



CRESTMEAD

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	247	\$ 298,000	0.0%	\$ 60,000	\$ 620,000
2009	285	\$ 314,000	5.4%	\$ 158,000	\$ 425,000
2010	155	\$ 312,000	-0.6%	\$ 195,000	\$ 440,000
2011	116	\$ 282,600	-9.4%	\$ 205,000	\$ 406,000
2012	123	\$ 277,000	-2.0%	\$ 194,000	\$ 392,500
2013	169	\$ 276,000	-0.4%	\$ 180,000	\$ 1,060,000
2014	215	\$ 290,000	5.1%	\$ 156,000	\$ 1,300,000
2015	213	\$ 310,000	6.9%	\$ 174,500	\$ 445,000
2016	259	\$ 320,000	3.2%	\$ 214,000	\$ 515,000
2017	240	\$ 336,750	5.2%	\$ 252,000	\$ 525,000
2018	181	\$ 335,000	-0.5%	\$ 206,500	\$ 572,500
2019	149	\$ 324,000	-3.3%	\$ 187,500	\$ 581,012
2020	184	\$ 340,000	4.9%	\$ 220,000	\$ 522,750
2021	296	\$ 415,000	22.1%	\$ 250,000	\$ 4,400,000
2022	211	\$ 525,000	26.5%	\$ 380,000	\$ 732,000
2023	196	\$ 573,500	9.2%	\$ 350,000	\$ 4,500,000
2024	179	\$ 690,000	20.3%	\$ 420,000	\$ 960,000
2025	215	\$ 780,000	13.0%	\$ 260,000	\$ 1,130,000
2026	88	\$ 882,500	13.1%	\$ 745,000	\$ 1,150,600

Median Sale Price

\$870k

Based on 150 recorded House sales within the last 12 months (Oct '25 - Sep '26)

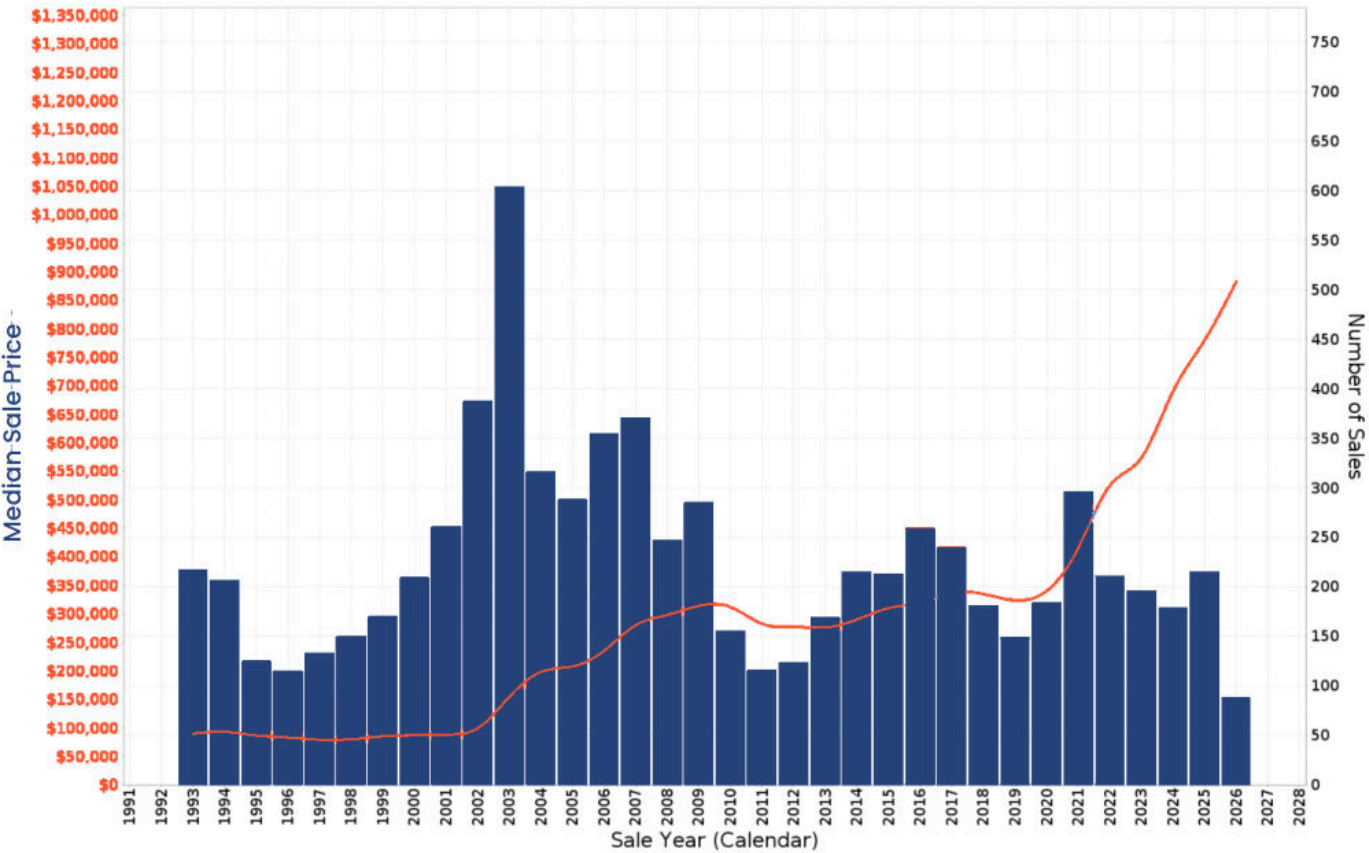
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

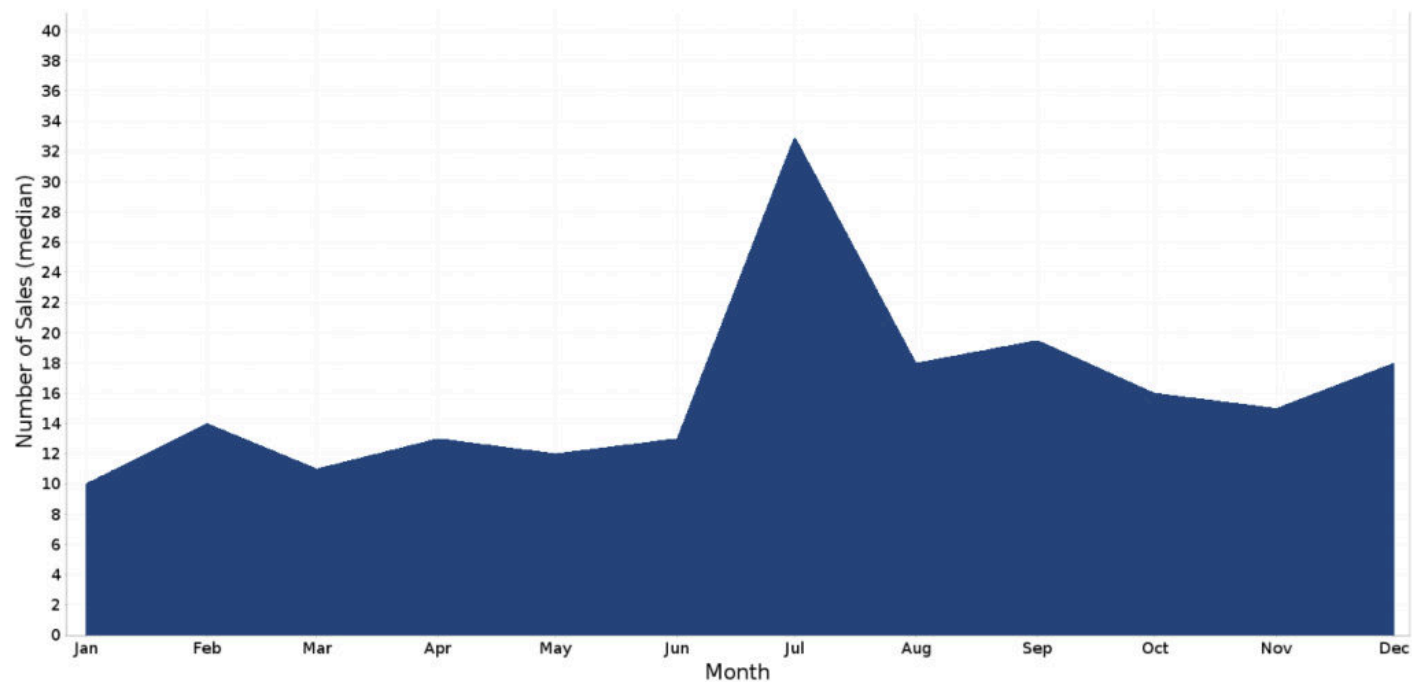
+16.8%

Current Median Price: \$870,000
Previous Median Price: \$745,000

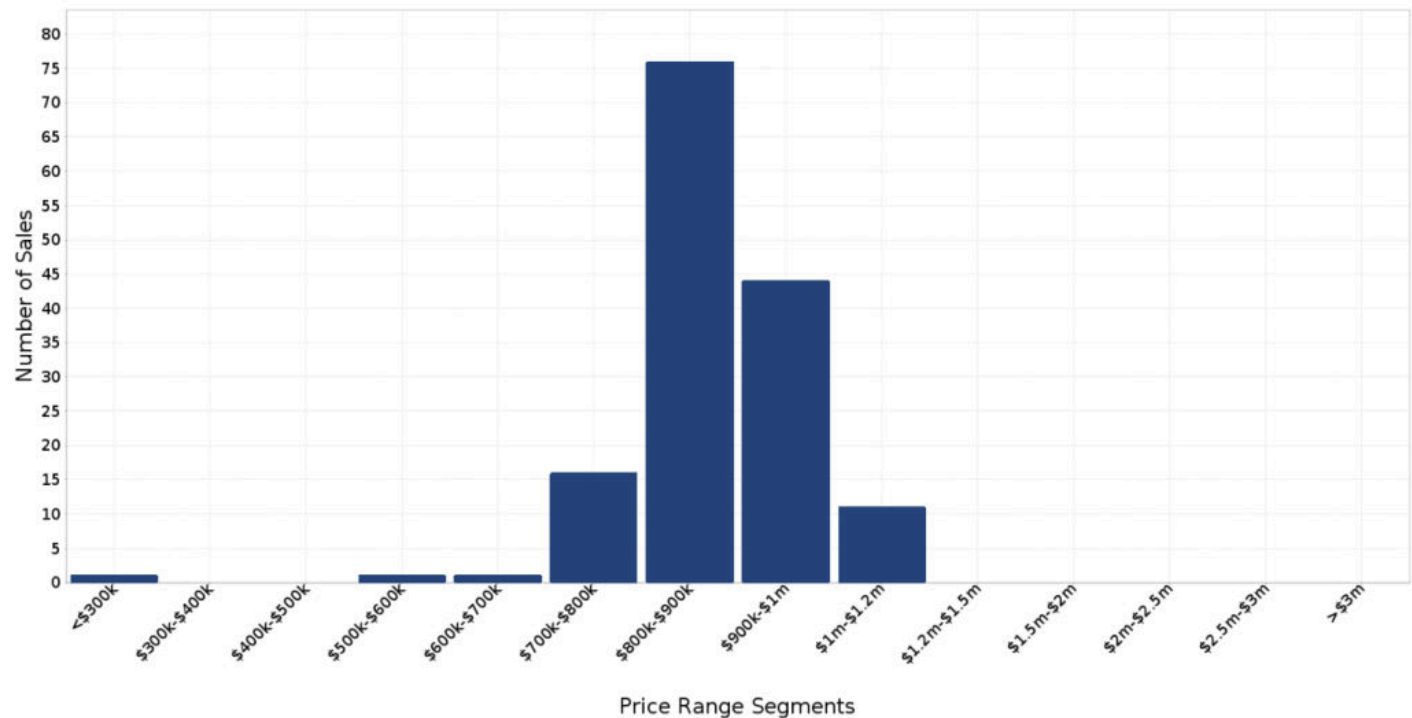
Based on 334 recorded House sales compared over the last two rolling 12 month periods



PEAK SELLING PERIODS (3 years)



CRESTMEAD - 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

\$870k

Based on 150 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

+16.8%

Current Median Price: \$870,000
Previous Median Price: \$745,000

Based on 334 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

150

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

44 KILBY ST

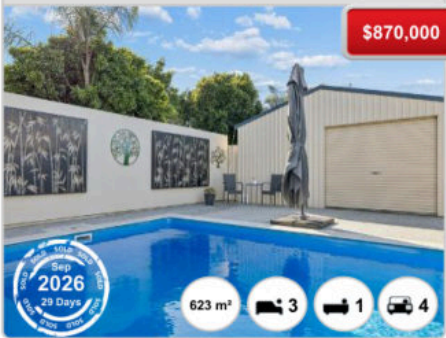


\$770,000



600 m² 3 1 2

3 Highbury Dr



\$870,000



623 m² 3 1 4

34 Carinya St



\$675,000



photo not available 3 1 1

44A Whiteman St

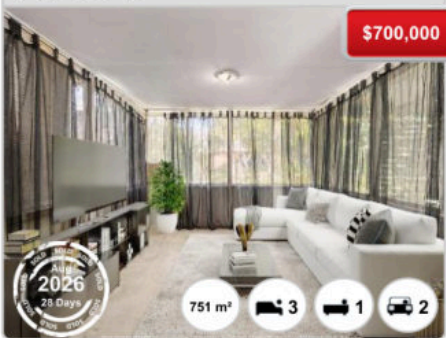


\$649,000



748 m² 3 1 2

1 Thora St



\$700,000



751 m² 3 1 2

45 Coffey St

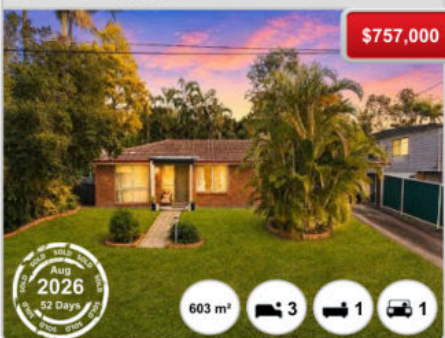


\$745,000



600 m² 3 1 1

41 Limerick Dr



\$757,000



603 m² 3 1 1

48 Waratah Dr



\$780,000



781 m² 3 1 1

12 Conradi Ave



\$915,000



880 m² 4 2 4

RECENTLY SOLD PROPERTIES

22 HUON ST



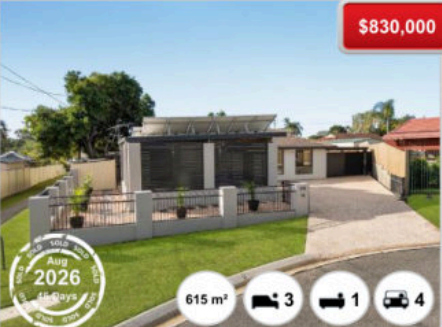
\$965,000

Aug 2026

192 Days

1,150 m² 4 2 2

14 LIMOSA CRT



\$830,000

Aug 2026

114 Days

615 m² 3 1 4

84 JUDITH ST



\$1,091,000

2026

100 Days

545 m² 3 2 1

1 GRIX CT



\$865,000

Jul 2026

88 Days

644 m² 3 1 6

58 CARINYA ST



\$875,000

Jul 2026

77 Days

720 m² 3 2 4

42 COFFEY ST



\$795,000

Jul 2026

42 Days

600 m² 3 1 1

1 THORA ST



\$750,000

2026

53 Days

751 m² 3 1 2

18 CAPRICORN AVE



\$900,000

2026

76 Days

622 m² 4 2 2

10 WISDOM WAY



\$800,000

2026

23 Days

483 m² 4 2 2

35 BROOKE ST



\$805,000

Jul 2026

56 Days

600 m² 4 1 1

2/44 WHITEMAN ST



\$714,000

Jul 2026

40 Days

3 2 1

12 RATHKEALE ST



\$1,075,000

Jul 2026

52 Days

732 m² 3 1 1

PROPERTIES FOR RENT

Median Rental Price
N/A

Rental Yield
N/A

Number of Rentals
N/A

2 ABBEYFEALE STREET



\$550 per week

Sep 2026
2 Days

600 m²

3

1

1

2 LAHORE STREET



\$650 per week

Sep 2026
3 Days

600 m²

4

2

2

16A QUANDONG STREET



\$550 per week

Sep 2026
3 Days

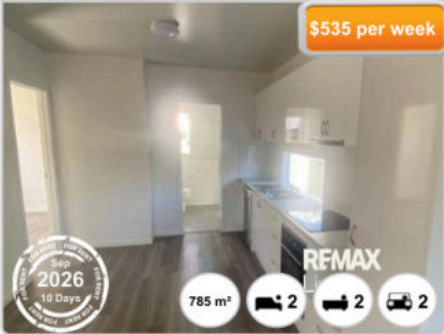
683 m²

2

2

2

34A Forestwood Street



\$535 per week

Sep 2026
10 Days

785 m²

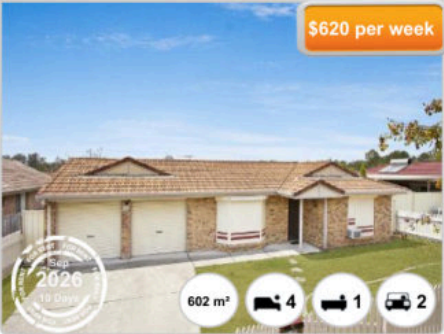
2

2

2

REMAX

17 GEANEY BOULEVARD



\$620 per week

Sep 2026
10 Days

602 m²

4

1

2

28A CAPRICORN AVENUE



\$540 per week

Sep 2026
10 Days

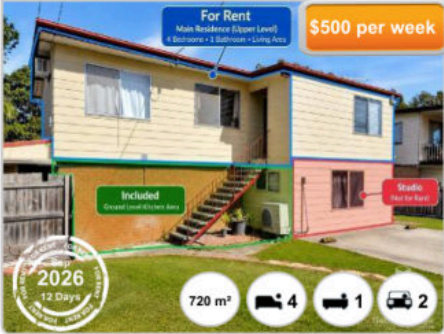
144 m²

3

2

1

9 BAMBIL STREET



For Rent
Main Residence (Upper Level)
• 2 Bedrooms • 1 Bathroom • Living Area

\$500 per week

2026
12 Days

720 m²

4

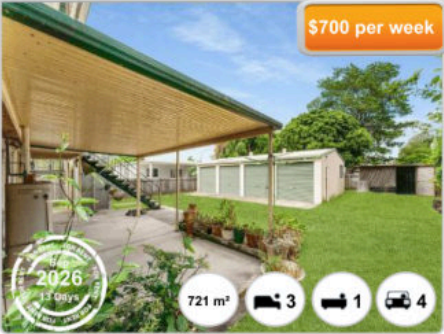
1

2

Included
Carpark (Lower Level Area)

Stable
Not for Sale

5 WARATAH DRIVE



\$700 per week

2026
13 Days

721 m²

3

1

4

39 COFFEY STREET



\$540 per week

2026
15 Days

3

1

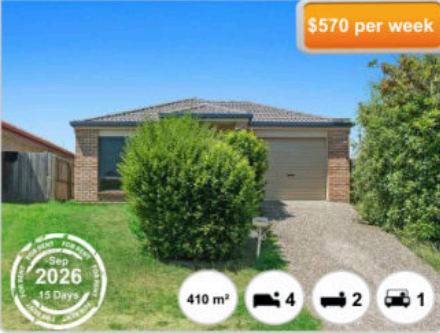
2

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PROPERTIES FOR RENT

35 GRIFFEN PLACE

\$570 per week



Sep 2026
18 Days

410 m²

4

2

1

27A CARINYA STREET

\$580 per week



Sep 2026
18 Days

747 m²

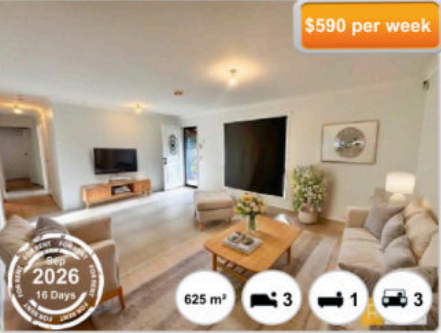
2

1

2

10 DOMBEYAH STREET

\$590 per week



Sep 2026
18 Days

625 m²

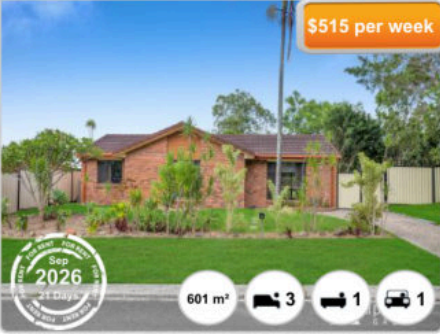
3

1

3

18 BRABHAM STREET

\$515 per week



Sep 2026
21 Days

601 m²

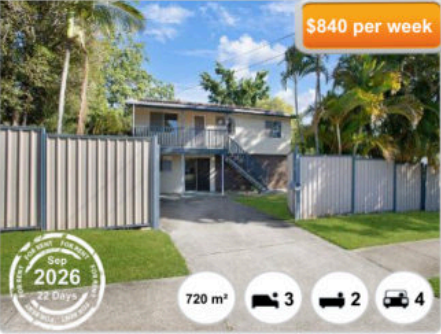
3

1

1

58 CARINYA STREET

\$840 per week



Sep 2026
22 Days

720 m²

3

2

4

30 FORESTWOOD STREET

\$600 per week



Sep 2026
24 Days

640 m²

3

1

2

15 DORSEY STREET

\$570 per week



Sep 2026
29 Days

823 m²

4

1

2

19 JUSTIN PLACE

\$650 per week



Sep 2026
31 Days

502 m²

4

2

2

25 LIMERICK DRIVE

\$580 per week



Sep 2026
33 Days

604 m²

3

1

2

4 TANGLIN STREET

\$700 per week



Mar 2026
152 Days

515 m²

4

2

2



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

[f](#) [@](#) [in](#) @realcrats

Let's Keep it Genuine