



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	25	\$ 1,340,000	6.7 %	\$ 867,000	\$ 3,300,000

Median Sale Price
\$1.29m

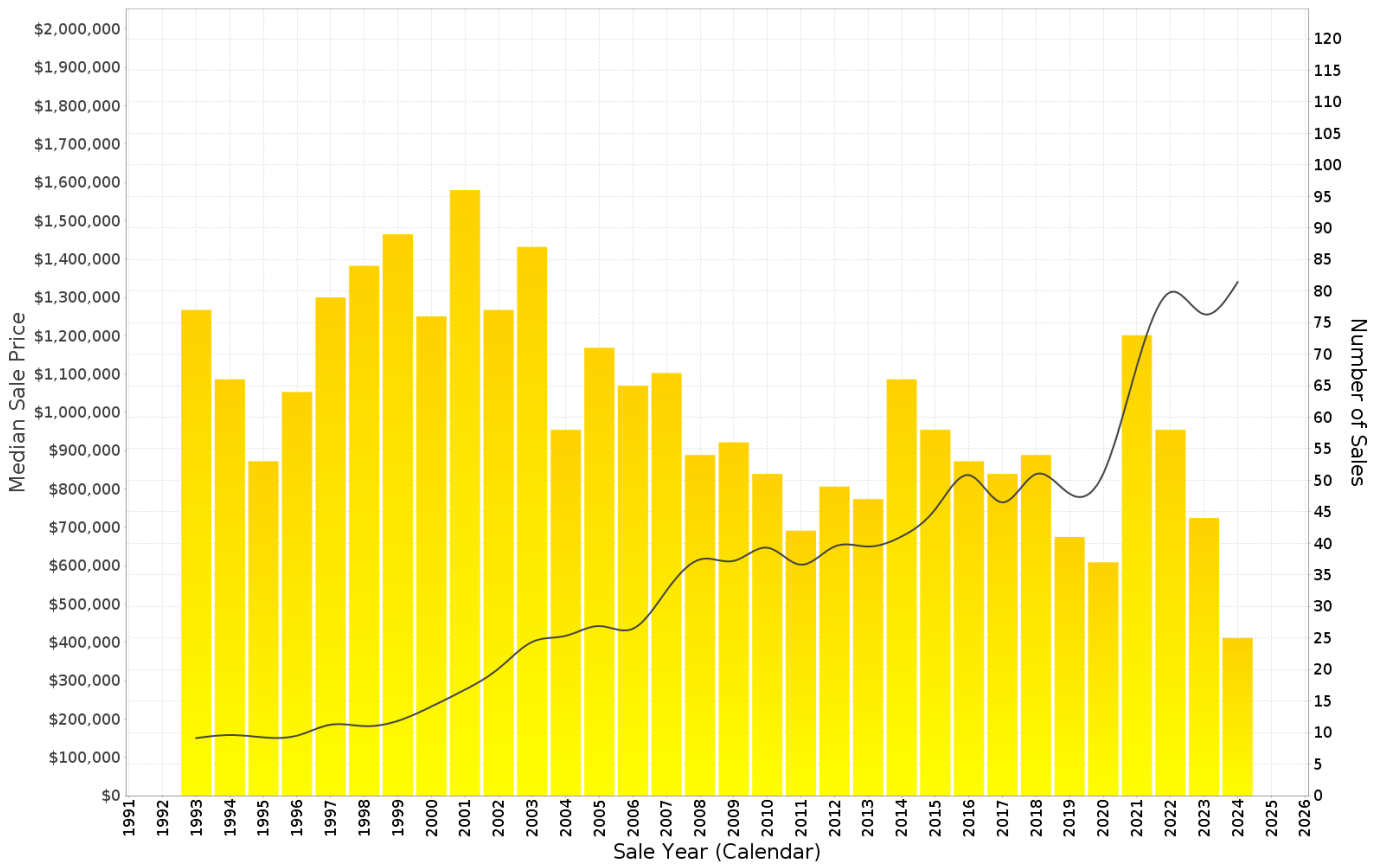
Based on 38 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth
+3.1%

Current Median Price: \$1,290,000
Previous Median Price: \$1,251,500

Based on 84 recorded House sales compared over the last two rolling 12 month periods



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KELVIN GROVE - Recently Sold Properties

Median Sale Price

\$1.29m

Based on 38 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+3.1%

Current Median Price: \$1,290,000
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Based on 84 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

38

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

65 HERSTON RD




\$1,730,000

Sep 2024
7 Days

556 m² 4 2 2

14 NORMANBY TCE

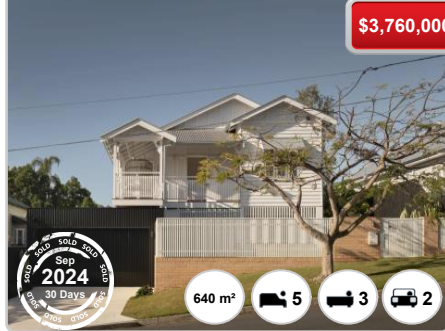


\$2,300,000

Sep 2024
23 Days

810 m² 4 3 2

23 CRESCENT RD

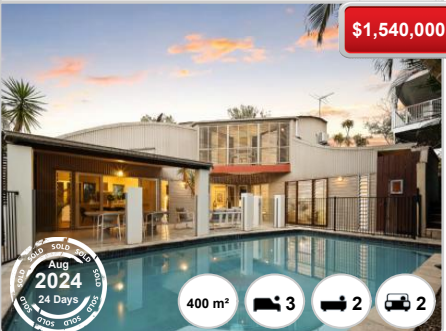


\$3,760,000

Sep 2024
30 Days

640 m² 5 3 2

7 SAINT LEDGER LA



\$1,540,000

Aug 2024
24 Days

400 m² 3 2 2

16 HERSTON RD

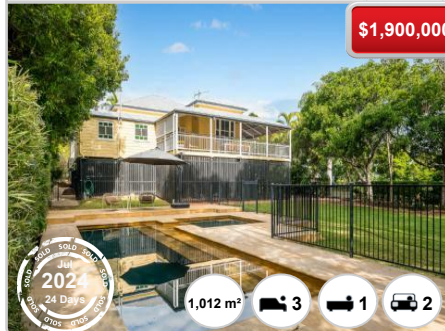


\$1,150,000

Jul 2024
33 Days

610 m² 3 1 1

16 HULME ST

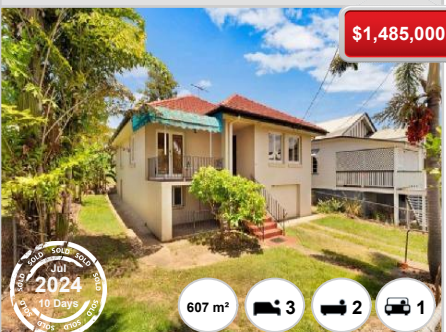


\$1,900,000

Jun 2024
24 Days

1,012 m² 3 1 2

51 EUREKA ST




\$1,485,000

Jul 2024
19 Days

607 m² 3 2 1

72 GLEN ST



\$1,125,000

Jul 2024
27 Days

276 m² 3 1 2

24 CAMONA ST




\$2,100,000

Jun 2024
N/A

546 m² 4 3 2

60 GLEN ST

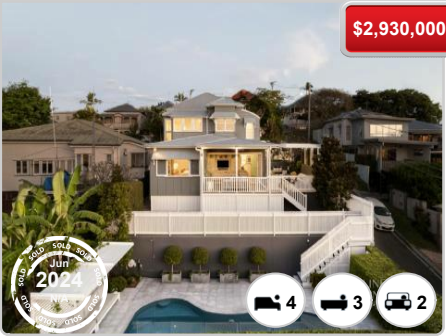


\$1,165,000

Sold Jun 2024
13 Days

212 m² 2 1 1

48 PROSPECT TCE



\$2,930,000

Sold Jun 2024

4 3 2

47 EUREKA ST



\$1,250,000

Sold May 2024
8 Days

405 m² 3 1 1

6 NORMANBY TCE



\$1,340,000

Sold May 2024
29 Days

406 m² 3 1 2

3 BROADHURST TCE



\$2,930,000

Sold May 2024
N/A

658 m² 3 2 3

40 PROSPECT TCE



\$867,000

Sold Apr 2024
24 Days

420 m² 7 2 2

17 BANCROFT ST



\$1,680,000

Sold Apr 2024
9 Days

673 m² 3 2 5

60 VALE ST

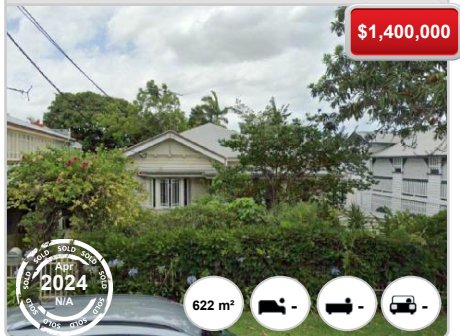


\$1,598,000

Sold Apr 2024
18 Days

253 m² 4 2 2

35 HUNTER ST



\$1,400,000

Sold Apr 2024
N/A

622 m² - - -

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	101	\$ 520,000	6.1 %	\$ 231,000	\$ 1,875,000

Median Sale Price

\$520k

Based on 139 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

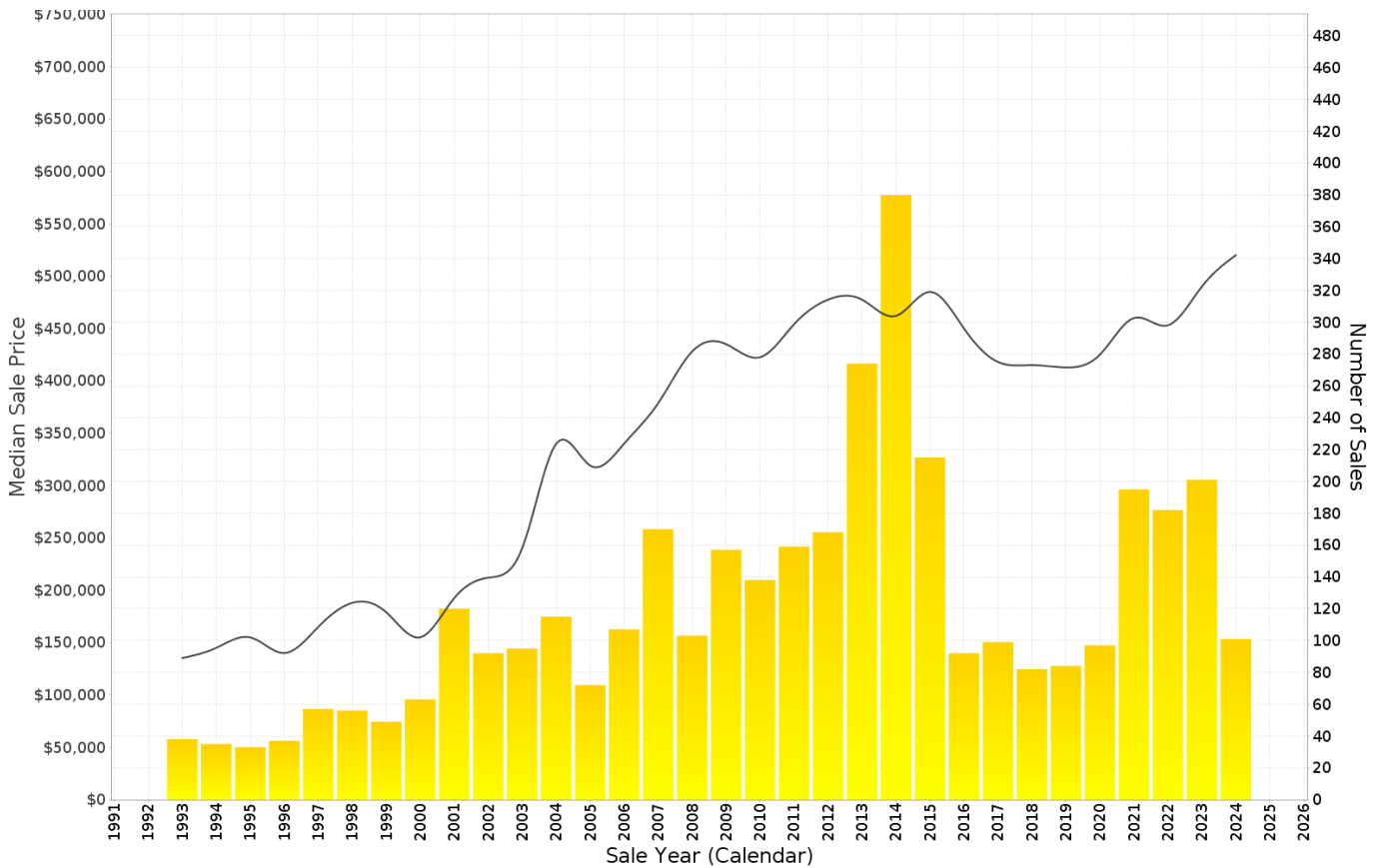
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.8%

Current Median Price: \$520,000
Previous Median Price: \$482,500

Based on 347 recorded Unit sales compared over the last two rolling 12 month periods



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KELVIN GROVE - Recently Sold Properties

Median Sale Price

\$520k

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Suburb Growth

+7.8%

Current Median Price: \$520,000
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Based on 347 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

139

Based on recorded Unit sales within the 12 months (Oct '23 - Sep '24)

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

1/66 DUNSMORE ST

\$490,000

Sep 2024
21 Days

89 m² 1 1 1

1407/31 MUSK AVE

\$749,900

Sep 2024
56 Days

84 m² 2 2 1

705/41 RAMSGATE ST

\$615,000

Sep 2024
23 Days

65 m² 2 1 1

57 MUSK AVE

\$492,500

2024
N/A

1 1 1

2/31 RAMSGATE ST

\$663,000

Sep 2024
21 Days

113 m² 2 2 1

1/6-10 PROSPECT TCE

\$955,000

Sep 2024
189 Days

478 m² 2 2 2

18/27 SCHOOL ST

\$650,000

Sep 2024
29 Days

82 m² 2 1 1

301/31 MUSK AVE

\$483,500

Aug 2024
59 Days

114 m² 1 1 1

28/204 KELVIN GROVE RD

\$600,000

2024
34 Days

99 m² 2 2 1

20606/63 BLAMEY ST

\$760,000

photo not available

Aug 2024
N/A

2 2 1

30110/67 BLAMEY RD

\$375,000

International Seller Liquidates

Aug 2024
N/A

56 m² - - -

15/57 GIBB ST

\$720,000

Aug 2024
6 Days

87 m² 2 2 1

5/20 HUNTER ST

\$555,000

Aug 2024
29 Days

89 m² 2 1 1

11/27 SCHOOL ST

\$600,000

Aug 2024
4 Days

82 m² 2 1 1

17/31 RAMSGATE ST

\$500,000

Aug 2024
N/A

74 m² 1 1 1

3606/57 MUSK AVE

\$490,000

Aug 2024
N/A

76 m² 1 1 1

20606/72 VICTORIA PARK RD

\$760,000

Jul 2024
N/A

85 m² 2 2 1

709/31 MUSK AVE

\$483,500

61 m² - - -

305/148 VICTORIA PARK RD

\$520,000

Jul 2024
8 Days

80 m² 1 1 1

30308/67 BLAMEY RD

\$749,000

Jul 2024
10 Days

107 m² 2 2 1

1308/31 MUSK AVE

\$515,000

Jul 2024
N/A

61 m² 1 1 1