



RayWhite

SUBURB REPORT

KELVIN GROVE

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KELVIN GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	65	\$ 435,500	0.0 %	\$ 300,000	\$ 875,000
2007	67	\$ 535,000	22.8 %	\$ 350,000	\$ 950,000
2008	54	\$ 616,500	15.2 %	\$ 425,000	\$ 1,475,000
2009	56	\$ 612,500	-0.6 %	\$ 272,500	\$ 1,775,000
2010	51	\$ 647,000	5.6 %	\$ 410,000	\$ 2,400,000
2011	42	\$ 602,500	-6.9 %	\$ 200,000	\$ 1,175,000
2012	49	\$ 650,000	7.9 %	\$ 415,000	\$ 915,000
2013	47	\$ 650,000	0.0 %	\$ 410,000	\$ 1,150,000
2014	66	\$ 676,475	4.1 %	\$ 485,000	\$ 1,200,000
2015	58	\$ 747,250	10.5 %	\$ 511,000	\$ 1,401,000
2016	53	\$ 836,500	11.9 %	\$ 567,500	\$ 1,320,000
2017	51	\$ 765,000	-8.5 %	\$ 495,000	\$ 2,310,000
2018	54	\$ 839,250	9.7 %	\$ 475,000	\$ 2,500,000
2019	41	\$ 787,500	-6.2 %	\$ 610,000	\$ 2,310,000
2020	37	\$ 840,000	6.7 %	\$ 525,000	\$ 1,300,000
2021	73	\$ 1,121,000	33.5 %	\$ 650,000	\$ 2,310,000
2022	58	\$ 1,314,000	17.2 %	\$ 810,000	\$ 3,747,000
2023	44	\$ 1,256,000	-4.4 %	\$ 735,000	\$ 2,250,000
2024	7	\$ 1,250,000	-0.5 %	\$ 1,100,000	\$ 2,265,000

Median Sale Price
\$1.25m

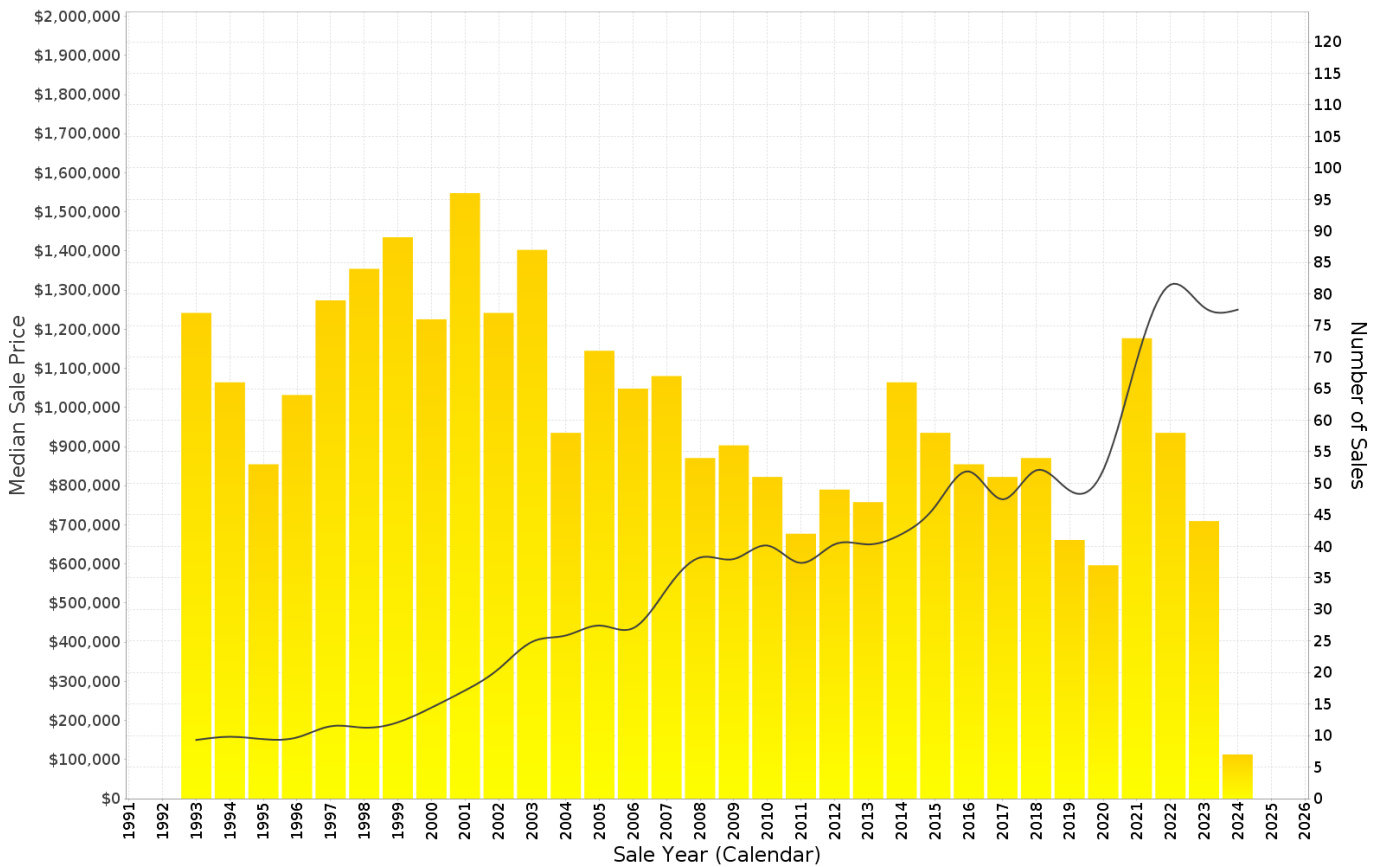
Based on 41 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-8.9%

Current Median Price: \$1,253,000
Previous Median Price: \$1,375,000

Based on 92 recorded House sales compared over the last two rolling 12 month periods



KELVIN GROVE - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 41 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

-8.9%

Current Median Price: \$1,253,000
Previous Median Price: \$1,375,000

Based on 92 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

41

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

40 PROSPECT TCE

\$867,000

Sold Apr 2024
24 Days

420 m² 7 2 2

5 FRANKLIN ST

\$1,350,000

Sold Apr 2024
77 Days

655 m² 4 2 2

48 VALE ST

\$1,250,000

Sold Mar 2024
163 Days

253 m² 3 1 1

41 GIBB ST

\$1,225,000

Sold Mar 2024
4 Days

430 m² 2 1 1

13 BLYTHE ST

\$1,400,000

Sold Apr 2024
24 Days

162 m² 3 2 2

5A FRANKLIN ST

\$1,280,000

Sold Mar 2024
50 Days

3 2 1

1 RICARDO ST

\$1,550,000

Sold Feb 2024
32 Days

658 m² 3 2 2

312 KELVIN GROVE RD

\$1,207,500

Sold Feb 2024
33 Days

581 m² 4 2 4

35 GUILDFORD ST

\$1,420,000

Sold Feb 2024
11 Days

301 m² 4 2 1

59 PARK ST

\$2,265,000

405 m² 4 3 2

Sold 2024 13 Days

8 BANCROFT ST

\$1,100,000

405 m² 3 2 3

Sold Jan 2024 13 Days

21 MONRO ST

\$1,555,000

300 m² 4 3 2

Sold Dec 2023 18 Days

96 L'ESTRANGE TCE

\$2,250,000

810 m² 4 2 2

Sold Dec 2023 N/A

13 LITTLE ST

\$1,260,000

405 m² 3 1 1

Sold Dec 2023 10 Days

70 VICTORIA ST

\$1,600,000

407 m² 3 3 3

Sold Nov 2023 3 Days

8 RUSDEN ST

\$1,270,000

202 m² 3 2 2

Sold Nov 2023 8 Days

56 TAIT ST

\$1,120,000

242 m² 4 3 1

Sold Nov 2023 N/A

42 VALE ST

\$1,455,000

253 m² 4 3 1

Sold Nov 2023 26 Days

19 NORMANBY TCE

\$1,300,000

405 m² 6 2 2

Sold Nov 2023 11 Days

1/2 MOY ST

\$1,000,000

800 m² 4 1 -

Sold Nov 2023 69 Days

4 HULME ST

\$1,040,000

319 m² 3 2 4

Sold Nov 2023 24 Days

KELVIN GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	107	\$ 340,000	0.0 %	\$ 180,000	\$ 900,000
2007	170	\$ 378,500	11.3 %	\$ 210,000	\$ 830,000
2008	103	\$ 428,000	13.1 %	\$ 250,000	\$ 4,015,000
2009	157	\$ 435,000	1.6 %	\$ 225,000	\$ 3,300,000
2010	138	\$ 422,500	-2.9 %	\$ 282,000	\$ 1,158,000
2011	159	\$ 454,000	7.5 %	\$ 285,000	\$ 1,911,937
2012	168	\$ 477,500	5.2 %	\$ 225,000	\$ 1,650,000
2013	274	\$ 477,500	0.0 %	\$ 218,000	\$ 1,754,500
2014	380	\$ 462,000	-3.2 %	\$ 275,000	\$ 1,825,000
2015	215	\$ 485,000	5.0 %	\$ 275,000	\$ 1,450,000
2016	92	\$ 450,000	-7.2 %	\$ 278,000	\$ 2,345,000
2017	99	\$ 418,000	-7.1 %	\$ 270,000	\$ 1,675,000
2018	82	\$ 415,000	-0.7 %	\$ 226,000	\$ 910,000
2019	84	\$ 412,750	-0.5 %	\$ 255,000	\$ 2,800,000
2020	97	\$ 425,000	3.0 %	\$ 211,000	\$ 1,200,000
2021	195	\$ 460,000	8.2 %	\$ 250,000	\$ 2,600,000
2022	182	\$ 453,000	-1.5 %	\$ 284,000	\$ 9,000,000
2023	201	\$ 490,000	8.2 %	\$ 298,000	\$ 1,550,000
2024	34	\$ 470,000	-4.1 %	\$ 231,000	\$ 1,875,000

Median Sale Price

\$485k

Based on 186 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

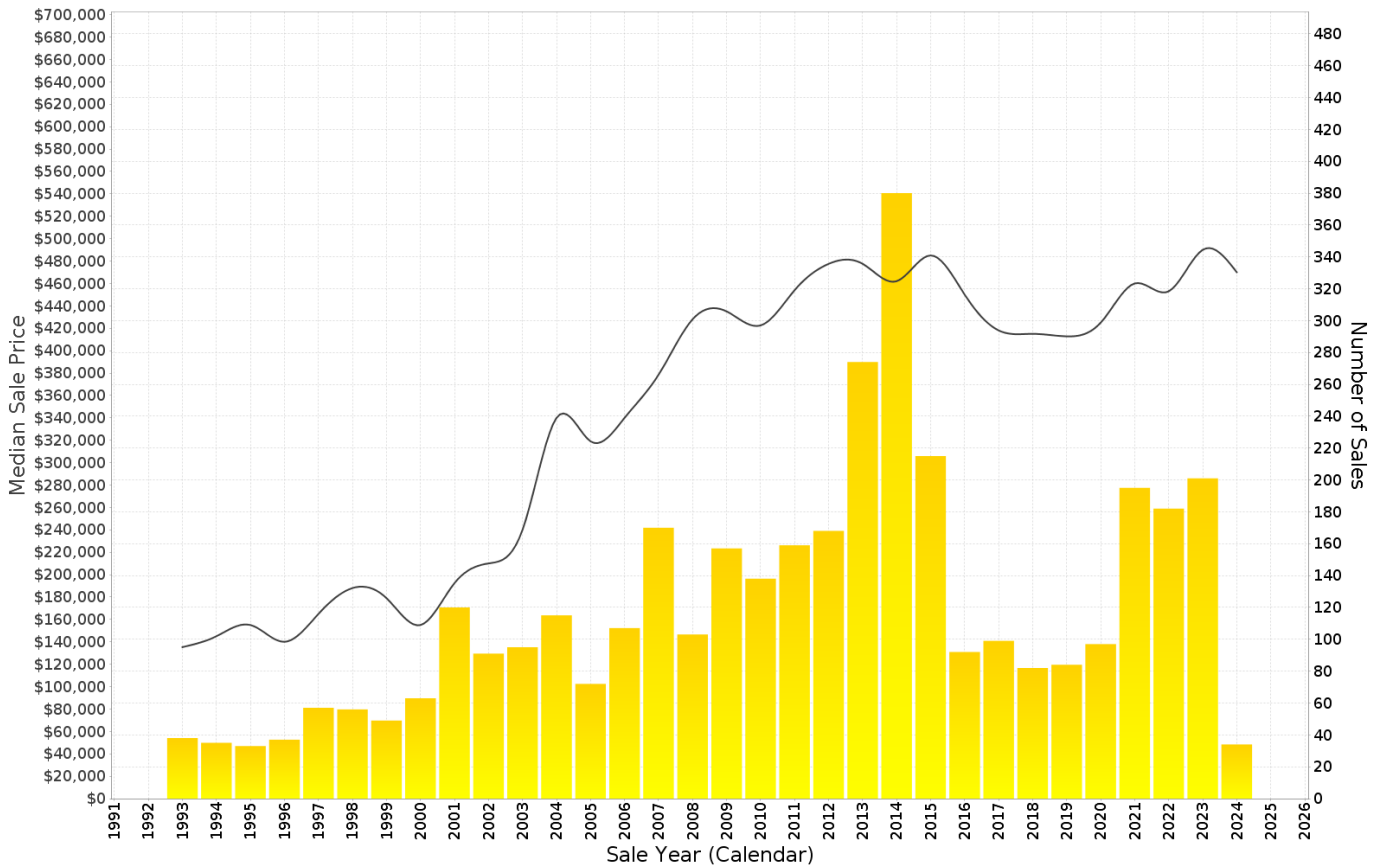
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.9%

Current Median Price: \$485,000
Previous Median Price: \$462,500

Based on 367 recorded Unit sales compared over the last two rolling 12 month periods



KELVIN GROVE - Recently Sold Properties

Median Sale Price

\$485k

Based on 186 recorded Unit 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: \$485,000
Previous Median Price: \$462,500

Based on 367 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

186

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

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

7/18 HERSTON RD

\$620,000

Sold Apr 2024, 21 Days

121 m² 2 2 1

21007/63 BLAMEY ST

\$465,000

Sold Apr 2024, 24 Days

1 1 -

1/22 HERSTON RD

\$740,000

Sold Apr 2024, 23 Days

103 m² 2 2 1

1009/148 VICTORIA PARK RD

\$670,000

Sold Apr 2024, 17 Days

86 m² 2 2 1

1/9 PICOT ST

\$335,000

Sold Mar 2024, 6 Days

67 m² 1 1 1

1204/72 VICTORIA PARK RD

\$465,000

Sold Mar 2024, 11 Days

68 m² 1 1 1

6/70 PROSPECT TCE

\$300,000

Sold Mar 2024, N/A

112 m² - - 3

5/70 PROSPECT TCE

\$231,000

Sold Mar 2024, N/A

89 m² - - 2

801/31 MUSK AVE

\$626,000

Sold Mar 2024, 38 Days

89 m² 2 2 1

31301/67 BLAMEY RD

\$1,365,000

182 m² 3 2 2

Sold Mar 2024 5 Days

140/23 ROBINSON PL

\$660,000

104 m² 2 2 1

Sold Mar 2024 19 Days

107/23 ROBINSON PL

\$610,000

93 m² 2 2 1

Sold Mar 2024 164 Days

3/52 TAIT ST

\$640,000

110 m² 2 1 1

Sold Mar 2024 7 Days

30414/67 BLAMEY RD

\$725,000

95 m² 2 2 1

Sold Mar 2024 9 Days

64 TO 68 HERSTON RD

\$725,000

125 m² 3 2 1

Sold Mar 2024 75 Days

6/44 HERSTON RD

\$549,000

173 m² 2 1 1

Sold Mar 2024 1 Day

24/40 RAMSGATE ST

\$476,000

83 m² 1 1 1

Sold Mar 2024 3 Days

1409/72 VICTORIA PARK RD

\$456,000

68 m² 1 1 1

Sold Feb 2024 3 Days

20604/63 BLAMEY ST

\$465,000

1 1 -

Sold Feb 2024 25 Days

123/23 ROBINSON PL

\$680,000

95 m² 2 2 1

Sold Feb 2024 4 Days

11/31 RAMSGATE ST

\$460,000

81 m² 1 1 1

Sold Feb 2024 5 Days