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**Coorparoo**

January 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	163	\$ 600,000	0.0 %	\$ 320,000	\$ 1,977,500
2009	176	\$ 625,000	4.2 %	\$ 1,111	\$ 2,500,000
2010	150	\$ 678,000	8.5 %	\$ 405,000	\$ 3,550,000
2011	160	\$ 635,000	-6.3 %	\$ 355,000	\$ 3,465,000
2012	131	\$ 620,000	-2.4 %	\$ 350,000	\$ 2,250,000
2013	182	\$ 660,000	6.5 %	\$ 400,000	\$ 2,400,000
2014	178	\$ 720,000	9.1 %	\$ 451,000	\$ 3,500,000
2015	176	\$ 780,000	8.3 %	\$ 380,000	\$ 2,750,000
2016	169	\$ 850,000	9.0 %	\$ 313,333	\$ 2,650,000
2017	159	\$ 865,000	1.8 %	\$ 565,000	\$ 2,578,000
2018	168	\$ 842,500	-2.6 %	\$ 500,000	\$ 2,450,000
2019	157	\$ 925,000	9.8 %	\$ 405,000	\$ 3,820,000
2020	198	\$ 947,500	2.4 %	\$ 450,000	\$ 3,050,000
2021	243	\$ 1,250,000	31.9 %	\$ 135,000	\$ 4,500,000
2022	145	\$ 1,400,000	12.0 %	\$ 820,000	\$ 6,300,000
2023	144	\$ 1,550,000	10.7 %	\$ 725,000	\$ 5,000,000
2024	172	\$ 1,650,000	6.5 %	\$ 850,000	\$ 7,300,000
2025	137	\$ 1,800,000	9.1 %	\$ 970,000	\$ 5,405,000
2026	0				

## Median Sale Price

**\$1.8m**

Based on 137 recorded House sales within the last 12 months (2025)

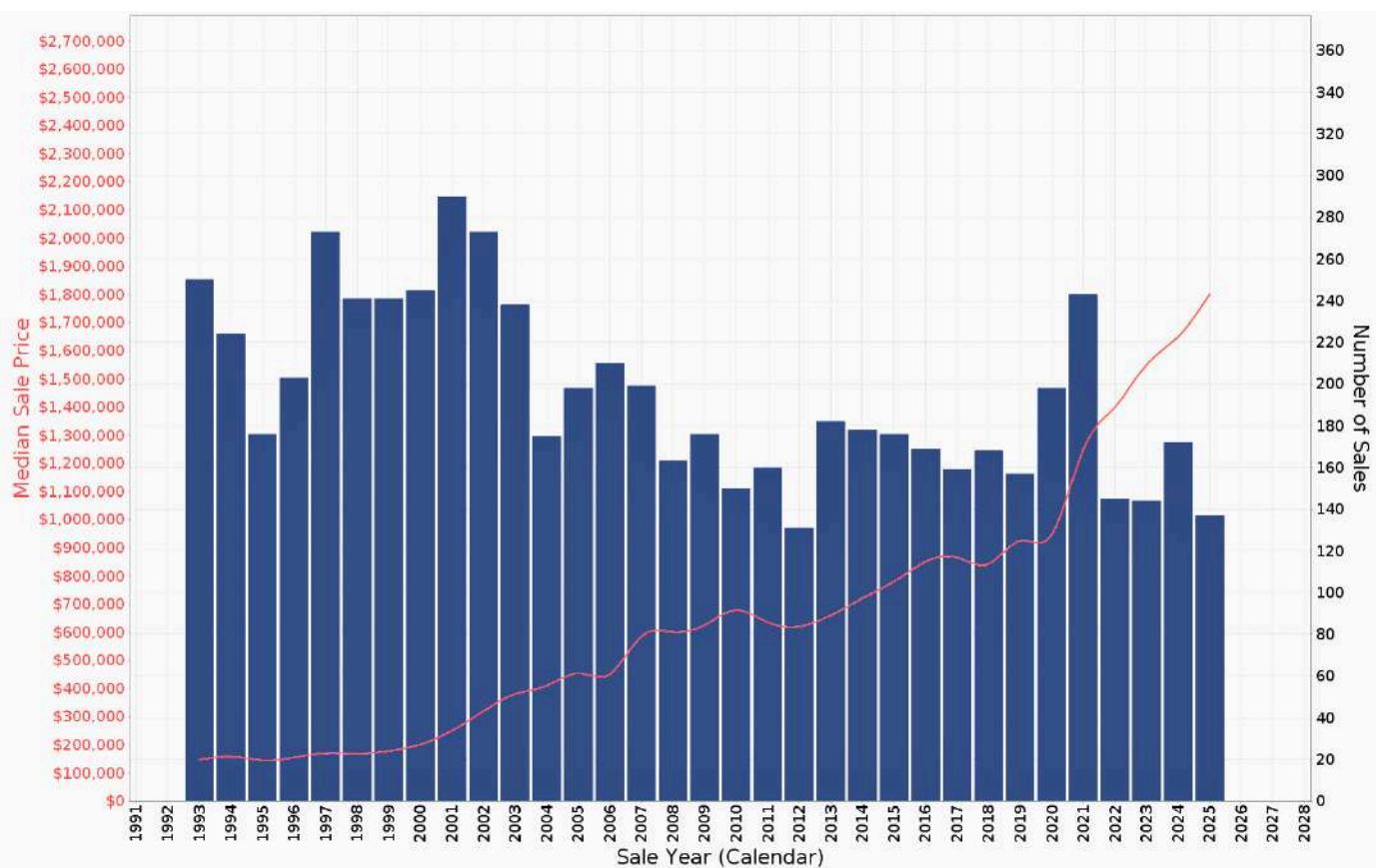
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+9.1%**

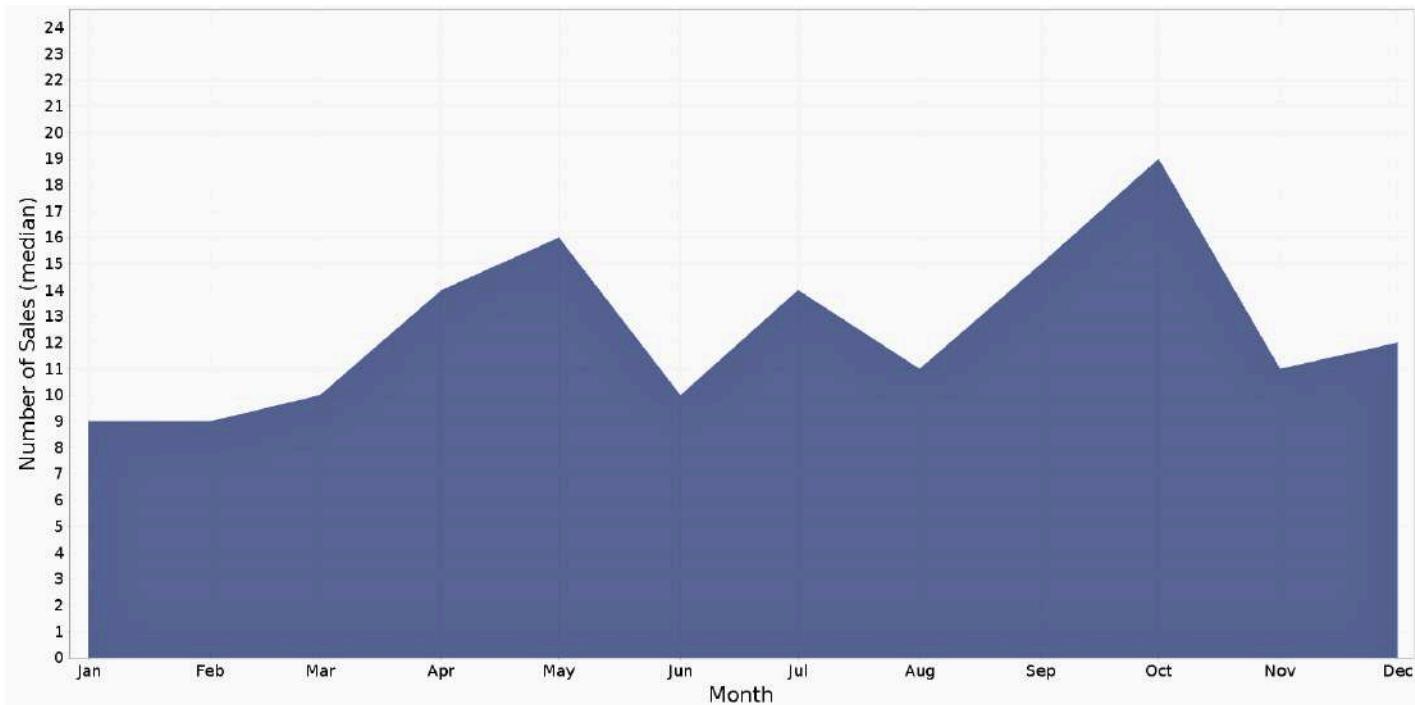
Current Median Price: \$1,800,000  
Previous Median Price: \$1,650,000

Based on 309 recorded House sales compared over the last two rolling 12 month periods

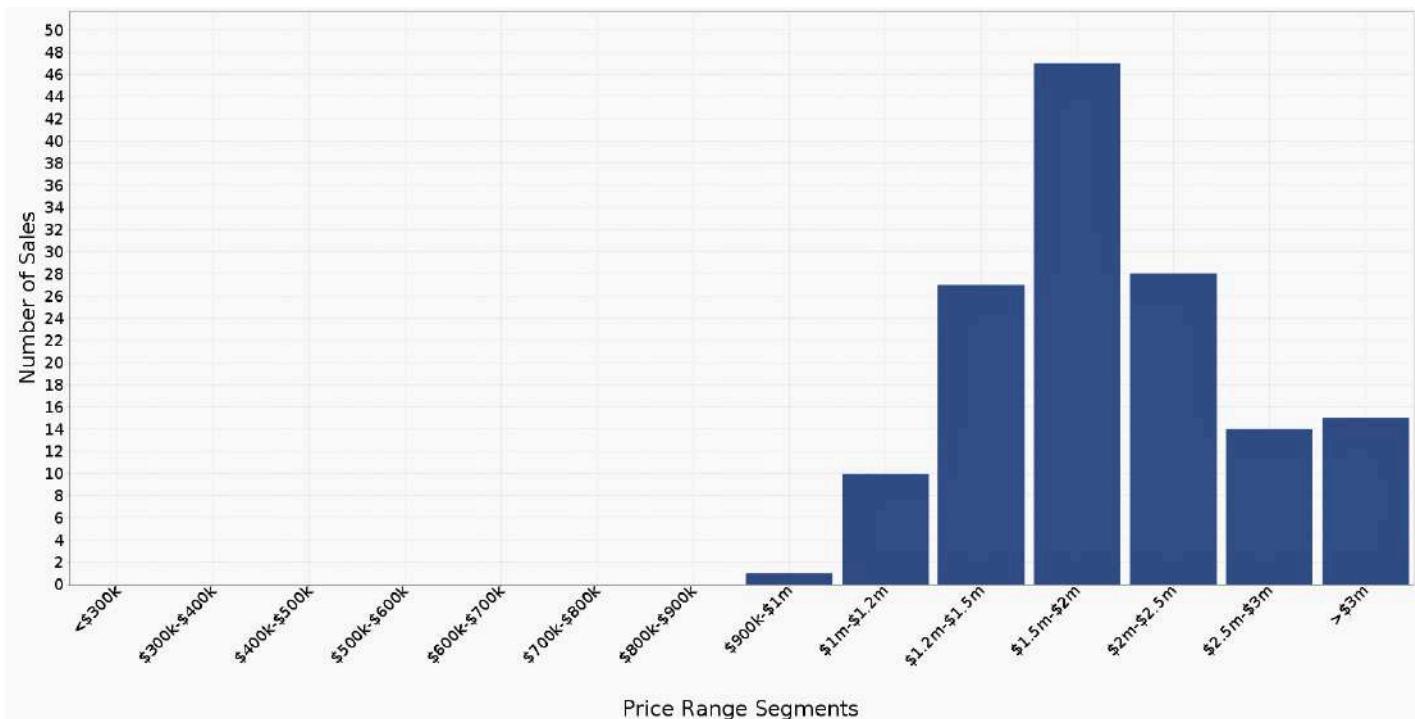


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## PEAK SELLING PERIODS (3 years)



## COORPAROO – Price Range Segments (12 months)



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# RECENTLY SOLD PROPERTIES

## Median Sale Price

**\$1.8m**

Based on 137 recorded House sales within the last 12 months (2025)

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

## Suburb Growth

**+9.1%**

Current Median Price: \$1,800,000  
Previous Median Price: \$1,650,000

Based on 309 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

**137**

Based on recorded house sales within the 12 months (2025)

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

277 CHATSWORTH RD

\$2,175,000

Dec 2025 24 Days

936 m<sup>2</sup> 5 2 2

House

21 MARRIOTT ST

\$3,065,000

Dec 2025 17 Days

1,075 m<sup>2</sup> 3 2 1

House

30 PROCYON ST

\$2,620,000

Dec 2025 30 Days

809 m<sup>2</sup> 5 2 3

House

4 FEROL ST

\$1,875,000

Dec 2025 18 Days

620 m<sup>2</sup> 4 2 2

House

6 RIALTO ST

\$1,650,000

Nov 2025 31 Days

306 m<sup>2</sup> 3 2 1

House

59 YORK ST

\$1,600,000

Dec 2025 7 Days

506 m<sup>2</sup> 2 1 1

House

53 SAINT LEONARDS ST

\$1,720,000

Dec 2025 16 Days

539 m<sup>2</sup> 4 1 4

House

16 WHITE AVE

\$2,000,000

Dec 2025 6 Days

622 m<sup>2</sup> 3 1 2

House

59 EVA ST

\$1,660,000

Nov 2025 63 Days

984 m<sup>2</sup> 4 2 2

House

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# RECENTLY SOLD PROPERTIES

41 SAINT LEONARDS ST



\$1,765,000

Nov 2025  
36 Days

404 m<sup>2</sup> | 4 Bed | 2 Bath | 3 Car

9 BEET ST



\$2,350,000

Nov 2025  
69 Days

322 m<sup>2</sup> | 5 Bed | 3 Bath | 2 Car

50 NORFOLK ST

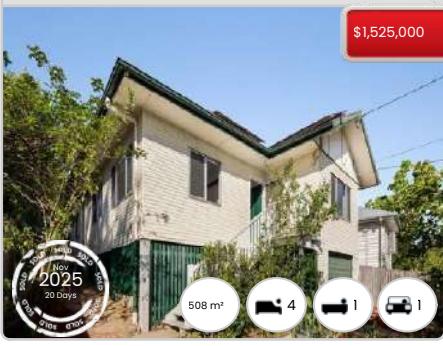


\$1,780,000

20.2m x 23.4m = 582.0 m<sup>2</sup>

582 m<sup>2</sup> | 4 Bed | 2 Bath | 4 Car

40 WILLS ST



\$1,525,000

Nov 2025  
20 Days

508 m<sup>2</sup> | 4 Bed | 1 Bath | 1 Car

50 KELSEY ST

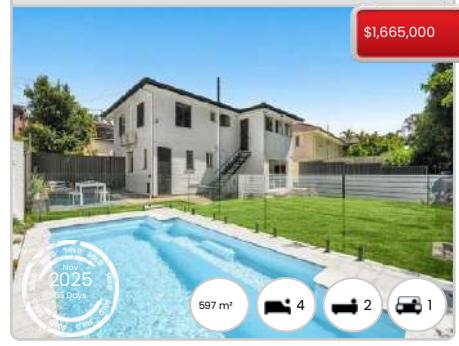


\$2,120,000

Nov 2025  
N/A

405 m<sup>2</sup> | 4 Bed | 3 Bath | 2 Car

37 HILLOCK ST



\$1,665,000

Nov 2025  
55 Days

597 m<sup>2</sup> | 4 Bed | 2 Bath | 1 Car

2 BERESFORD TCE

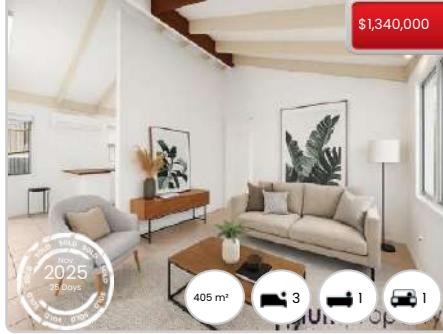


\$1,625,000

Nov 2025  
42 Days

400 m<sup>2</sup> | 4 Bed | 2 Bath | 2 Car

11 CASTOR AVE



\$1,340,000

Nov 2025  
26 Days

405 m<sup>2</sup> | 3 Bed | 1 Bath | 1 Car

183 CHATSWORTH RD



\$1,500,000

Nov 2025  
21 Days

694 m<sup>2</sup> | 4 Bed | 1 Bath | 2 Car

118 BUENA VISTA AVE



\$4,125,000

Nov 2025  
N/A

809 m<sup>2</sup> | 5 Bed | 3 Bath | 2 Car

2/23 HALSTEAD ST



\$830,000

20.8m x 8.9m = 137 m<sup>2</sup>

137 m<sup>2</sup> | 2 Bed | 1 Bath | 1 Car

18 BRAE ST



\$2,300,000

Nov 2025  
175 Days

539 m<sup>2</sup> | 5 Bed | 3 Bath | 2 Car

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# PROPERTIES FOR RENT

## Median Rental Price

**\$795 /w**

Based on 205 recorded House rentals within the last 12 months (2025)

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

## Rental Yield

**+2.3%**

Current Median Price: \$1,800,000  
Current Median Rent: \$795

Based on 137 recorded House sales and 205 House rentals compared over the last 12 months

## Number of Rentals

**205**

Based on recorded House rentals within the last 12 months (2025)

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

34 MARRIOTT STREET

**\$1650 per week**

15 Days

607 m<sup>2</sup> | 5 Bed | 3 Bath | 2 Car

35 JEROME STREET

**\$700 per week**

15 Days

678 m<sup>2</sup> | 3 Bed | 2 Bath | 3 Car

3/44 KITCHENER STREET

**\$700 per week**

15 Days

113 m<sup>2</sup> | 2 Bed | 1 Bath | 1 Car

16 BIRDWOOD STREET

**\$560 per week**

18 Days

Harcourts

15 Days

3 Bed | 1 Bath | 2 Car

3/44 MANSFIELD STREET

**\$650 per week**

15 Days

126 m<sup>2</sup> | 2 Bed | 1 Bath | 1 Car

14 KANUMBRA STREET

**\$870 per week**

24 Days

582 m<sup>2</sup> | 3 Bed | 1 Bath | 1 Car

52 ILLIDGE STREET

**\$1,650 per week**

31 Days

810 m<sup>2</sup> | 5 Bed | 4 Bath | 2 Car

3 HOWARD STREET

**\$795 per week**

32 Days

539 m<sup>2</sup> | 3 Bed | 1 Bath | 2 Car

9 CRUCIS STREET

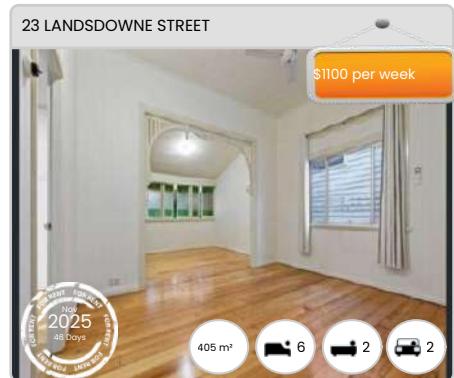
**\$2450 per week**

37 Days

505 m<sup>2</sup> | 4 Bed | 3 Bath | 3 Car

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# PROPERTIES FOR RENT



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