



Greenbank

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	83	\$ 533,000	0.0 %	\$ 190,000	\$ 2,060,000
2009	96	\$ 518,750	-2.7 %	\$ 275,000	\$ 1,439,000
2010	87	\$ 525,000	1.2 %	\$ 305,000	\$ 930,000
2011	61	\$ 510,000	-2.9 %	\$ 235,000	\$ 800,000
2012	91	\$ 479,000	-6.1 %	\$ 275,000	\$ 920,000
2013	98	\$ 517,500	8.0 %	\$ 210,000	\$ 755,000
2014	110	\$ 529,000	2.2 %	\$ 230,000	\$ 940,000
2015	123	\$ 554,000	4.7 %	\$ 245,000	\$ 2,060,000
2016	98	\$ 570,000	2.9 %	\$ 274,500	\$ 1,610,000
2017	82	\$ 605,000	6.1 %	\$ 195,000	\$ 1,900,000
2018	92	\$ 620,000	2.5 %	\$ 100,000	\$ 915,000
2019	117	\$ 600,000	-3.2 %	\$ 206,000	\$ 1,950,000
2020	128	\$ 597,000	-0.5 %	\$ 215,000	\$ 1,000,001
2021	178	\$ 697,000	16.8 %	\$ 212,500	\$ 3,000,000
2022	191	\$ 875,000	25.5 %	\$ 250,000	\$ 4,000,000
2023	244	\$ 832,500	-4.9 %	\$ 300,000	\$ 6,440,000
2024	289	\$ 860,000	3.3 %	\$ 403,000	\$ 9,950,000
2025	320	\$ 926,500	7.7 %	\$ 435,000	\$ 2,272,588
2026	0				

Median Sale Price

\$926k

Based on 320 recorded House sales within the last 12 months (2025)

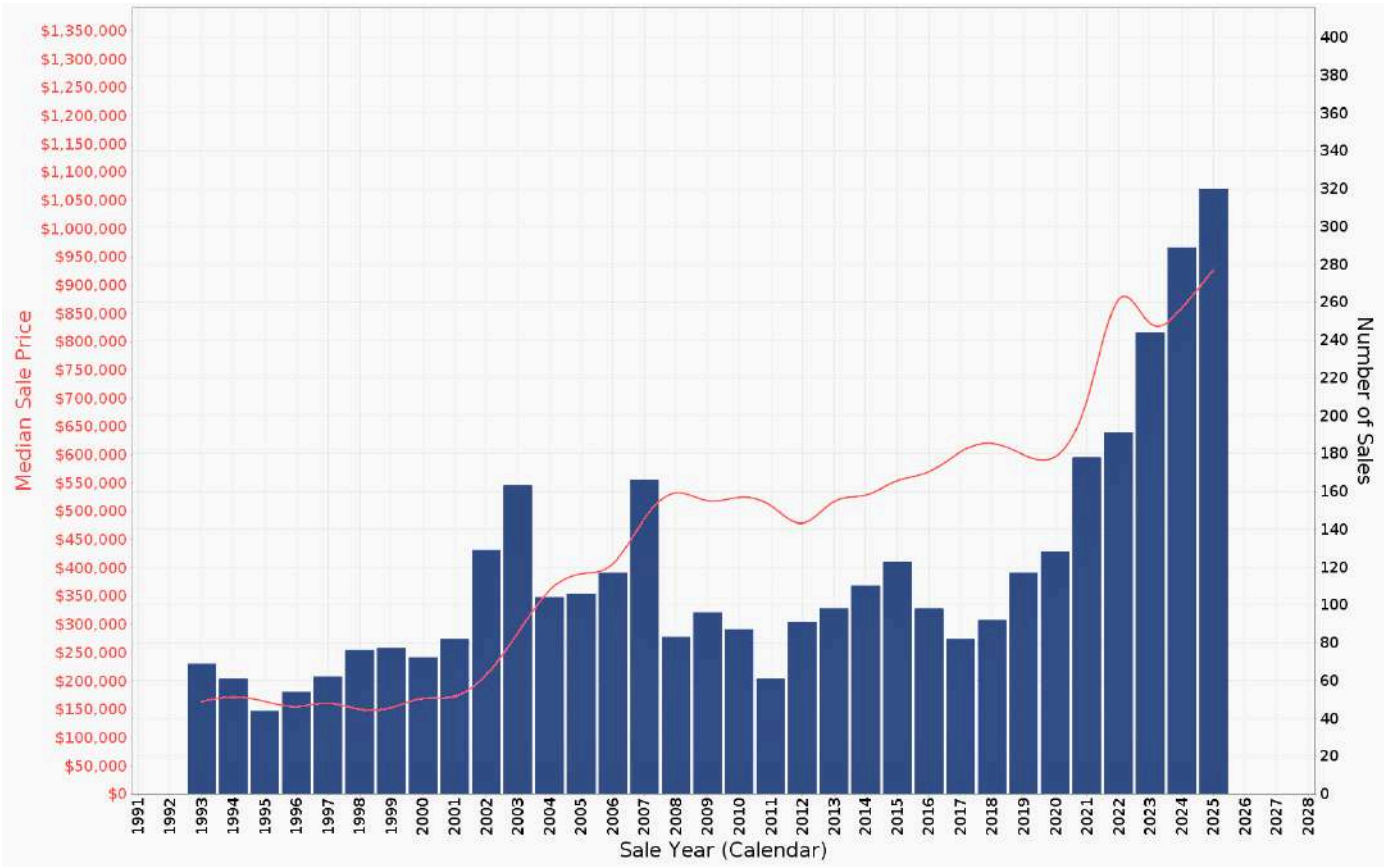
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.7%

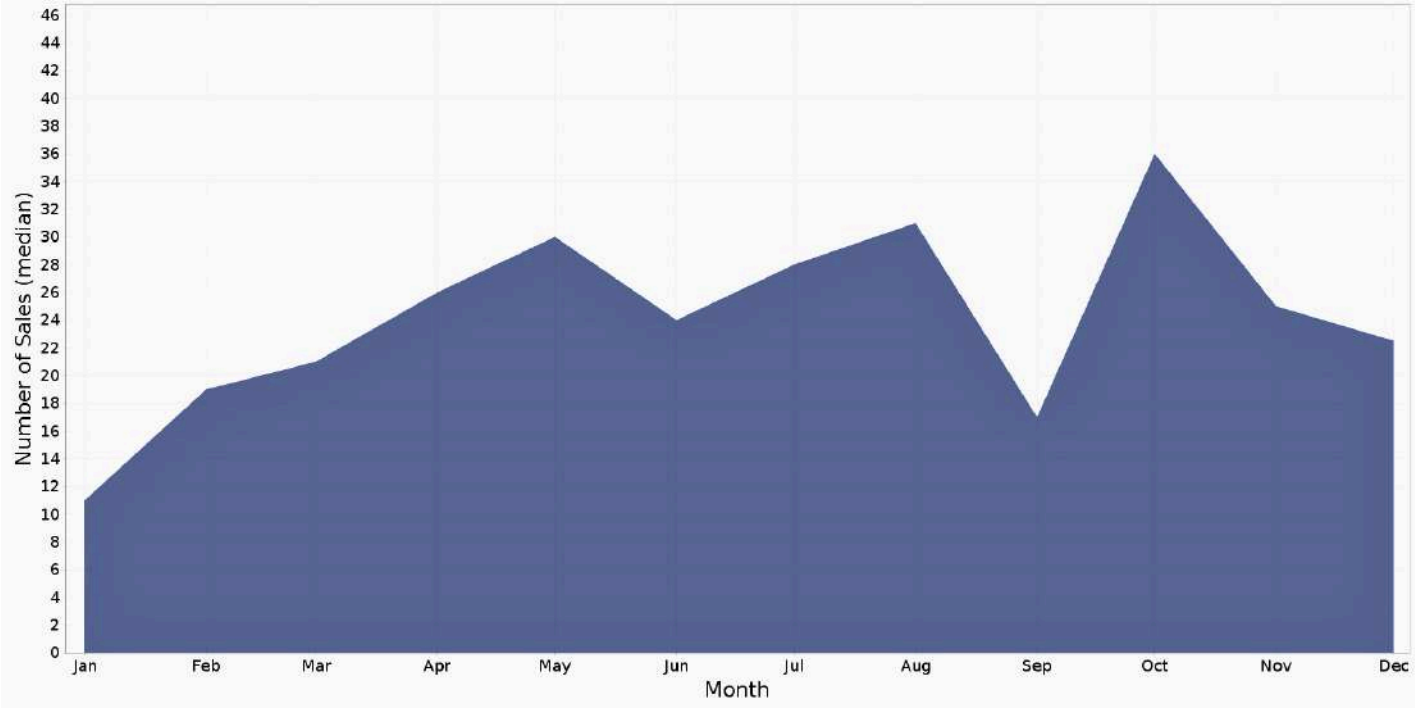
Current Median Price: \$926,500
Previous Median Price: \$860,000

Based on 609 recorded House sales compared over the last two rolling 12 month periods

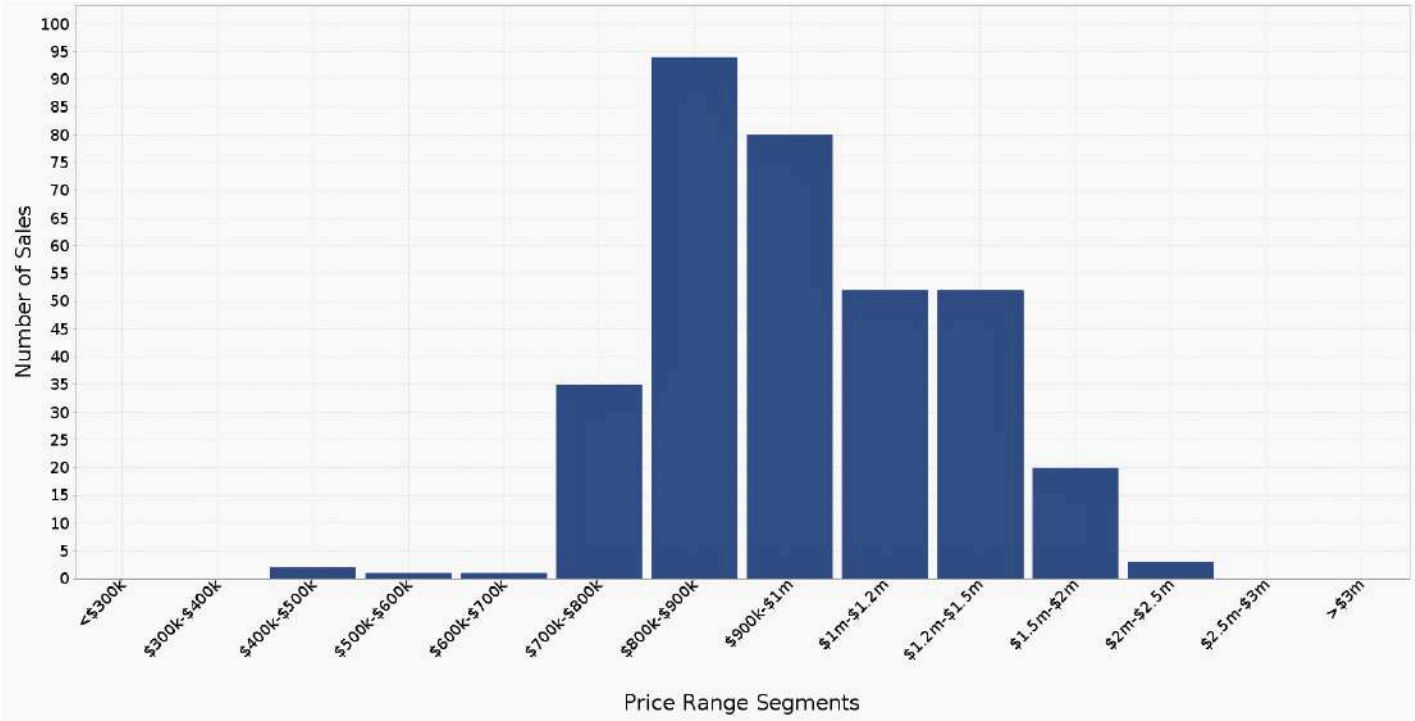


Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

PEAK SELLING PERIODS (3 years)



GREENBANK – Price Range Segments (12 months)



Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

RECENTLY SOLD PROPERTIES

Median Sale Price

\$926k

Based on 320 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

+7.7%

Current Median Price: \$926,500
Previous Median Price: \$860,000

Based on 609 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

320

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

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

26 AMBER CCT



\$965,000



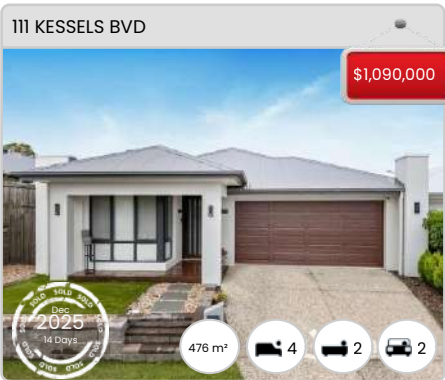
375 m²









111 KESSELS BVD





\$1,090,000



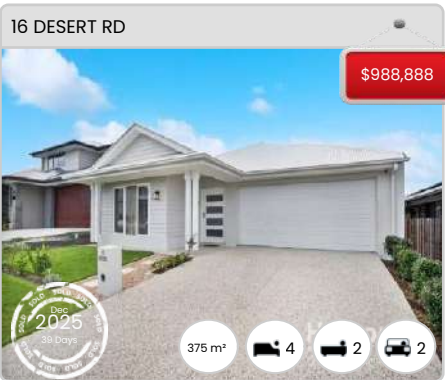
476 m²









16 DESERT RD





\$988,888



375 m²







6 GUROMAN DR



\$1,303,000




420 m²








5-7 ECHIDNA CRT



\$1,350,000



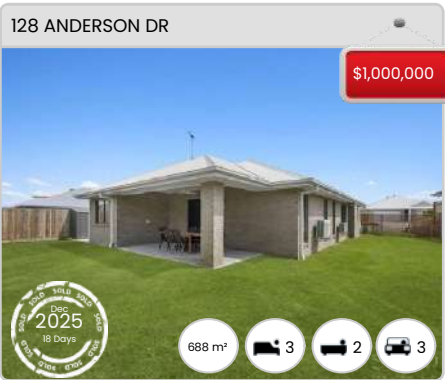
4,000 m²









128 ANDERSON DR





\$1,000,000



688 m²







8 VICAR RD



\$1,117,500



448 m²







11 CICELY CRCT



\$852,500



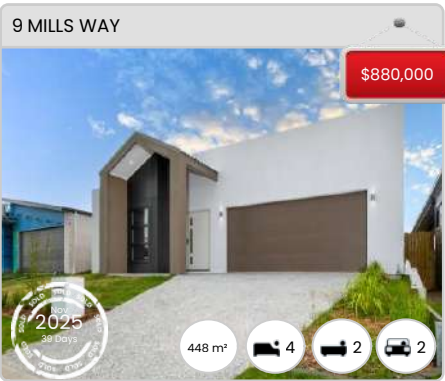
350 m²



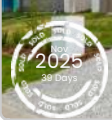





9 MILLS WAY





\$880,000



448 m²



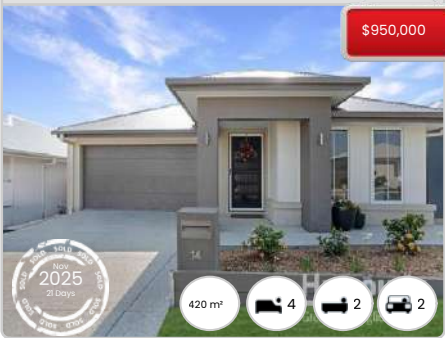




Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

RECENTLY SOLD PROPERTIES

14 BAMBOO RD



\$950,000

Now Sold

2025

21 Days

420 m²

4

2

2

52-54 JABIRU AVE



\$1,200,000

Now Sold

2025

16 Days

4,380 m²

4

2

4

36 TO 42 LANCE RD



\$1,600,000

Now Sold

2025

15 Days

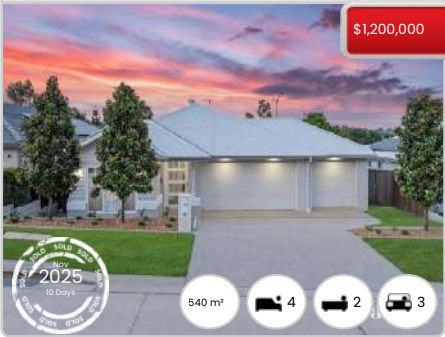
2.02 ha

5

3

5

25 TEAL CCT



\$1,200,000

Now Sold

2025

10 Days

540 m²

4

2

3

23 BARBETH RD



\$1,000,000

Now Sold

2025

13 Days

437 m²

4

2

2

90 CHERVIL DR



\$1,001,000

Now Sold

2025

21 Days

400 m²

4

3

2

83 ANDERSON DR



\$1,100,000

Now Sold

2025

14 Days

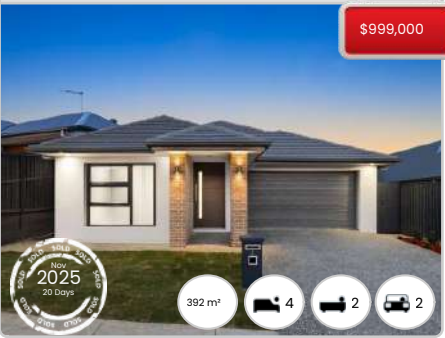
420 m²

4

2

2

16 YORK RD



\$999,000

Now Sold

2025

20 Days

392 m²

4

2

2

20 GUROMAN DR



\$1,240,000

Now Sold

2025

27 Days

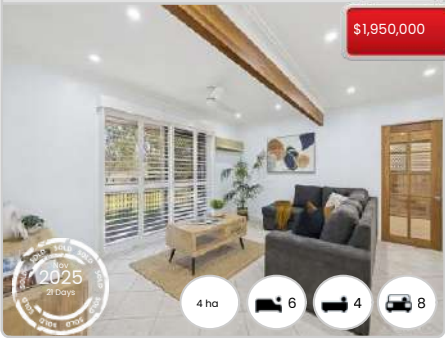
480 m²

5

2

2

273 TO 287 BEGLEY RD



\$1,950,000

Now Sold

2025

27 Days

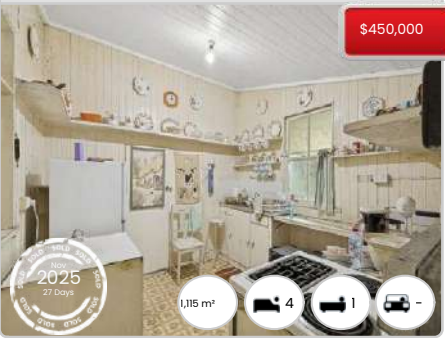
4 ha

6

4

8

157 OLD GREENBANK RD



\$450,000

Now Sold

2025

27 Days

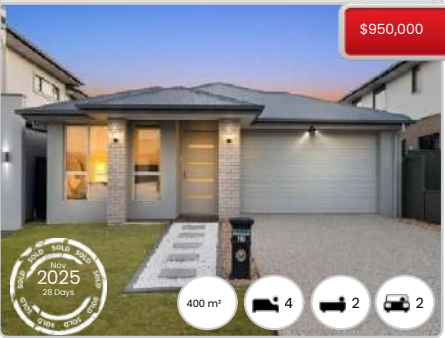
1,115 m²

4

1

-

37 HIGBURY CRT



\$950,000

Now Sold

2025

28 Days

400 m²

4

2

2

Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

PROPERTIES FOR RENT

Median Rental Price

\$690 /w

Based on 429 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

+3.9%

Current Median Price: \$926,500
Current Median Rent: \$690

Based on 320 recorded House sales and 429 House rentals compared over the last 12 months

Number of Rentals

429

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

33 WARATAH CIRCUIT



\$660 per week



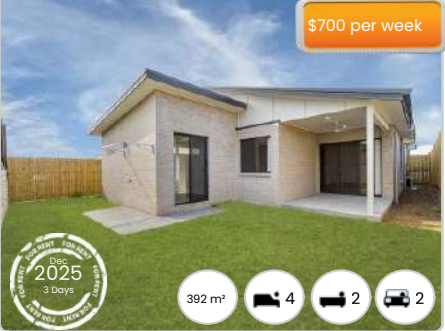
350 m²









14 SPROUT STREET





\$700 per week



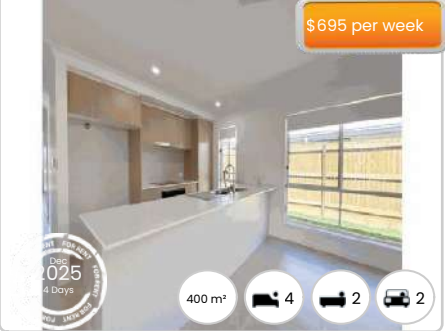
392 m²



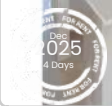





11 KASHMIR CIRCUIT





\$695 per week




400 m²









16 BARBETH ROAD





\$680 per week




401 m²









27 SAGE STREET





\$710 per week



350 m²







21 WARATAH CIRCUIT





\$610 per week



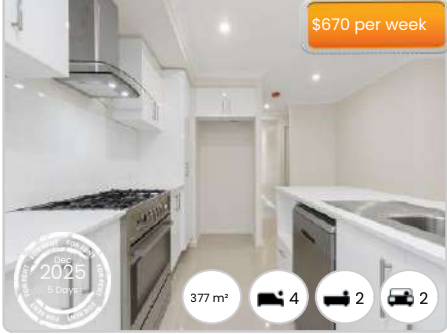
350 m²







25 SAWMILL DRIVE




\$670 per week



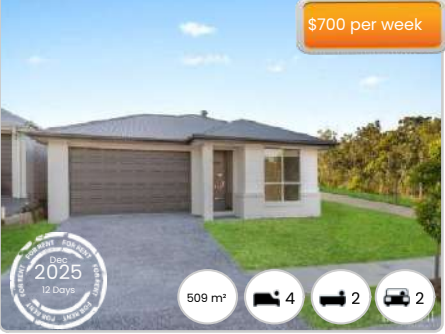
377 m²









1 OAK WAY





\$700 per week




509 m²










57 PROVENCE PLACE




\$670 per week










Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

PROPERTIES FOR RENT

22 KASHMIR CIRCUIT

\$670 per week



2025

16 Days

524 m²


4

2

4

3 BARBETH ROAD

\$700 per week



2025

16 Days

402 m²

4

2

2

31 TALBOT DRIVE

\$750 per week



2025

16 Days

315 m²


4

2

2

18 BARBETH ROAD

\$700 per week



2025

16 Days

456 m²

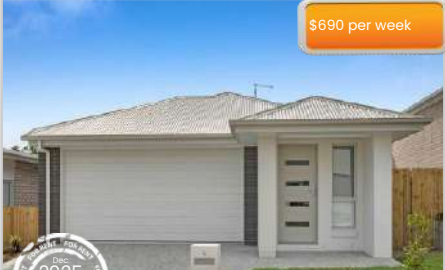
4

2

2

6 STRETOKO STREET

\$690 per week



2025

17 Days

401 m²


4

2

2

148-158 Thompson Rd,

\$950 per week



2025

18 Days

2.01 ha


3

2

2

18 JACKSON PLACE

\$700 per week



2025

18 Days

406 m²

4

2

2

148-158 THOMPSON ROAD

\$950 per week



2025

18 Days

2.01 ha


3

2

2

17 BASALT ROAD

\$670 per week



2025

20 Days

420 m²

4

2

4

3 KASHMIR CIRCUIT

\$670 per week



2025

22 Days

411 m²


4

2

4

59 SCHLANGER AVENUE

\$700 per week



2025

23 Days

410 m²


4

2

2

4 PROVENCE PLACE

\$670 per week



2025

23 Days

4

2

4

Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.



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

PO Box 1974 Sunnybank Hills QLD 4109
www.realcrats.com

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

Genuine Real Estate – Making a Difference