



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)

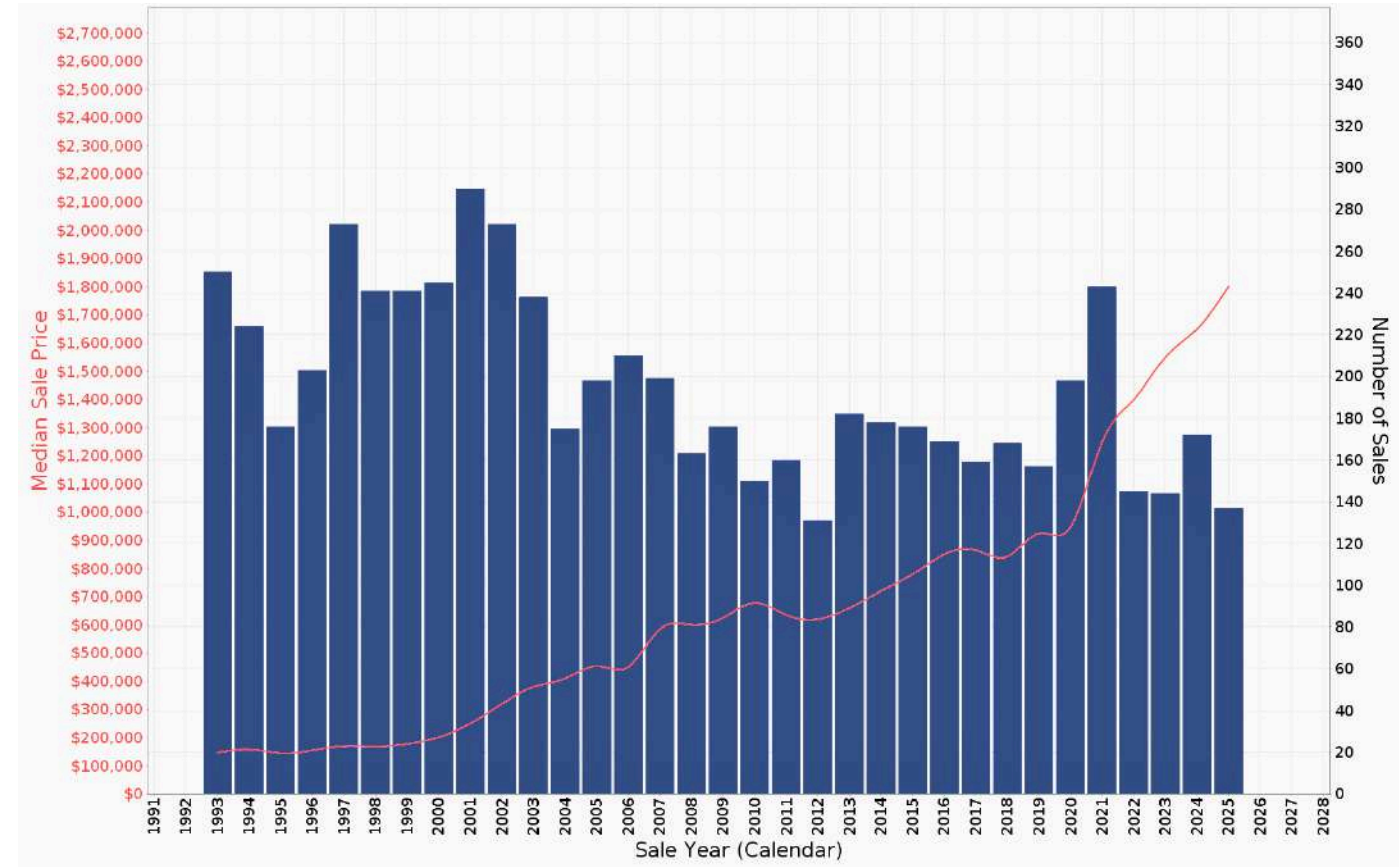
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.1%

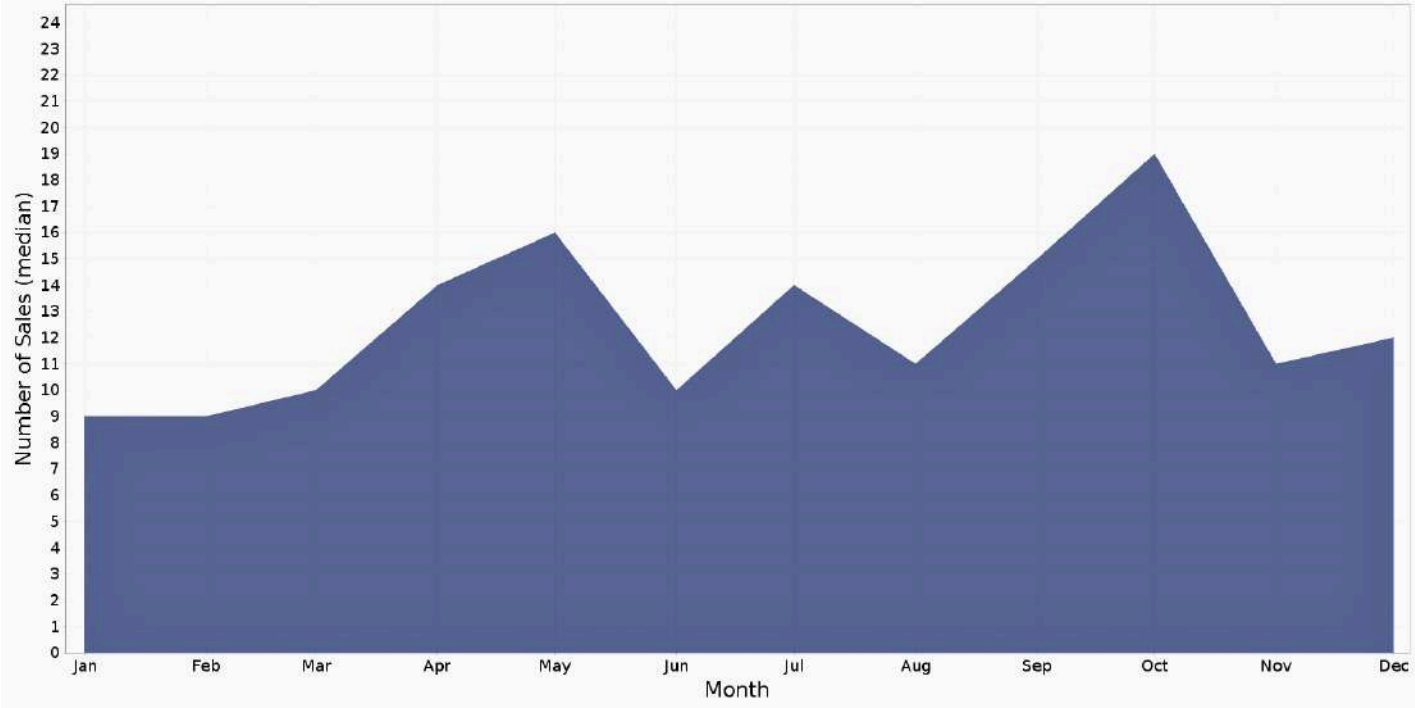
Current Median Price: \$1,800,000
Previous Median Price: \$1,650,000

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

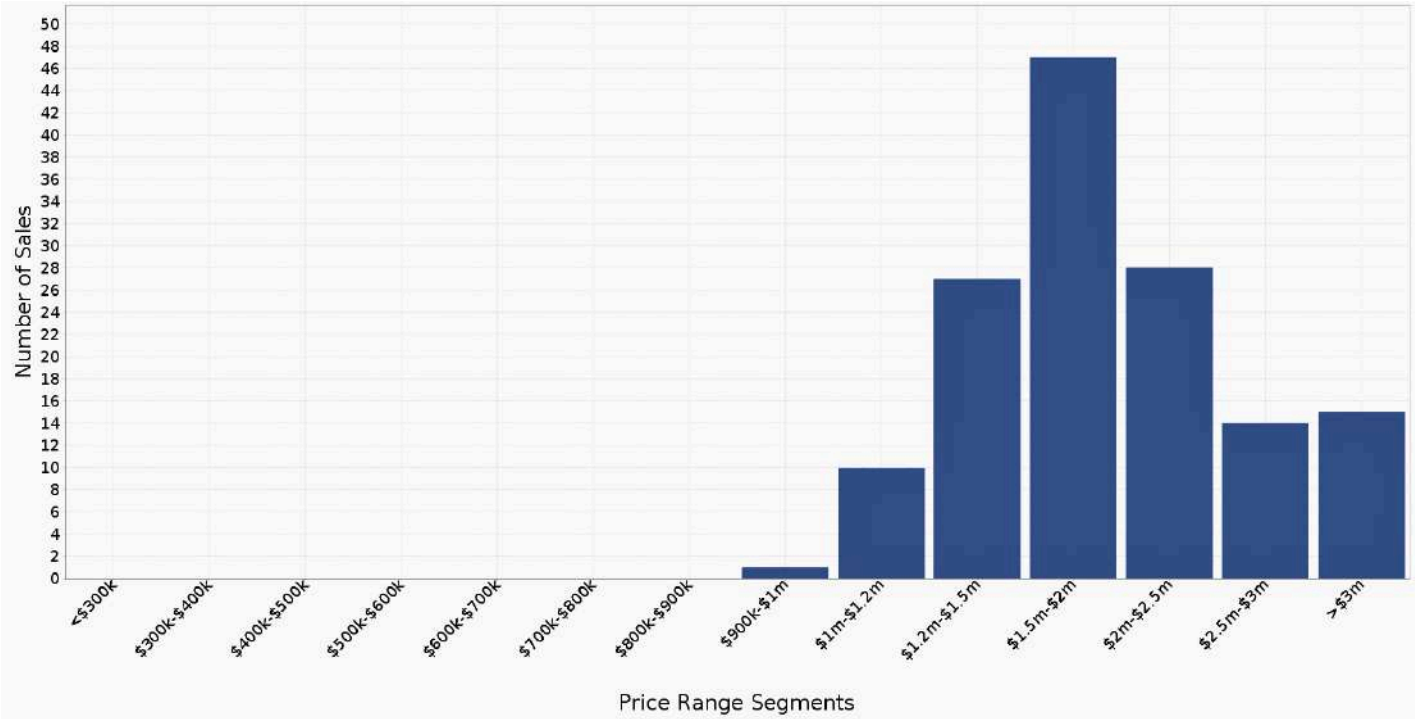


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PEAK SELLING PERIODS (3 years)



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 m²

5

2

2

21 MARRIOTT ST



\$3,065,000

Dec 2025
17 Days


1,075 m²

3

2

1

30 PROCYON ST



\$2,620,000

Dec 2025
30 Days


809 m²

5

2

3

4 FEROL ST



\$1,875,000

Dec 2025
16 Days

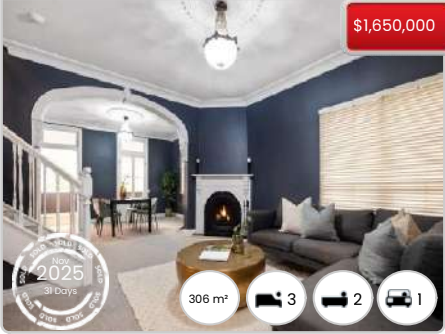
620 m²

4

2

2

6 RIALTO ST



\$1,650,000

Dec 2025
38 Days

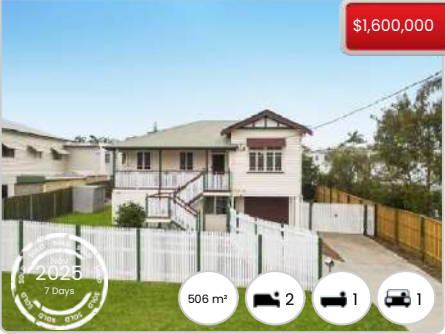
306 m²

3

2

1

59 YORK ST



\$1,600,000

Dec 2025
7 Days


506 m²

2

1

1

53 SAINT LEONARDS ST



\$1,720,000

Dec 2025
16 Days

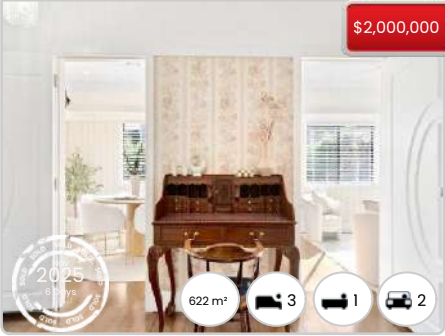
539 m²

4

1

4

16 WHITE AVE



\$2,000,000

Dec 2025
6 Days

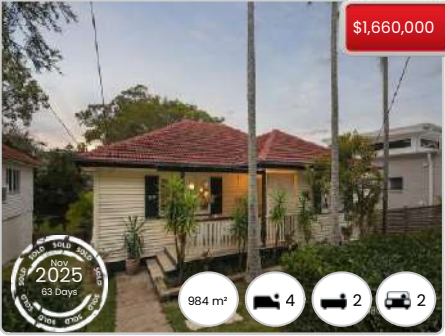
622 m²

3

1

2

59 EVA ST



\$1,660,000

Nov 2025
63 Days

984 m²

4

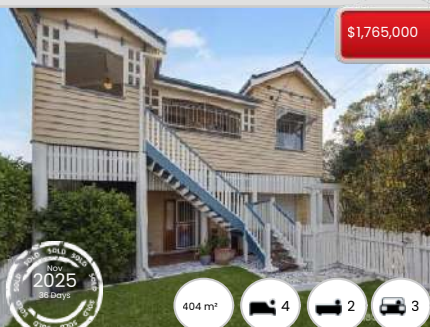
2

2

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RECENTLY SOLD PROPERTIES

41 SAINT LEONARDS ST



\$1,765,000

Now Sold

2025

36 Days

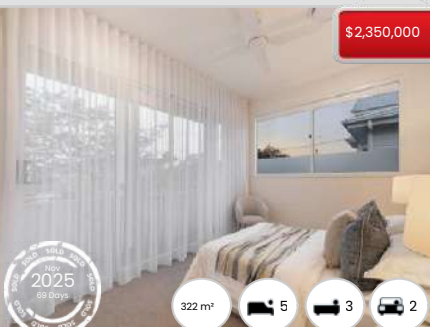
404 m²

4

2

3

9 BEET ST



\$2,350,000

Now Sold

2025

88 Days

322 m²

5

3

2

50 NORFOLK ST



\$1,780,000

Now Sold

2025

105 Days

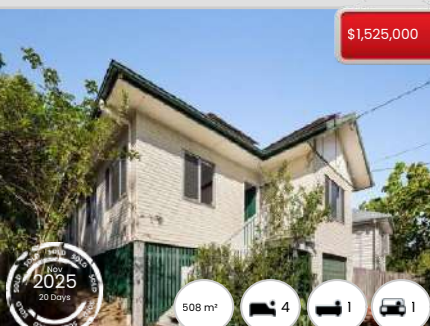
582.0 m²

4

2

4

40 WILLS ST



\$1,525,000

Now Sold

2025

20 Days


508 m²

4

1

1

50 KELSEY ST



\$2,120,000

Now Sold

2025

N/A

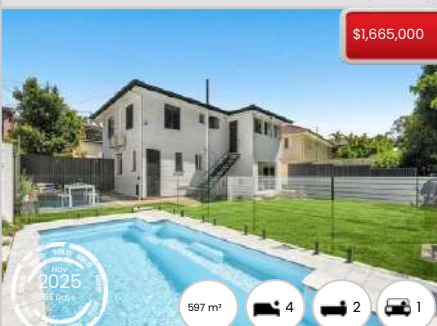
405 m²

4

3

2

37 HILLOCK ST



\$1,665,000

Now Sold

2025

105 Days

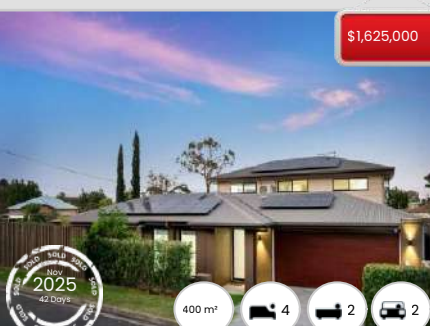
597 m²

4

2

1

2 BERESFORD TCE



\$1,625,000

Now Sold

2025

42 Days

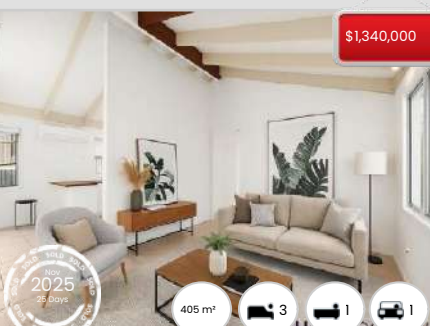
400 m²

4

2

2

11 CASTOR AVE



\$1,340,000

Now Sold

2025

35 Days

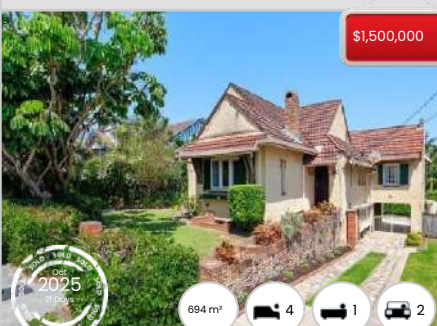
405 m²

3

1

1

183 CHATSWORTH RD



\$1,500,000

Now Sold

2025

10 Days

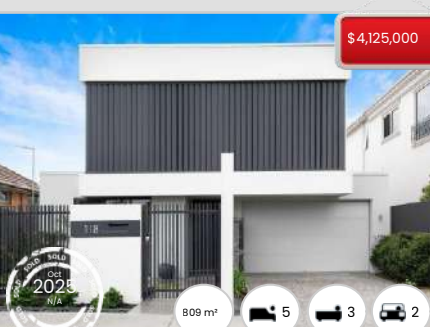
694 m²

4

1

2

118 BUENA VISTA AVE



\$4,125,000

Now Sold

2025

N/A

809 m²

5

3

2

2/23 HALSTEAD ST



\$830,000

Now Sold

2025

10 Days

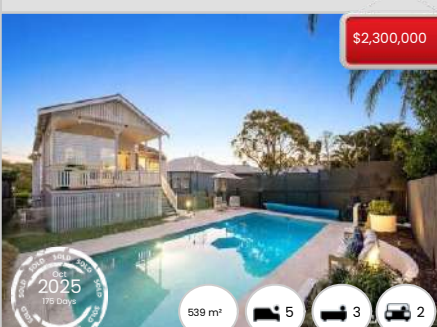
137 m²

2

1

1

18 BRAE ST



\$2,300,000

Now Sold

2025

176 Days

539 m²

5

3

2

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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 MARIOTT STREET

\$1650 per week

2025

15 Days

607 m²

5

3

2

35 JEROME STREET

\$700 per week

2025

15 Days

678 m²

3

2

3

3/44 KITCHENER STREET

\$700 per week

2025

15 Days

113 m²

2

1

1

16 BIRDWOOD STREET

\$560 per week

2025

15 Days

3

1

2

3/44 MANSFIELD STREET

\$650 per week

2025

15 Days

126 m²

2

1

1

14 KANUMBRA STREET

\$870 per week

2025

24 Days

582 m²

3

1

1

52 ILLIDGE STREET

\$1,650 per

2025

31 Days

810 m²

5

4

2

3 HOWARD STREET

\$795 per week

2025

32 Days

539 m²

3

1

2

9 CRUCIS STREET

\$2450 per week

2025

37 Days

505 m²

4

3

3

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PROPERTIES FOR RENT

11 VERRY STREET

\$990 per week



612 m²

3

2

2

2025

45 Days

24 KELSEY STREET

\$1850 per week



405 m²

4

2

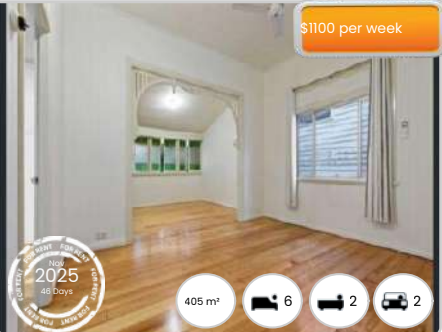
2

2025

45 Days

23 LANDSDOWNE STREET

\$1100 per week



405 m²

6

2

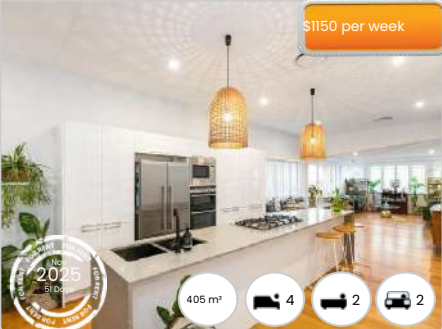
2

2025

45 Days

55 MACKAY STREET

\$1150 per week



405 m²

4

2


2

2025

45 Days

41 BRAE STREET

\$550 per week



810 m²

3

1

1

2025

45 Days

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