



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 | 14 | \$ 1,335,000 | 6.3 % | \$ 867,000 | \$ 3,300,000 |

Median Sale Price
\$1.25m

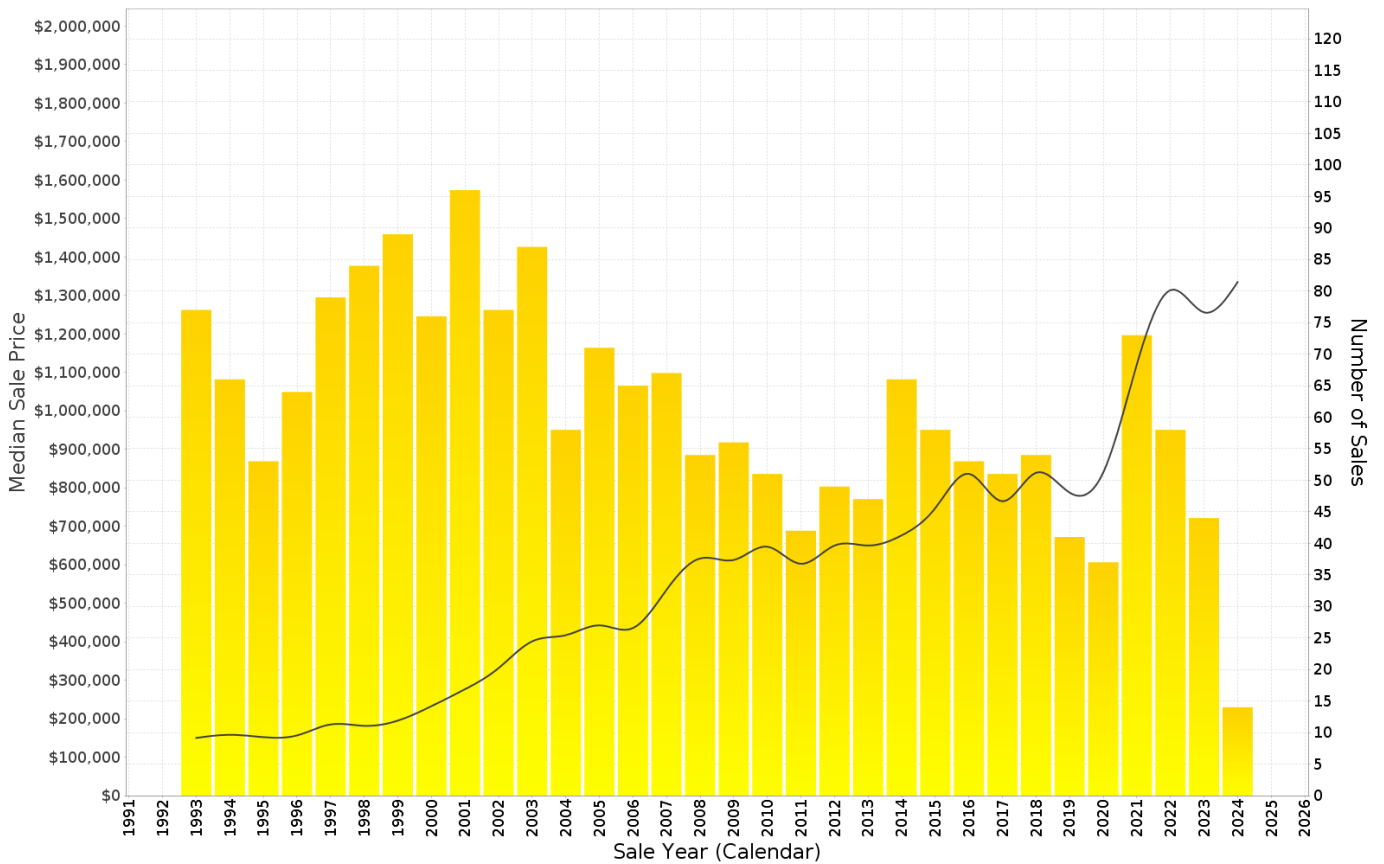
Based on 44 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-9.0%

Current Median Price: \$1,251,500
Previous Median Price: \$1,375,000

Based on 95 recorded House sales compared over the last two rolling 12 month periods



Prepared on 26/06/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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KELVIN GROVE - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 44 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

-9.0%

Current Median Price: \$1,251,500
Previous Median Price: \$1,375,000

Based on 95 recorded House sales compared over the last two rolling 12 month periods

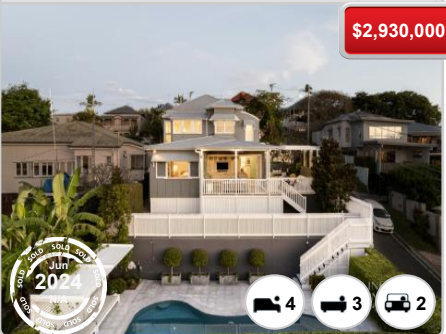
Sold Properties

44

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

48 PROSPECT TCE




\$2,930,000

Sold Jun 2024
15 Days

4 Beds 3 Baths 2 Car

3 BROADHURST TCE



\$2,930,000

Sold May 2024
N/A

658 m² 3 Beds 2 Baths 3 Car

40 PROSPECT TCE



\$867,000

Sold Apr 2024
24 Days

420 m² 7 Beds 2 Baths 2 Car

17 BANCROFT ST

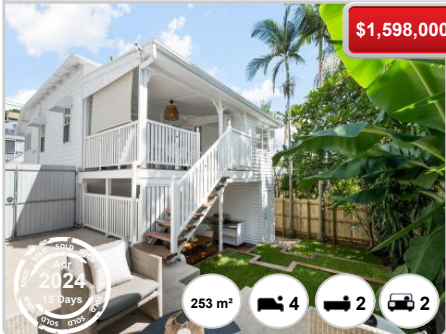


\$1,680,000

Sold Apr 2024
9 Days

673 m² 3 Beds 2 Baths 5 Car

60 VALE ST




\$1,598,000

Sold Mar 2024
15 Days

253 m² 4 Beds 2 Baths 2 Car

5 FRANKLIN ST



\$1,350,000

Sold Apr 2024
77 Days

655 m² 4 Beds 2 Baths 2 Car

17 RUSDEN ST

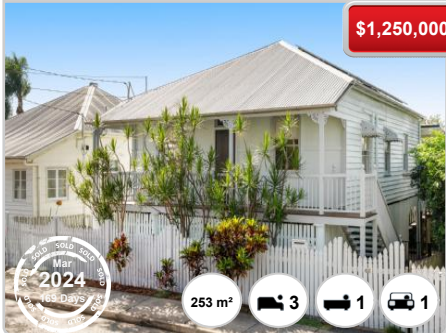


\$950,000

Sold Mar 2024
155 Days

202 m² 3 Beds 1 Bath - Car

48 VALE ST



\$1,250,000

Sold Mar 2024
153 Days

253 m² 3 Beds 1 Bath 1 Car

41 GIBB ST



\$1,225,000

Sold Mar 2024
4 Days

430 m² 2 Beds 1 Bath 1 Car

13 BLYTHE ST

\$1,400,000

2024
24 Days

162 m² 3 2 2

101 HERSTON RD

\$3,300,000

2024
275 Days

1,045 m² 4 3 3

5A FRANKLIN ST

\$1,280,000

2024
50 Days

3 2 1

37 HERSTON RD

\$1,100,000

2024
13 Days

300 m² 3 1 2

1 RICARDO ST

\$1,550,000

2024
32 Days

658 m² 3 2 2

312 KELVIN GROVE RD

\$1,207,500

2024
33 Days

581 m² 4 2 4

35 GUILDFORD ST

\$1,420,000

2024
11 Days

301 m² 4 2 1

59 PARK ST

\$2,265,000

2024
7 Days

405 m² 4 3 2

8 BANCROFT ST

\$1,100,000

2024
15 Days

405 m² 3 2 3

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 | 63 | \$ 516,000 | 5.3 % | \$ 231,000 | \$ 1,875,000 |

Median Sale Price
\$485k

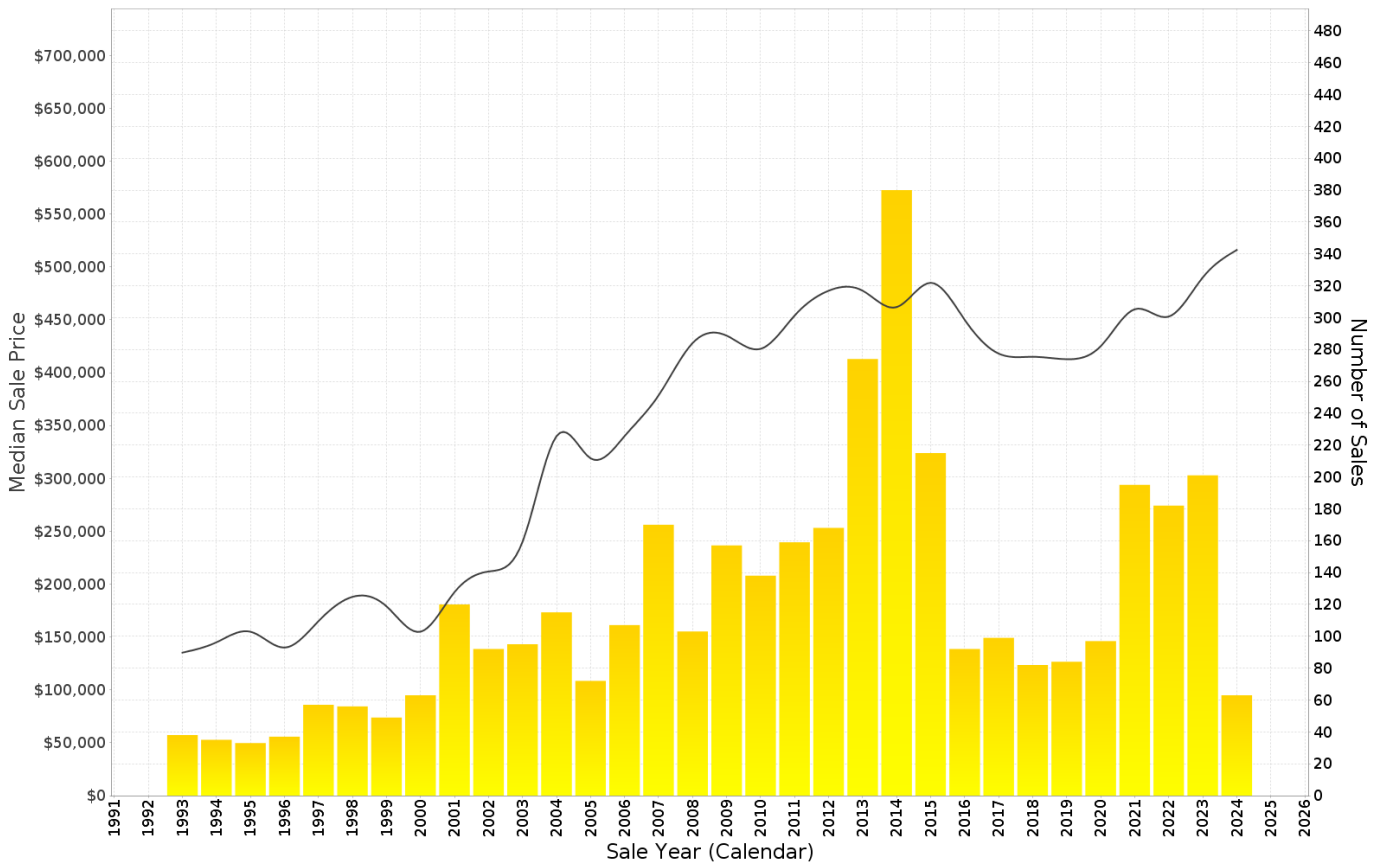
Based on 199 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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 380 recorded Unit sales compared over the last two rolling 12 month periods



KELVIN GROVE - Recently Sold Properties

Median Sale Price

\$485k

Based on 199 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 380 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

199

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

23/64-68 HERSTON RD

\$646,000

Sold Jun 2024
47 Days

115 m² 2 2 1

31003/63 BLAMEY ST

\$480,000

Sold Jun 2024
N/A

1 1 1

20108/72 VICTORIA PARK RD

\$520,000

Sold Jun 2024
21 Days

78 m² 1 1 1

5/16 BLAMEY ST

\$355,000

Sold May 2024
7 Days

47 m² 1 1 1

20810/63 BLAMEY ST

\$1,280,000

Sold May 2024
N/A

3 2 2

3/2 BALLYMORE ST

\$390,000

Sold May 2024
13 Days

51 m² 1 1 -

4502/2 CARRAWAY ST

\$480,000

Sold May 2024
N/A

photo not available

1 1 2

4509/57 MUSK AVE

\$750,000

Sold May 2024
9 Days

117 m² 2 2 1

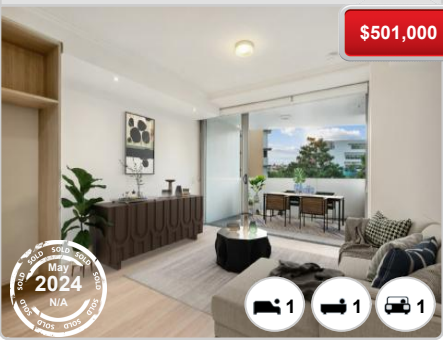
31/72 LORIMER TCE

\$711,500

Sold May 2024
20 Days

4,048 m² 2 1 2

20407/63 BLAMEY ST



\$501,000



61/40 RAMSGATE ST



\$729,000



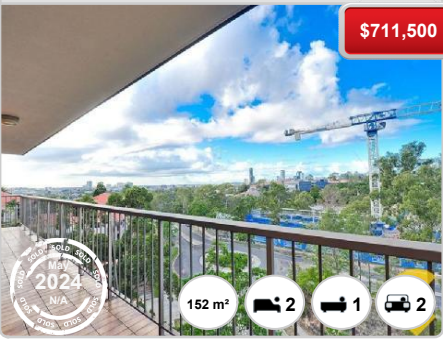
208/57 MUSK AVE



\$850,000



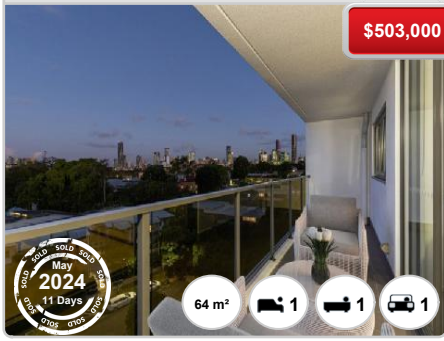
31/72 LESTRANGE TCE



\$711,500



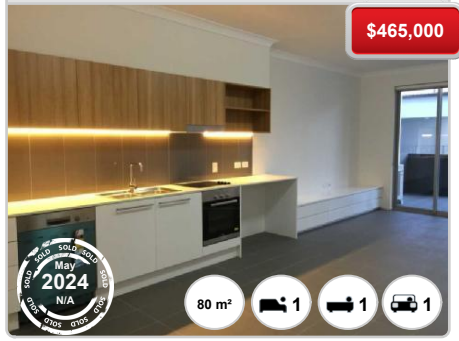
806/41 RAMSGATE ST



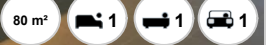
\$503,000



203/148 VICTORIA PARK RD



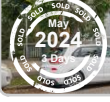
\$465,000



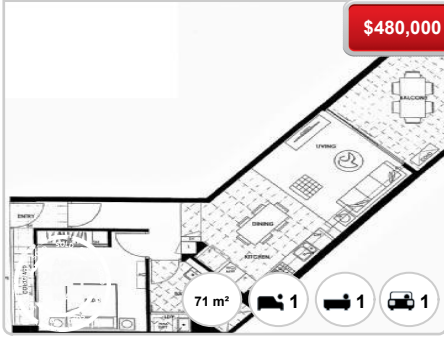
603/148 VICTORIA PARK RD



\$630,000



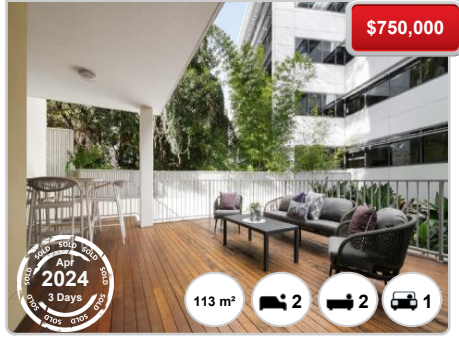
31003/67 BLAMEY RD



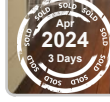
\$480,000



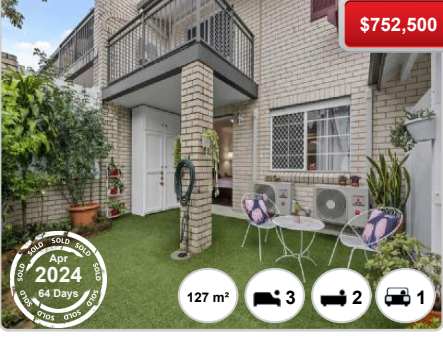
201/23 ROBINSON PL



\$750,000



64 TO 68 HERSTON RD



\$752,500



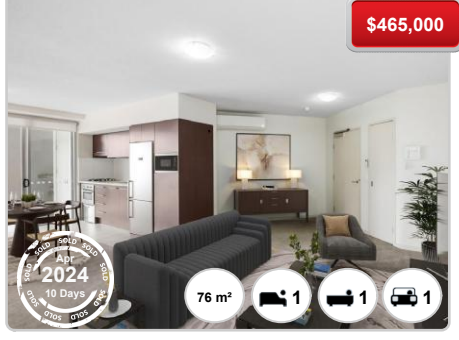
4502/57 MUSK AVE



\$480,000



1614/57 MUSK AVE



\$465,000

