



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)

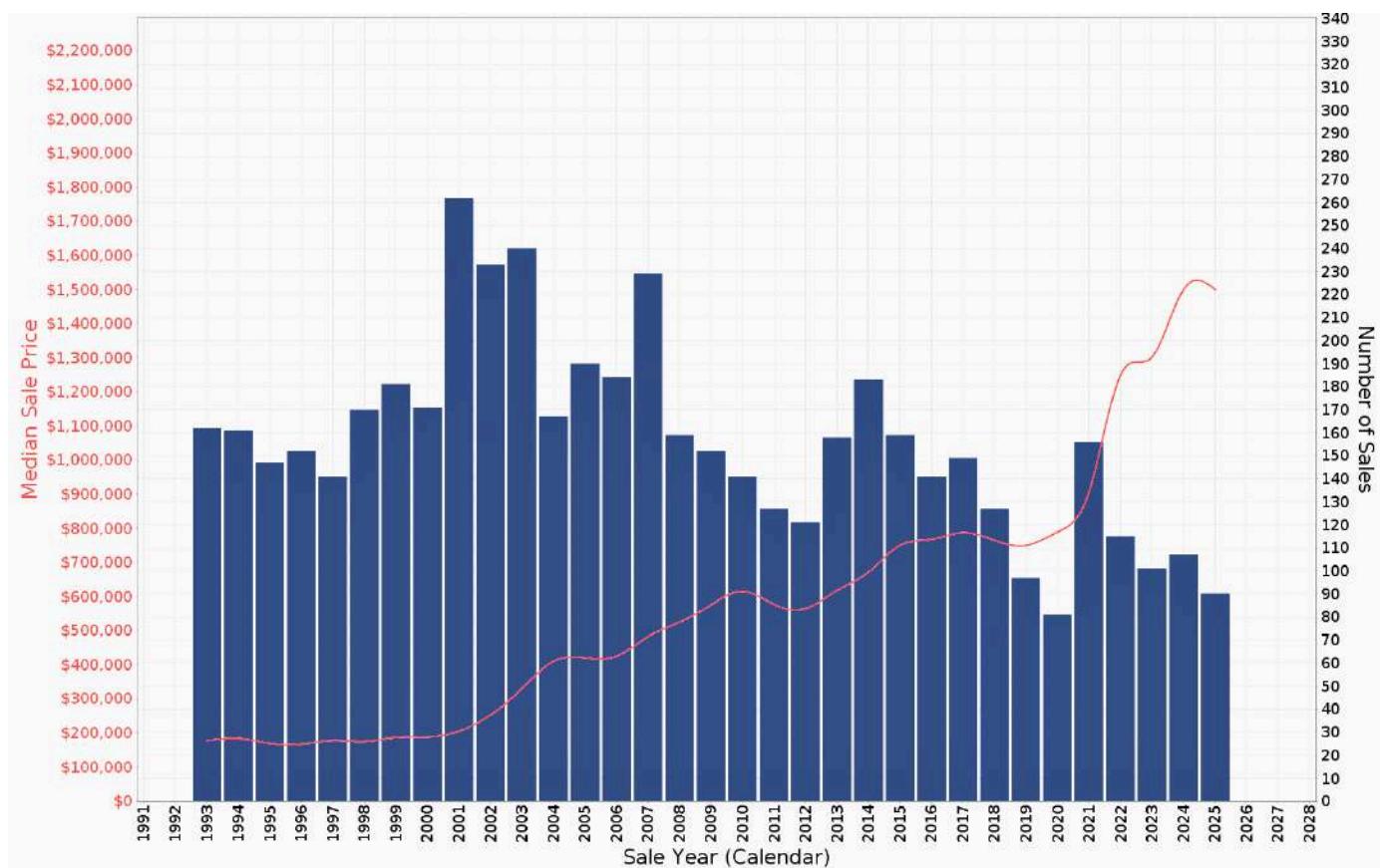
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

0.0%

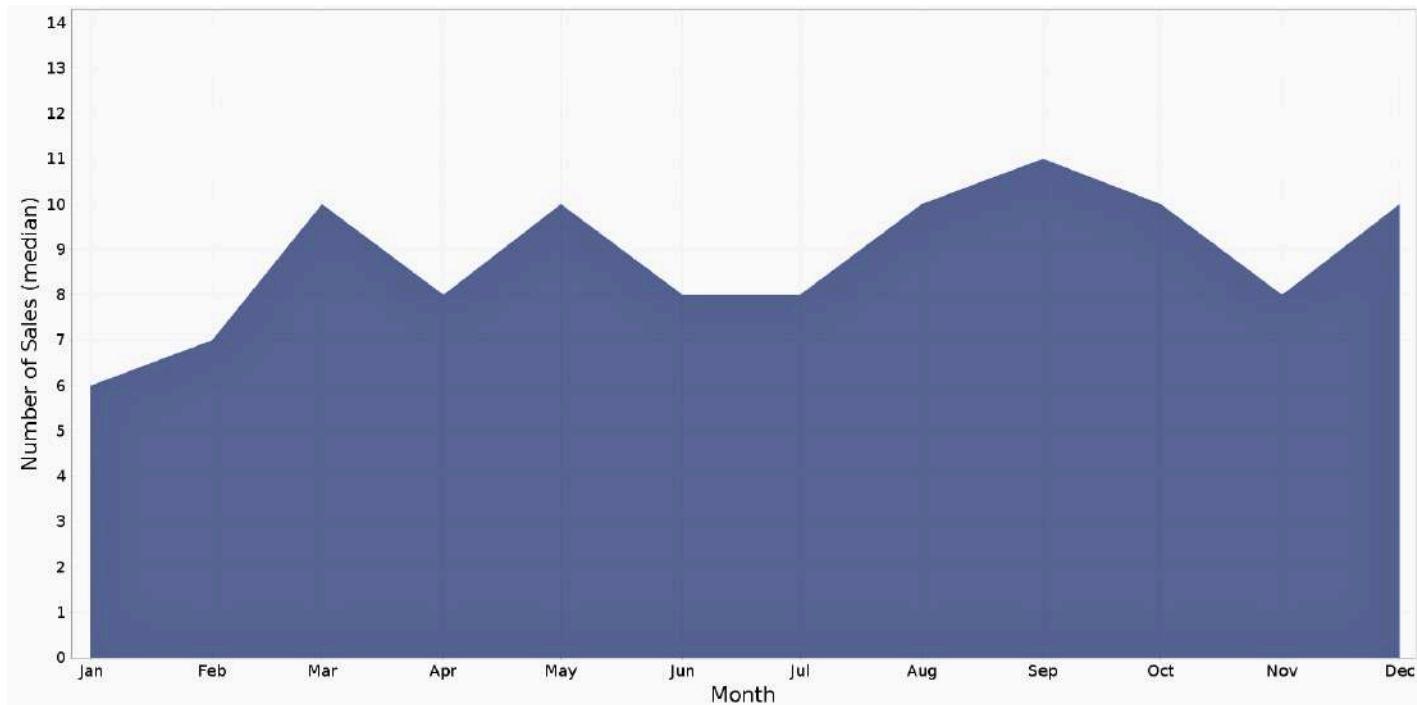
Current Median Price: \$1,500,000
Previous Median Price: \$1,500,000

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

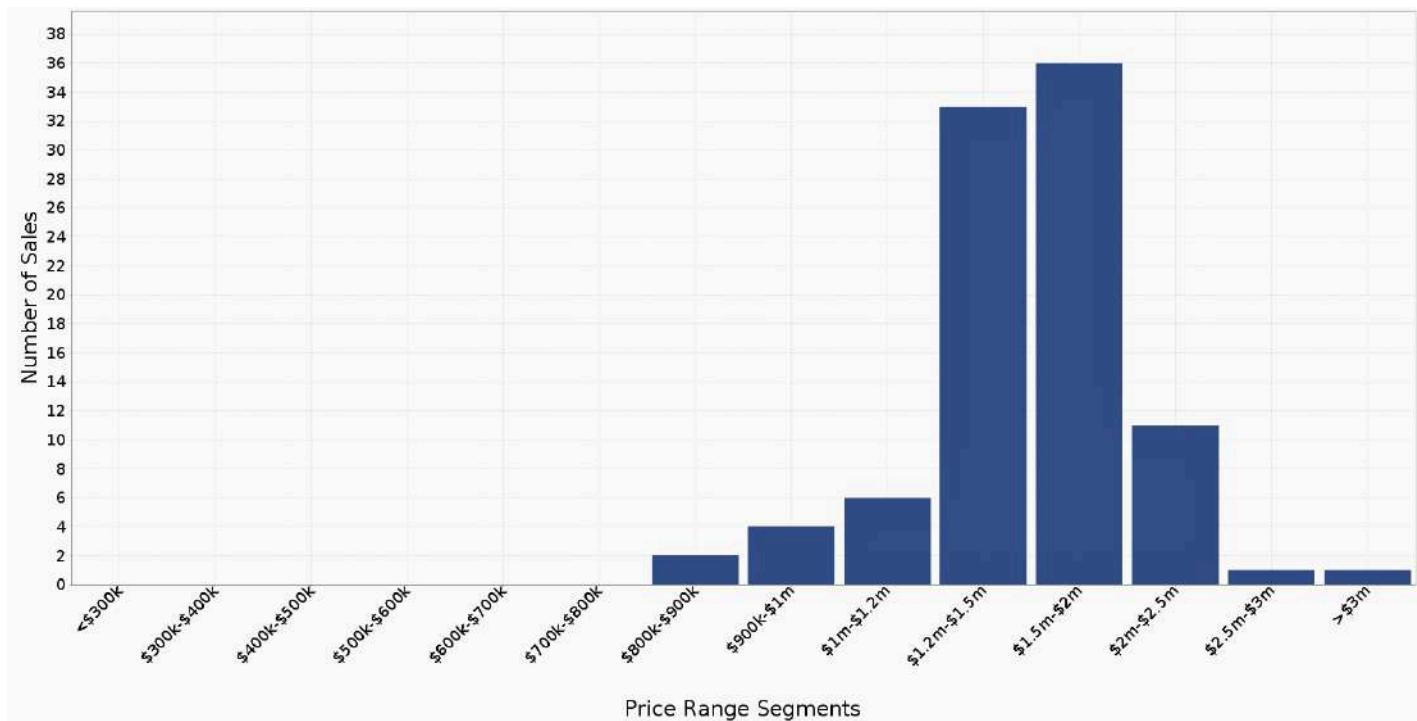


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PEAK SELLING PERIODS (3 years)



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

29.8m²

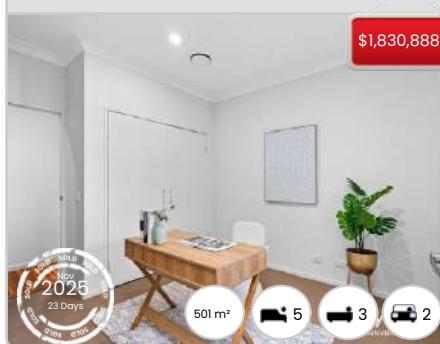
809m²

26.5m²

Dec 2025
19 Days

809 m² 5 4 2

27 SETTLER ST



\$1,830,888

501 m²

Nov 2025
23 Days

501 m² 5 3 2

32 MCGARRY ST



\$1,550,000

611 m²

Nov 2025
22 Days

611 m² 4 2 2

17 APPLE BLOSSOM PL



\$1,800,000

960 m²

Nov 2025
16 Days

960 m² 4 2 4

8 FENDI PL



\$2,300,000

718 m²

Nov 2025
24 Days

718 m² 6 3 2

22 LIVERPOOL ST



\$1,100,000

458 m²

Nov 2025
9 Days

458 m² 4 1 2

43 ARKOSE ST



\$1,500,000

647 m²

Nov 2025
N/A

647 m² 4 2 3

489 WARRIGAL RD



\$1,565,000

674 m²

Nov 2025
30 Days

674 m² 5 3 2

15 POINCIANA PL



\$1,230,000

650 m²

Nov 2025
22 Days

650 m² 5 2 1

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RECENTLY SOLD PROPERTIES

16 HEATHFIELD ST



\$1,350,000

 Nov 2025
N/A

592 m²
3
2
2

5 FENDI PL



\$1,625,000

 Nov 2025
25 Days

730 m²
4
2
4

1 IVORY CL



\$2,180,000

 Nov 2025
50 Days

598 m²
5
6
2

17 ARPEGE CRES



\$1,575,000

 Oct 2025
47 Days

5
3
2

27 GOORARI ST



\$1,521,000

 Oct 2025
18 Days

620 m²
4
2
2

342 WARRIGAL RD



\$1,535,000

 Oct 2025
18 Days

809 m²
5
2
2

3 YVONNE RD



\$1,582,000

 Oct 2025
25 Days

600 m²
4
2
2

13 CRESSBROOK ST



\$2,120,500

 Oct 2025
23 Days

405 m²
5
4
2

17 NORELL PL

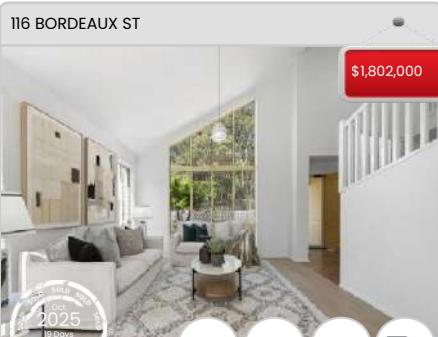


\$1,585,000

 Oct 2025
12 Days

824 m²
4
2
4

116 BORDEAUX ST



\$1,802,000

 Oct 2025
19 Days

677 m²
5
3
2

88 LONDON ST

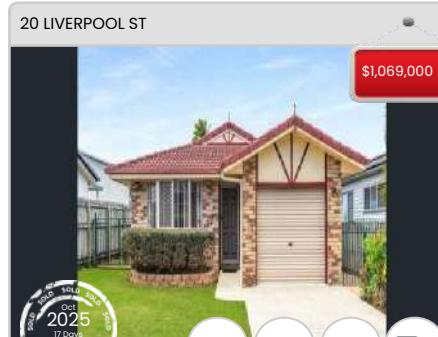


\$975,000

 Oct 2025
87 Days

405 m²
3
1
2

20 LIVERPOOL ST



\$1,069,000

 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

1 Day
2026

452 m² | 4 | 2 | 4

107 CHESTER ROAD

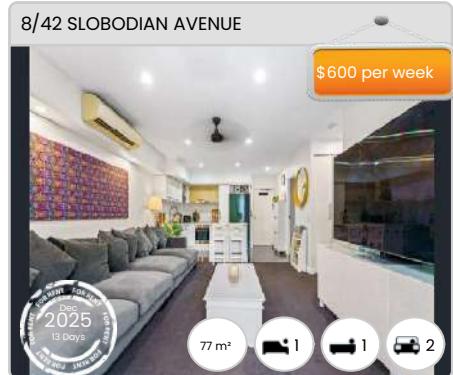


\$900 per week

4 Days
2025

405 m² | 4 | 2 | 2

8/42 SLOBODIAN AVENUE

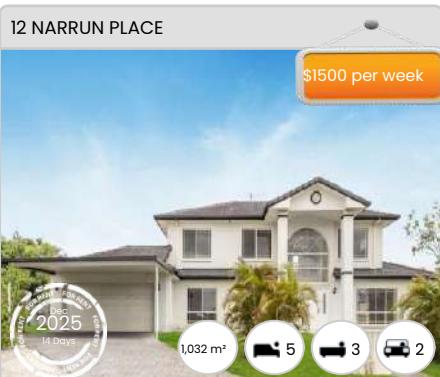


\$600 per week

13 Days
2025

77 m² | 1 | 1 | 2

12 NARRUN PLACE

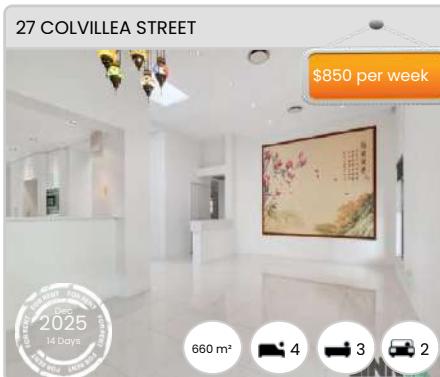


\$1500 per week

14 Days
2025

1,032 m² | 5 | 3 | 2

27 COLVILLEA STREET



\$850 per week

14 Days
2025

660 m² | 4 | 3 | 2

451 WARRIGAL ROAD



\$610 per week

16 Days
2025

603 m² | 3 | 1 | 2

132 Bolton Street

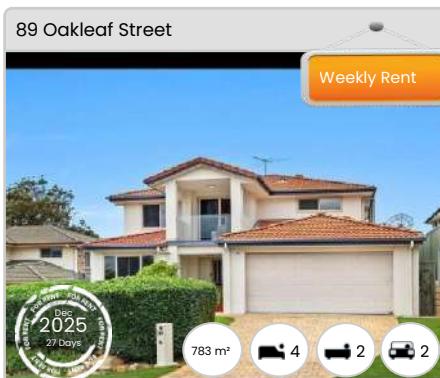


\$500 per week

17 Days
2025

407 m² | 2 | 2 | 1

89 Oakleaf Street



Weekly Rent

27 Days
2025

783 m² | 4 | 2 | 2

12 Alan Crescent



\$820 per week

27 Days
2025

550 m² | 4 | 3 | 2

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PROPERTIES FOR RENT

38 MILES PLATTING ROAD



\$1,250 per week

2025
30 days

425 m² 5 3 2

142 BORDEAUX STREET



\$780 per week

2025
99 Days

486 m² 4 2 2

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