

SUBURB MARKET REPORT

NUNDAH - HOUSE- OCTOBER 2025

PREPARED BY JANELLE McKENNA PROPERTIES



NUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	115	\$ 467,000	0.0 %	\$ 200,000	\$ 980,000
2008	64	\$ 558,750	19.6 %	\$ 335,000	\$ 1,050,000
2009	84	\$ 535,000	-4.3 %	\$ 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	100	\$ 661,000	1.7 %	\$ 420,000	\$ 2,100,000
2016	94	\$ 671,000	1.5 %	\$ 450,000	\$ 1,350,000
2017	83	\$ 701,000	4.5 %	\$ 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	90	\$ 794,550	3.2 %	\$ 400,000	\$ 1,700,000
2021	102	\$ 929,000	16.9 %	\$ 480,000	\$ 2,595,000
2022	90	\$ 1,103,000	18.7 %	\$ 525,000	\$ 3,100,000
2023	81	\$ 1,165,000	5.6 %	\$ 750,000	\$ 3,500,000
2024	84	\$ 1,190,000	2.1 %	\$ 825,000	\$ 2,420,000
2025	44	\$ 1,300,000	9.2 %	\$ 500,000	\$ 2,685,000

Median Sale Price

\$1.32m

Based on 68 recorded House sales within the last 12 months (Oct '24 - Sep '25)

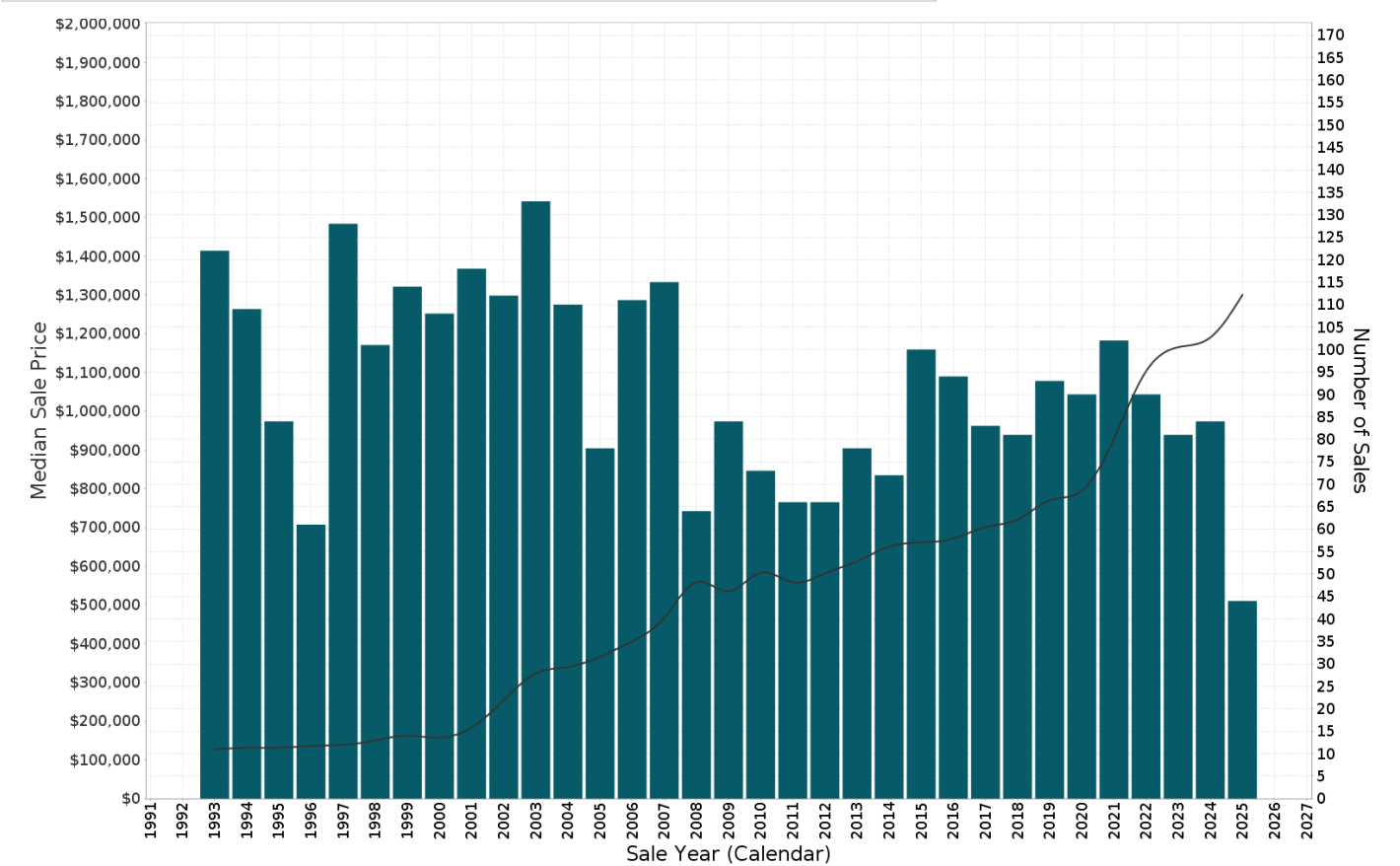
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

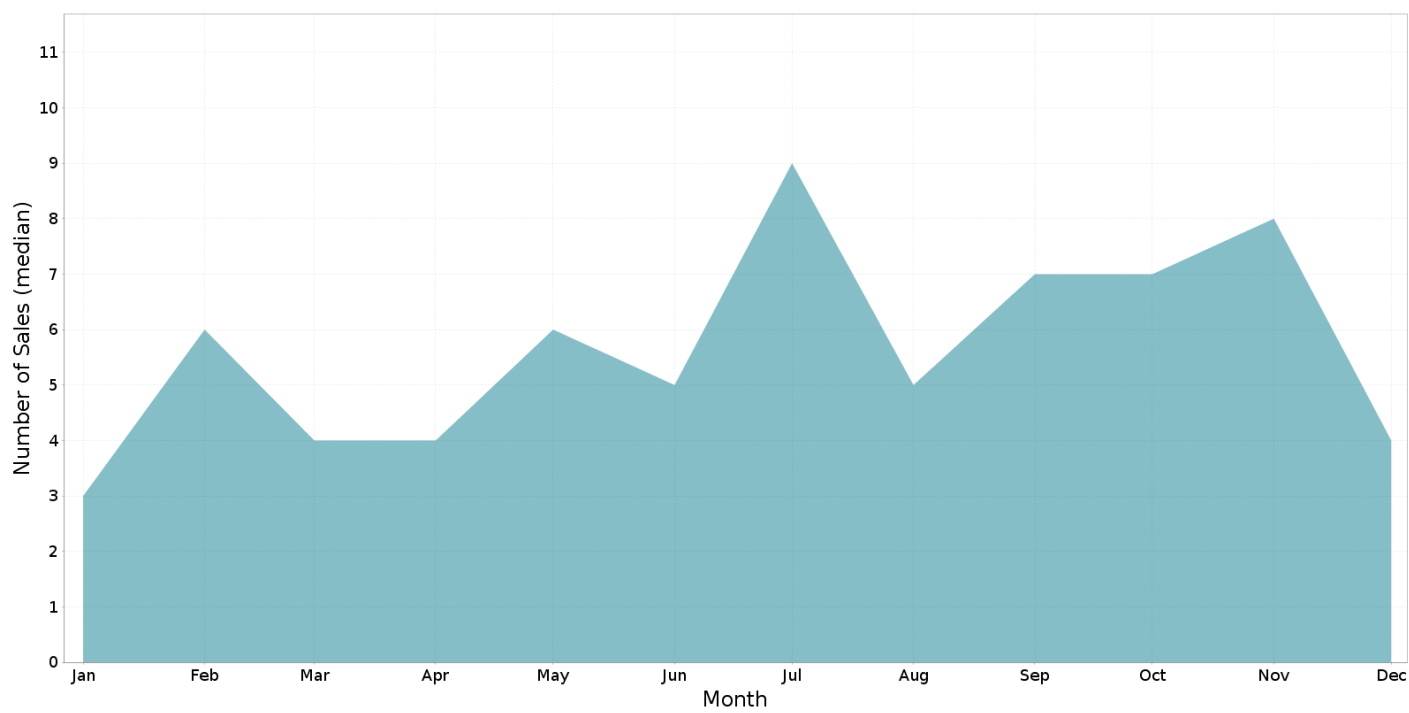
+12.6%

Current Median Price: \$1,322,500
Previous Median Price: \$1,175,000

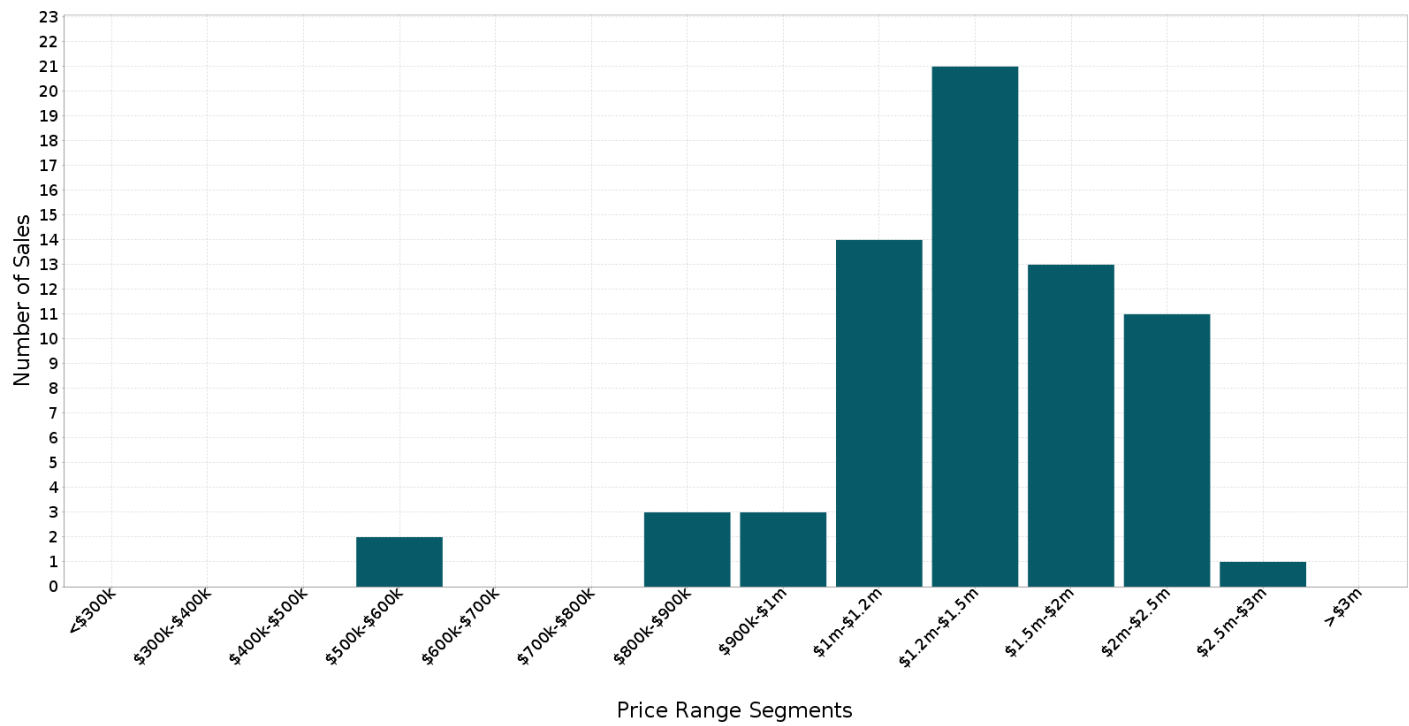
Based on 153 recorded House sales compared over the last two rolling 12 month periods



NUNDAH - Peak Selling Periods (3 years)



NUNDAH - Price Range Segments (12 months)



NUNDAH - Recently Sold Properties

Median Sale Price
\$1.32m

Based on 68 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth
+12.6%

Current Median Price: \$1,322,500
Previous Median Price: \$1,175,000

Based on 153 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
68

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

1 OLIVE ST



\$1,390,000

572 m² 3 1 3

Oct 2025 25 Days

149 RYANS RD



\$1,300,000

473 m² 3 1 2

Oct 2025 30 Days

316 BUCKLAND RD



\$1,532,500

3 2 -

Oct 2025 22 Days

125 ETON ST



\$1,300,000

607 m² 2 1 1

Oct 2025 44 Days

26 GARFIELD ST



\$1,755,000

524 m² 4 4 2

Oct 2025 27 Days

12 TUFNELL ST



\$2,050,000

407 m² 4 2 2

Sep 2025 27 Days

1/24 ATTEWELL ST



\$840,000

118 m² 2 2 1

Sep 2025 44 Days

111 AMELIA ST



\$1,795,000

5 3 2

Sep 2025 30 Days

11 IMBROS ST



\$2,300,000

607 m² 5 3 2

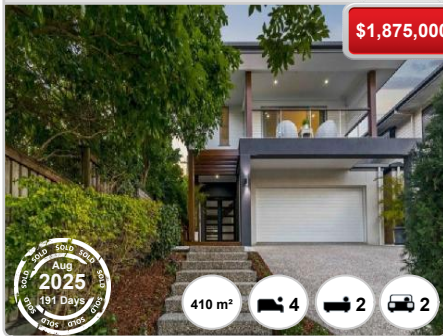
Sep 2025 11 Days

28 OLIVE ST



\$1,181,000

52 HUET ST



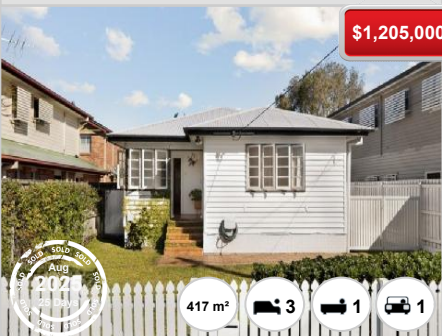
\$1,875,000

17 LEMNOS ST



\$2,200,000

51 VERNON ST



\$1,205,000

26 LESLIE ST



\$1,090,000

1 VILLEROY ST



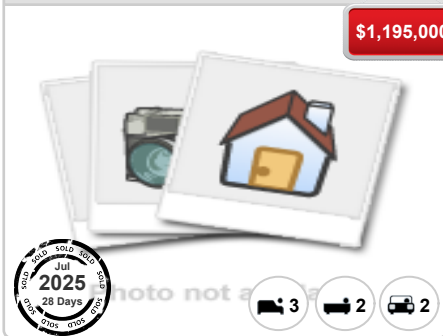
\$2,100,000

60 JENNER ST



\$1,250,000

21 WALLY ST



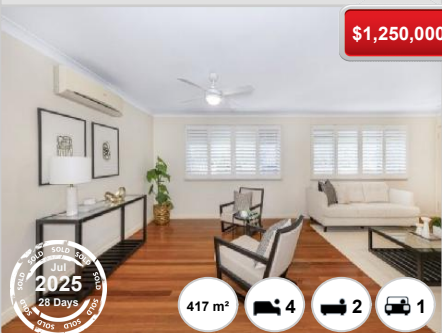
\$1,195,000

18 BLIGH ST



\$1,195,000

2 KILLEEN ST



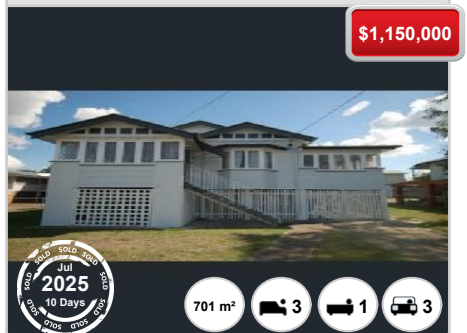
\$1,250,000

16 HAMSON TCE



\$2,685,000

1426 SANDGATE ROAD OF



\$1,150,000