024 24 Days

71 NELLIE ST




\$951,000

405 m² 3 2 1

Sold Mar 2024 16 Days

1530 SANDGATE RD



\$900,000

791 m² 4 2 2

Sold Mar 2024 22 Days

9 HENCHMAN ST



\$849,000

392 m² 2 1 1

Sold Mar 2024 5 Days

1552 SANDGATE RD




\$1,190,000

830 m² 4 2 1

Sold Feb 2024 25 Days

14 BLIGH ST




\$950,000

556 m² 2 1 1

Sold Feb 2024 N/A

17 WALLY ST



\$950,000

4 2 2

Sold Feb 2024 81 Days



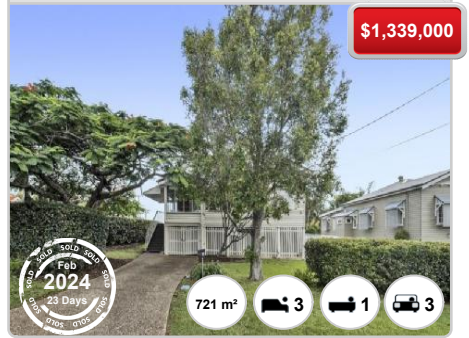
121A ETON ST



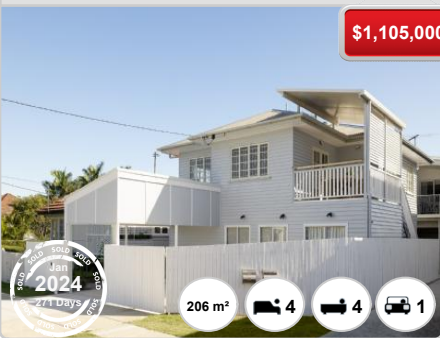
50 NORTHGATE RD



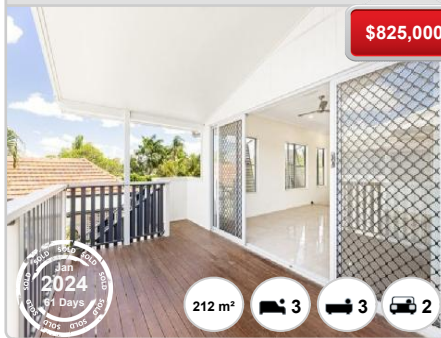
2 LEMNOS ST



20 AMELIA ST



22 AMELIA ST



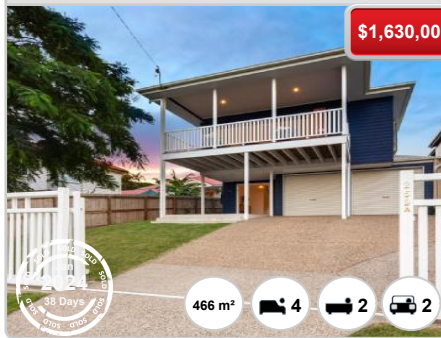
140 MELTON RD



29 KUNDE ST



259A BUCKLAND RD



8 IVO ST



58 YORK ST



50 HEDLEY AVE



99 JENNER ST

