



## CARBROOK

October 2026



# SALE STATISTICS (Houses)

| Year | # Sales | Median       | Growth | Low          | High         |
|------|---------|--------------|--------|--------------|--------------|
| 2008 | 9       | \$ 820,000   | 0.0%   | \$ 600,000   | \$ 2,680,000 |
| 2009 | 6       | \$ 842,500   | 2.7%   | \$ 775,000   | \$ 1,100,000 |
| 2010 | 6       | \$ 827,500   | -1.8%  | \$ 750,000   | \$ 1,060,000 |
| 2011 | 6       | \$ 842,500   | 1.8%   | \$ 550,000   | \$ 1,250,000 |
| 2012 | 10      | \$ 716,625   | -14.9% | \$ 540,000   | \$ 930,000   |
| 2013 | 15      | \$ 720,000   | 0.5%   | \$ 465,000   | \$ 1,125,000 |
| 2014 | 9       | \$ 840,000   | 16.7%  | \$ 525,000   | \$ 1,560,000 |
| 2015 | 16      | \$ 855,000   | 1.8%   | \$ 500,000   | \$ 1,690,000 |
| 2016 | 20      | \$ 884,500   | 3.5%   | \$ 665,000   | \$ 3,000,000 |
| 2017 | 21      | \$ 1,080,000 | 22.1%  | \$ 740,000   | \$ 1,650,000 |
| 2018 | 14      | \$ 1,084,000 | 0.4%   | \$ 615,000   | \$ 1,845,000 |
| 2019 | 11      | \$ 855,000   | -21.1% | \$ 650,000   | \$ 1,803,000 |
| 2020 | 18      | \$ 1,200,000 | 40.4%  | \$ 407,000   | \$ 2,500,000 |
| 2021 | 12      | \$ 1,200,000 | 0.0%   | \$ 550,000   | \$ 1,750,000 |
| 2022 | 10      | \$ 1,402,500 | 16.9%  | \$ 1,200,000 | \$ 2,000,000 |
| 2023 | 7       | \$ 2,000,000 | 42.6%  | \$ 1,030,000 | \$ 5,000,000 |
| 2024 | 13      | \$ 1,600,000 | -20.0% | \$ 1,250,000 | \$ 4,100,000 |
| 2025 | 16      | \$ 1,860,000 | 16.2%  | \$ 1,240,000 | \$ 2,500,000 |
| 2026 | 3       | \$ 1,500,000 | -19.4% | \$ 1,450,000 | \$ 1,900,000 |

Median Sale Price

\$1.74m

Based on 5 recorded House sales within the last 12 months (Oct '25 - Sep '26)

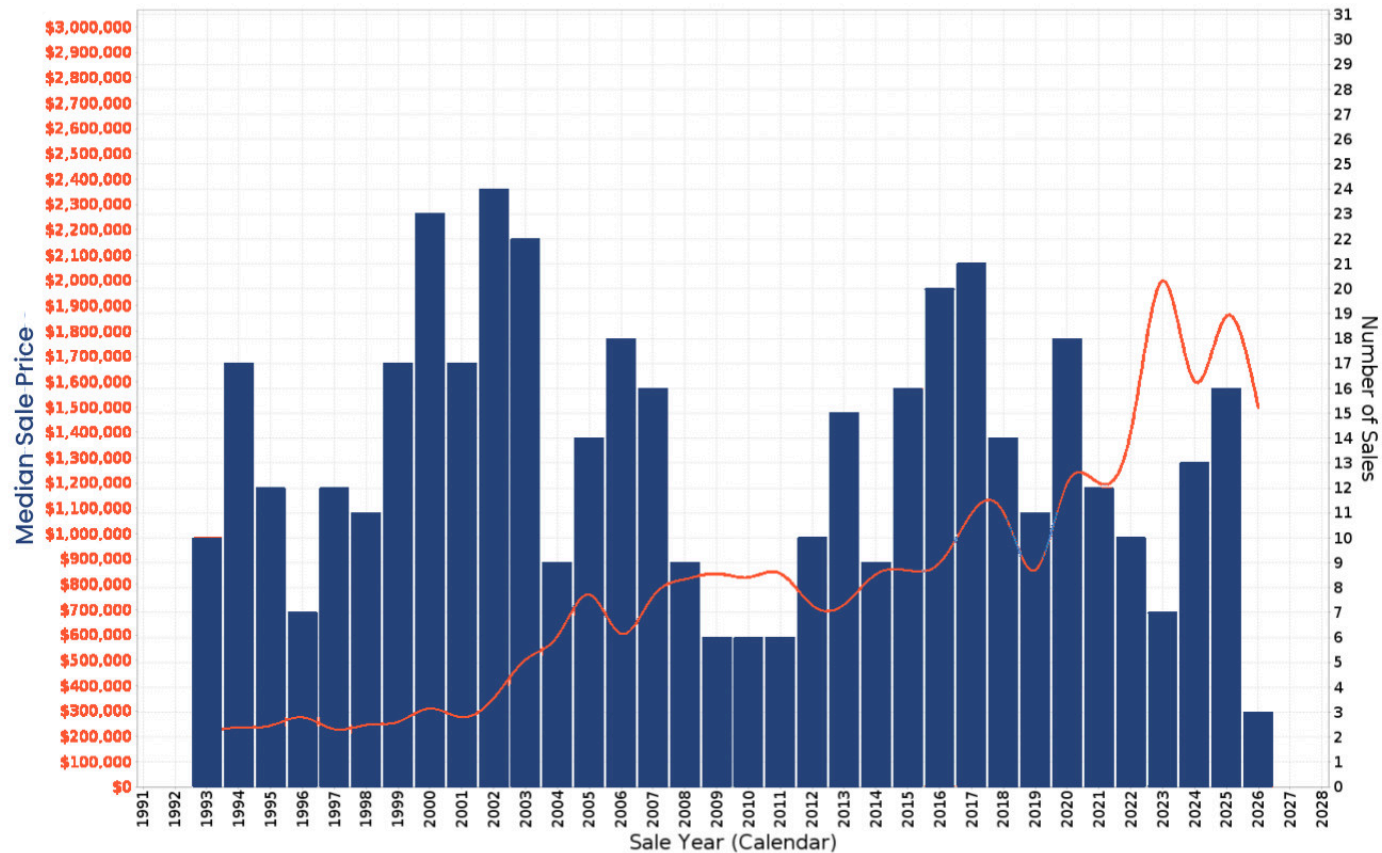
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

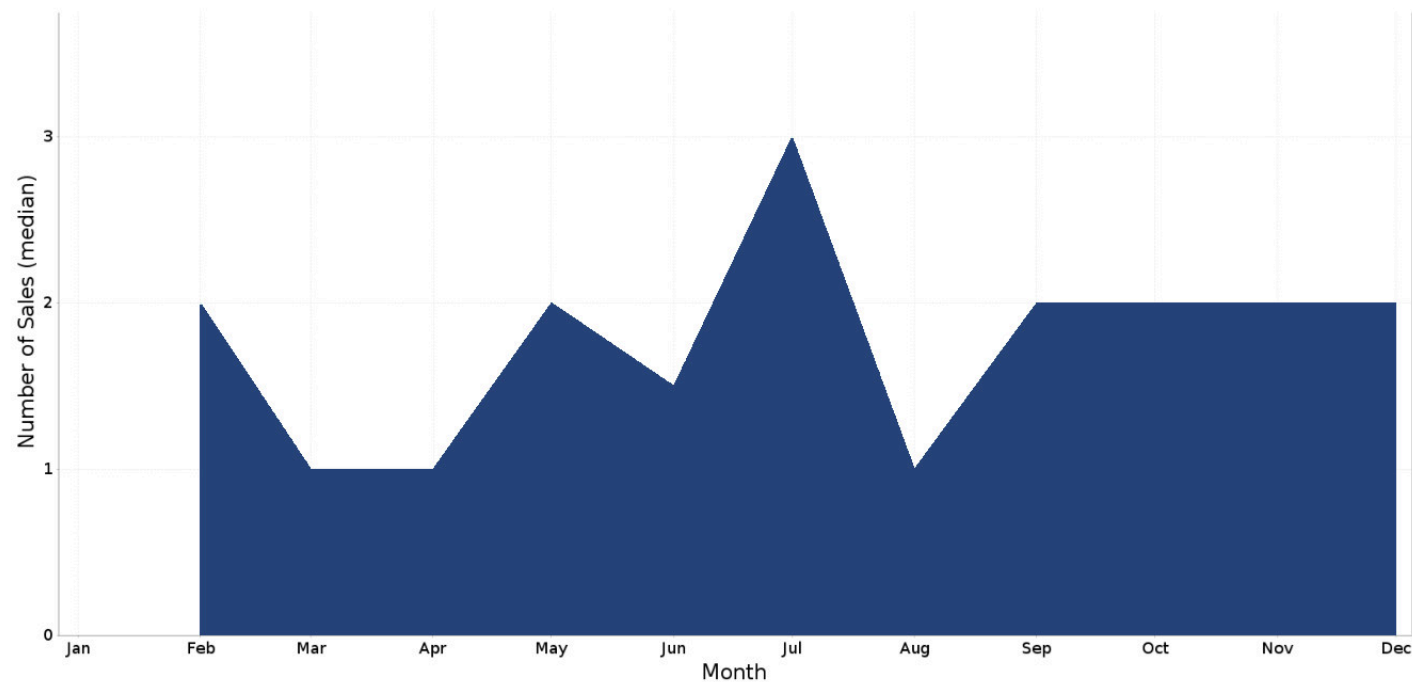
-10.1%

Current Median Price: \$1,740,000  
Previous Median Price: \$1,935,000

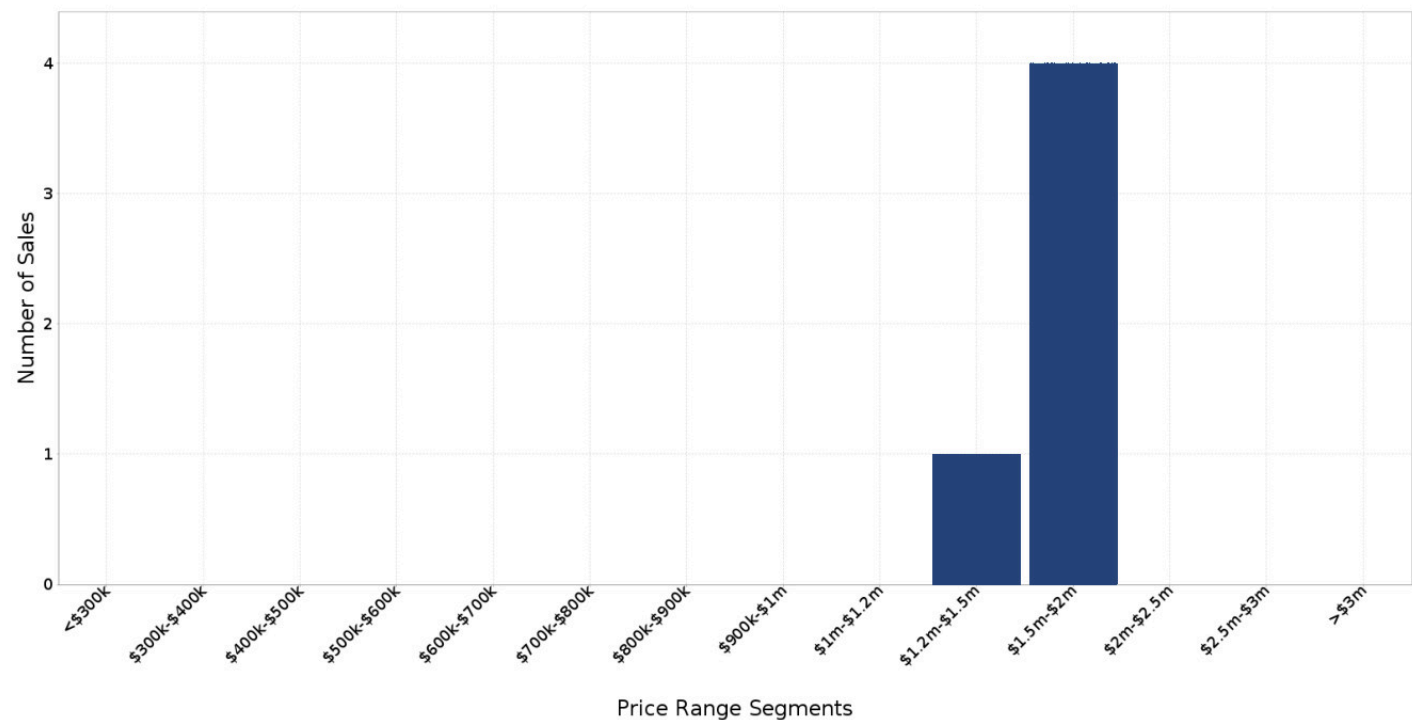
Based on 23 recorded House sales compared over the last two rolling 12 month periods



## PEAK SELLING PERIODS (3 years)



## CARBROOK – Price Range Segments (12 months)



Prepared on 01/10/2026 by Realcrats. (c) Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
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# RECENTLY SOLD PROPERTIES

## Median Sale Price

\$1.74m

Based on 5 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

## Suburb Growth

-10.1%

Current Median Price: \$1,740,000  
Previous Median Price: \$1,935,000

Based on 23 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

5

Based on recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

572-582 BEENLEIGH REDLAND BAY RD

\$1,500,000



2026

Aug

N/A

18 Days

2.02 ha

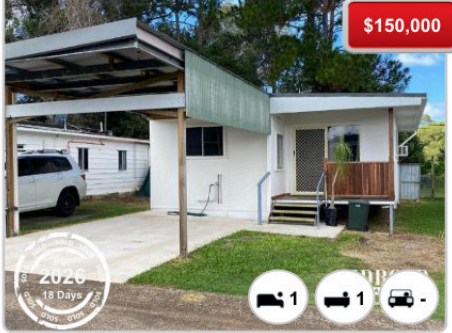
3

2

3

143/833-901 BEENLEIGH-REDLAND BAY

\$150,000



2026

Aug

18 Days

18 Days

1

1

-



*Please contact us to discuss your real estate goals*



**Navdeep Singh**

Real Estate Consultant

0455 670 069  
navdeepsingh@realcrats.com



**Harjeet Chandi**

Real Estate Consultant

0450 050 013  
harjeetchandi@realcrats.com

[www.realcrats.com](http://www.realcrats.com)

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Let's Keep it Genuine