



Eight Mile Plains

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	159	\$ 525,000	0.0 %	\$ 242,000	\$ 1,290,000
2009	152	\$ 575,500	9.6 %	\$ 270,000	\$ 2,200,000
2010	141	\$ 615,000	6.9 %	\$ 300,000	\$ 1,420,000
2011	127	\$ 577,000	-6.2 %	\$ 273,000	\$ 1,860,000
2012	121	\$ 565,000	-2.1 %	\$ 343,000	\$ 1,650,000
2013	158	\$ 617,500	9.3 %	\$ 290,000	\$ 3,201,000
2014	183	\$ 671,800	8.8 %	\$ 260,080	\$ 5,850,000
2015	159	\$ 750,000	11.6 %	\$ 360,000	\$ 3,000,000
2016	141	\$ 768,000	2.4 %	\$ 388,000	\$ 3,800,000
2017	149	\$ 787,500	2.5 %	\$ 374,500	\$ 2,628,000
2018	127	\$ 765,000	-2.9 %	\$ 398,000	\$ 2,600,000
2019	97	\$ 750,000	-2.0 %	\$ 412,500	\$ 1,366,000
2020	81	\$ 789,000	5.2 %	\$ 450,000	\$ 2,200,000
2021	156	\$ 907,444	15.0 %	\$ 530,000	\$ 2,700,000
2022	115	\$ 1,250,000	37.7 %	\$ 585,000	\$ 5,425,000
2023	101	\$ 1,302,000	4.2 %	\$ 730,000	\$ 4,360,000
2024	107	\$ 1,500,000	15.2 %	\$ 730,000	\$ 11,000,000
2025	90	\$ 1,500,000	0.0 %	\$ 850,000	\$ 4,501,000
2026	0				

Median Sale Price

\$1.5m

Based on 90 recorded House sales within the last 12 months (2025)

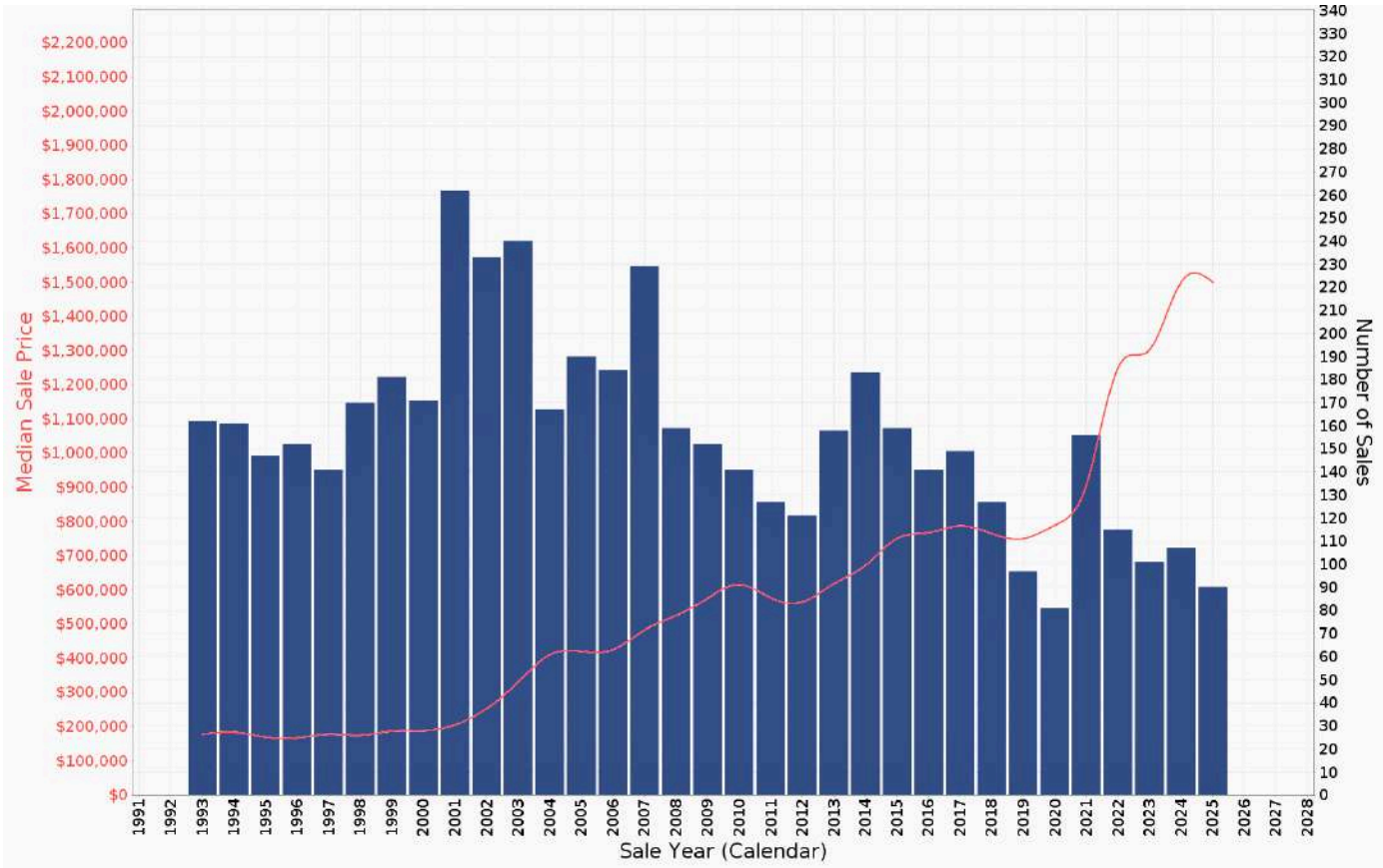
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

0.0%

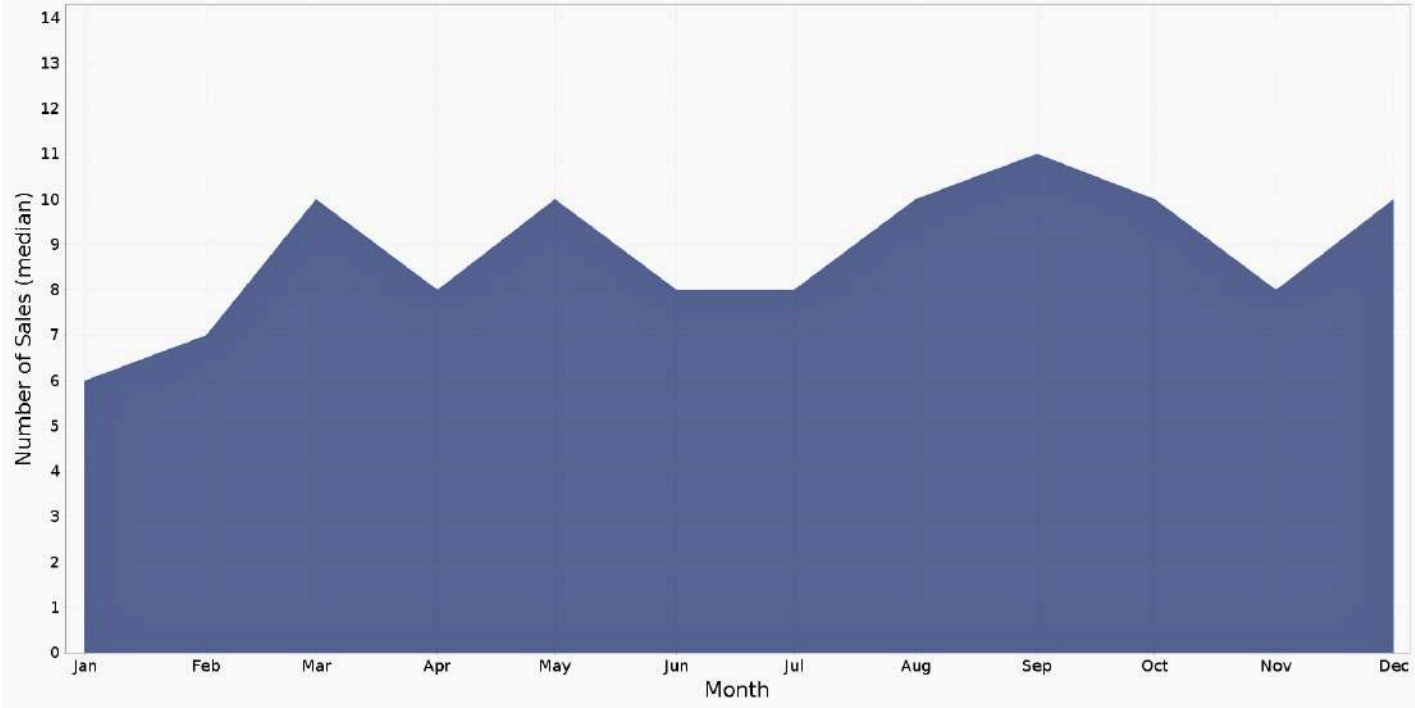
Current Median Price: \$1,500,000
Previous Median Price: \$1,500,000

Based on 197 recorded House sales compared over the last two rolling 12 month periods

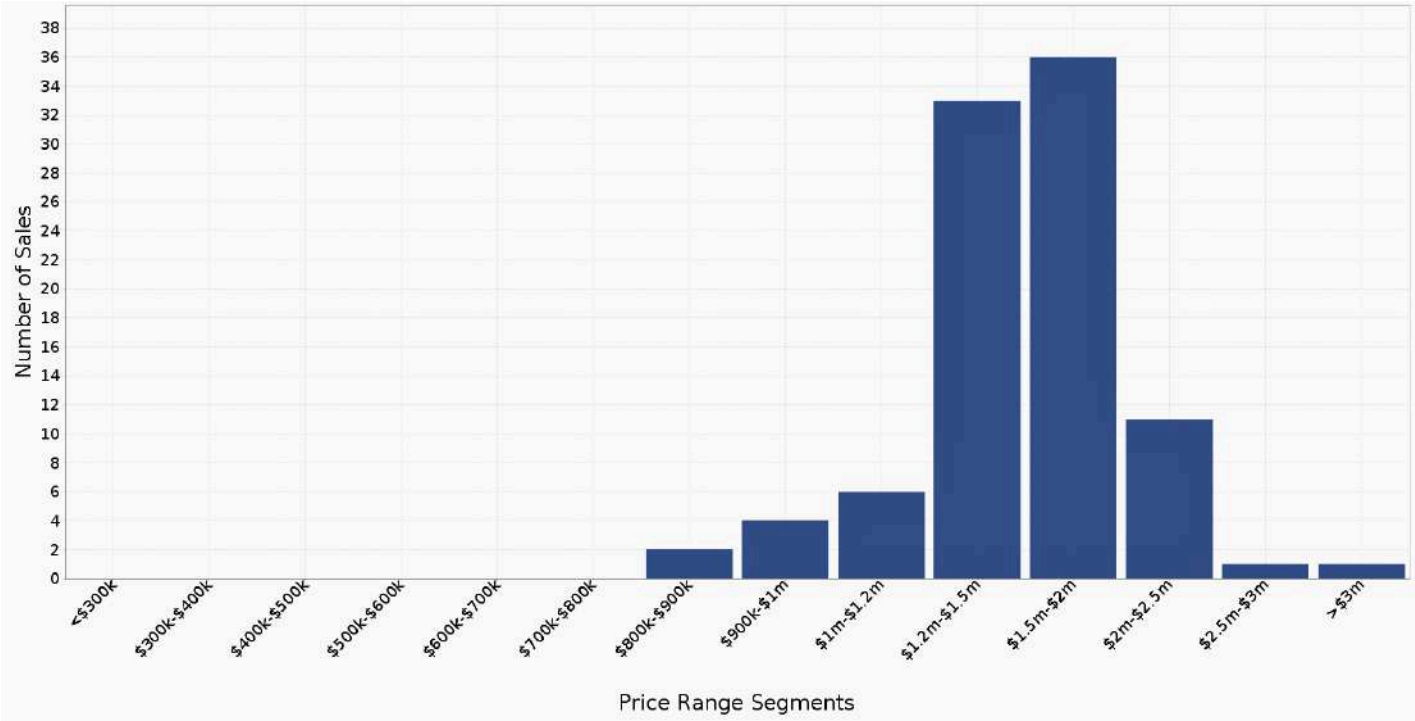


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PEAK SELLING PERIODS (3 years)



EIGHT MILE PLAINS – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.5m

Based on 90 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

0.0%

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

Based on 197 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

90

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

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

7 PETRINA ST

\$2,018,000

809m²

5 Beds 4 Baths 2 Car

Nov 2025 19 Days

27 SETTLER ST

\$1,830,888

501m²

5 Beds 3 Baths 2 Car

Nov 2025 23 Days

32 MCGARRY ST

\$1,550,000

611m²

4 Beds 2 Baths 2 Car

Nov 2025 22 Days

17 APPLE BLOSSOM PL

\$1,800,000

960m²

4 Beds 2 Baths 4 Car

Nov 2025 16 Days

8 FENDI PL

\$2,300,000

718m²

6 Beds 3 Baths 2 Car

Nov 2025 24 Days

22 LIVERPOOL ST

\$1,100,000

458m²

4 Beds 1 Bath 2 Car

Nov 2025 9 Days

43 ARKOSE ST

\$1,500,000

647m²

4 Beds 2 Baths 3 Car

Nov 2025 N/A

489 WARRIGAL RD

\$1,565,000

674m²

5 Beds 3 Baths 2 Car

Nov 2025 30 Days

15 POINCIANA PL

\$1,230,000

650m²

5 Beds 2 Baths 1 Car

Nov 2025 22 Days

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RECENTLY SOLD PROPERTIES

16 HEATHFIELD ST



\$1,350,000

SOLD

Oct 2025

N/A

25 Days


592 m²

3

2

2

5 FENDI PL



\$1,625,000

SOLD

Oct 2025

25 Days

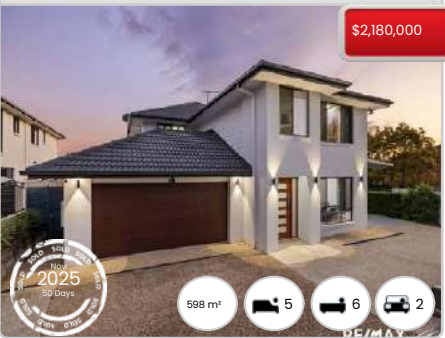
730 m²

4

2

4

1 IVORY CL



\$2,180,000

SOLD

Oct 2025

50 Days

598 m²

5

6

2

17 ARPEGE CRES



\$1,575,000

SOLD

Oct 2025

47 Days

5

3

2

27 GOORARI ST



\$1,521,000

SOLD

Oct 2025

16 Days

620 m²

4

2

2

342 WARRIGAL RD



\$1,535,000

SOLD

Oct 2025

16 Days


809 m²

5

2

2

3 YVONNE RD



\$1,582,000

SOLD

Oct 2025

25 Days


600 m²

4

2

2

13 CRESSBROOK ST



\$2,120,500

SOLD

Oct 2025

23 Days

405 m²

5

4

2

17 NORELL PL



\$1,585,000

SOLD

Oct 2025

12 Days

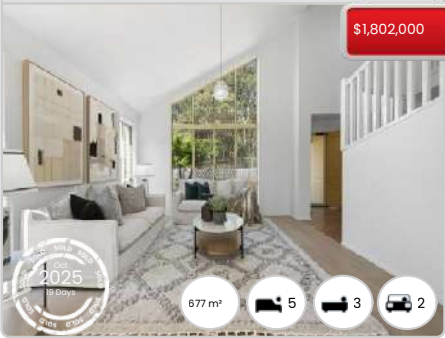
824 m²

4

2

4

116 BORDEAUX ST



\$1,802,000

SOLD

Oct 2025

19 Days


877 m²

5

3

2

88 LONDON ST



\$975,000

SOLD

Oct 2025

67 Days

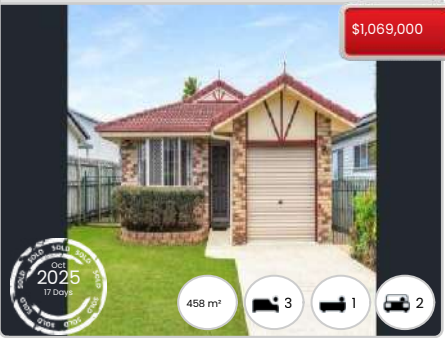
405 m²

3

1

2

20 LIVERPOOL ST



\$1,069,000

SOLD

Oct 2025

17 Days

458 m²

3

1

2

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PROPERTIES FOR RENT

Median Rental Price

\$800 /w

Based on 171 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

+2.8%

Current Median Price: \$1,500,000
Current Median Rent: \$800

Based on 90 recorded House sales and 171 House rentals compared over the last 12 months

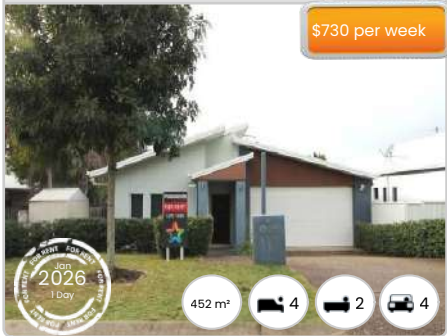
Number of Rentals

171


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


72 COLLETT STREET





\$730 per week



452 m²








107 CHESTER ROAD




\$900 per week



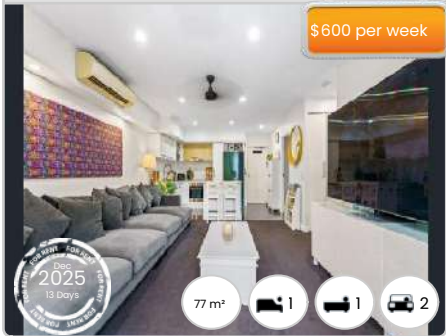
405 m²



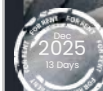





8/42 SLOBODIAN AVENUE





\$600 per week



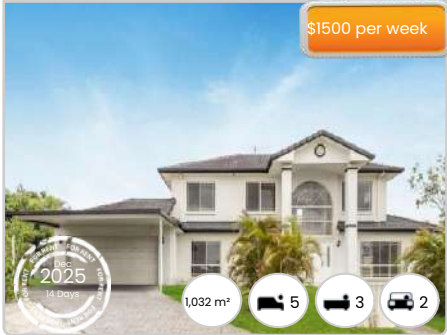
77 m²









12 NARRUN PLACE





\$1500 per week



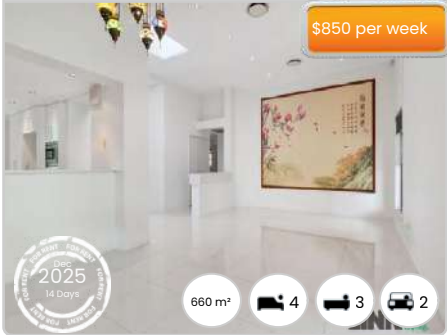
1,032 m²









27 COLVILLEA STREET





\$850 per week




660 m²









451 WARRIGAL ROAD





\$610 per week



603 m²







132 Bolton Street




\$500 per week




407 m²









89 Oakleaf Street





Weekly Rent



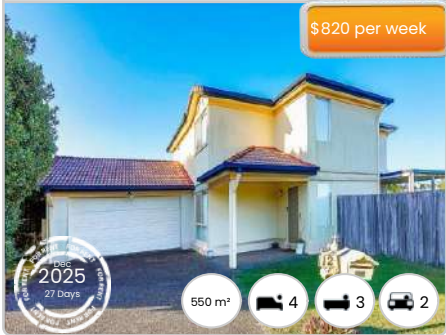
783 m²









12 Alan Crescent





\$820 per week



550 m²





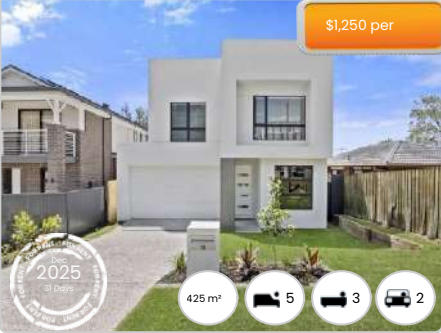


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PROPERTIES FOR RENT

38 MILES PLATTING ROAD

\$1,250 per



2025

31 Days

425 m²

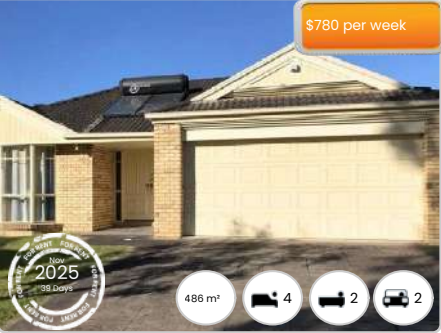
5

3

2

142 BORDEAUX STREET

\$780 per week



2025

38 Days

486 m²

4

2

2

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