



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)

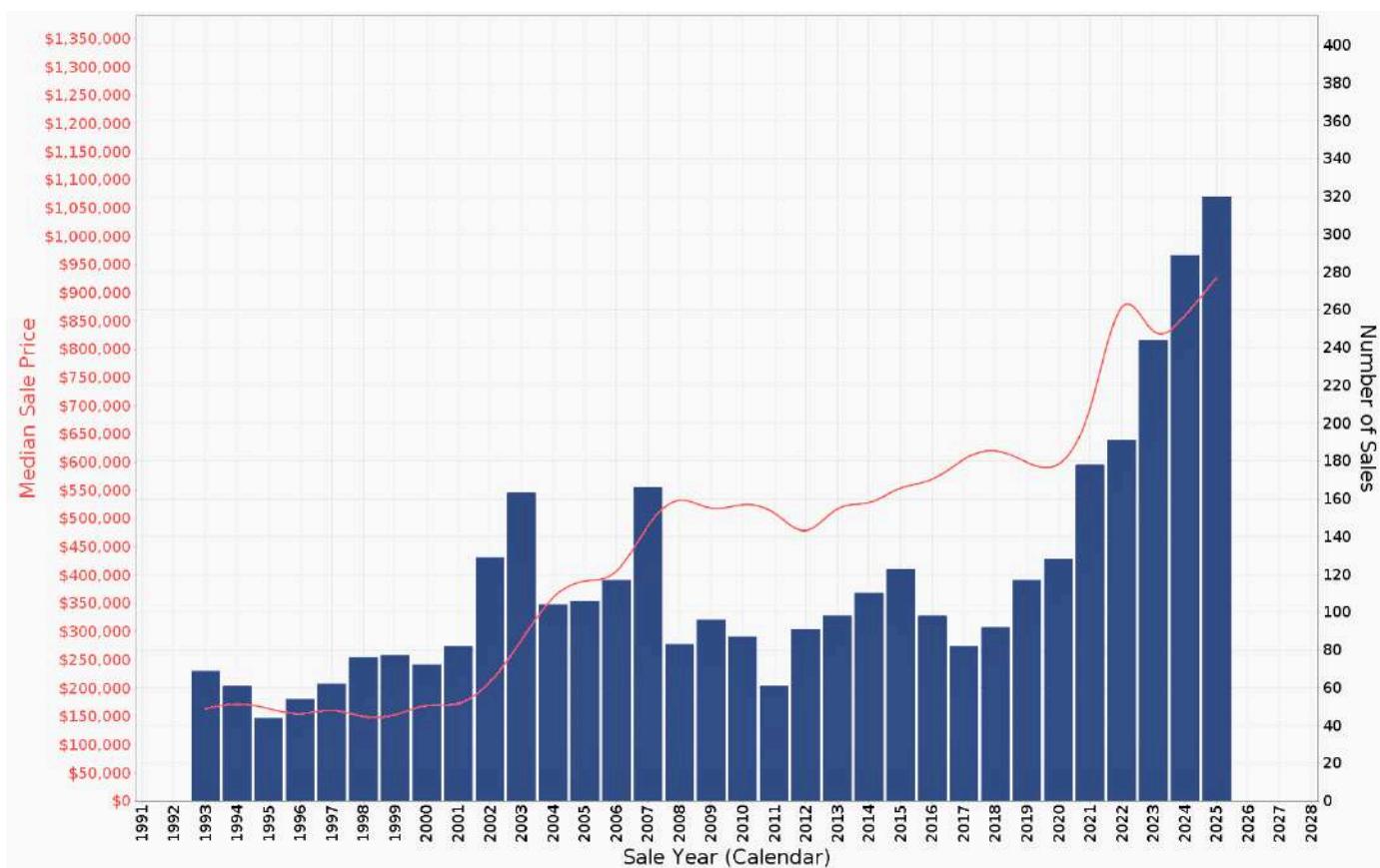
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.7%

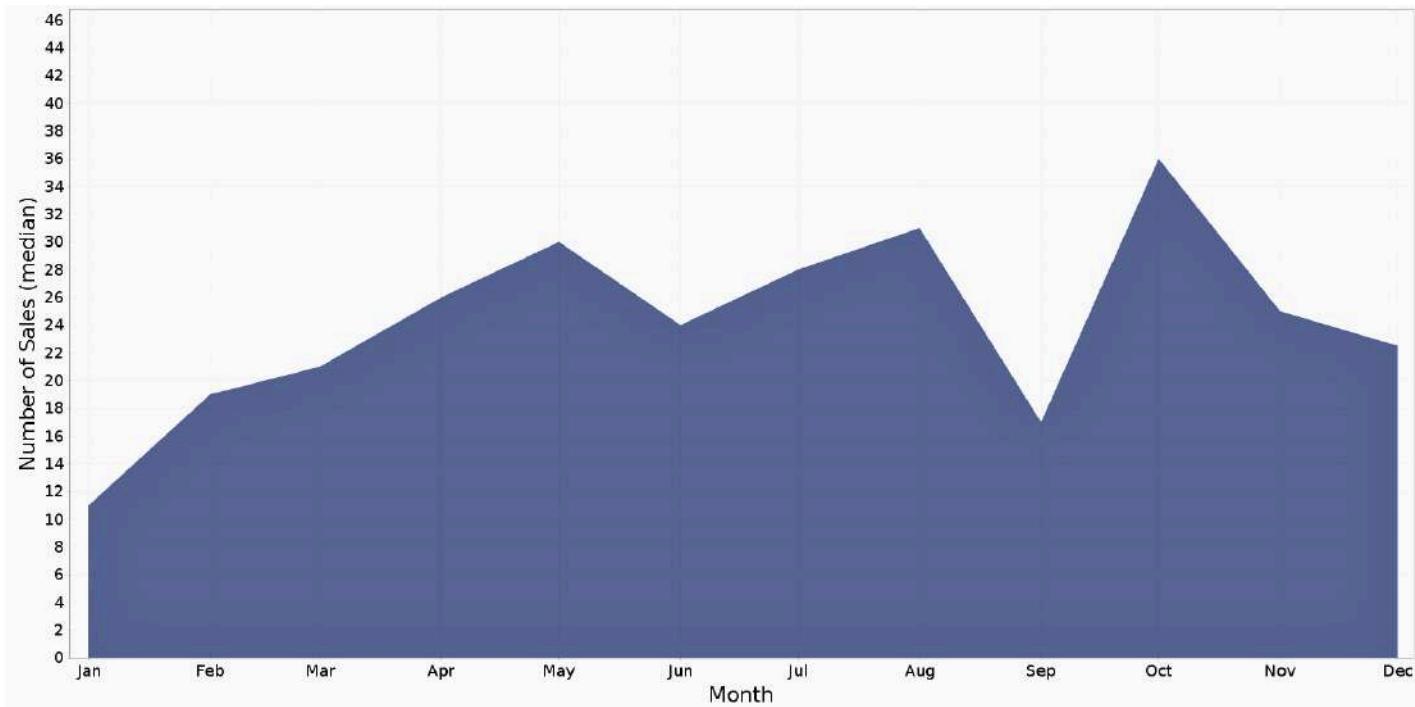
Current Median Price: \$926,500
Previous Median Price: \$860,000

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

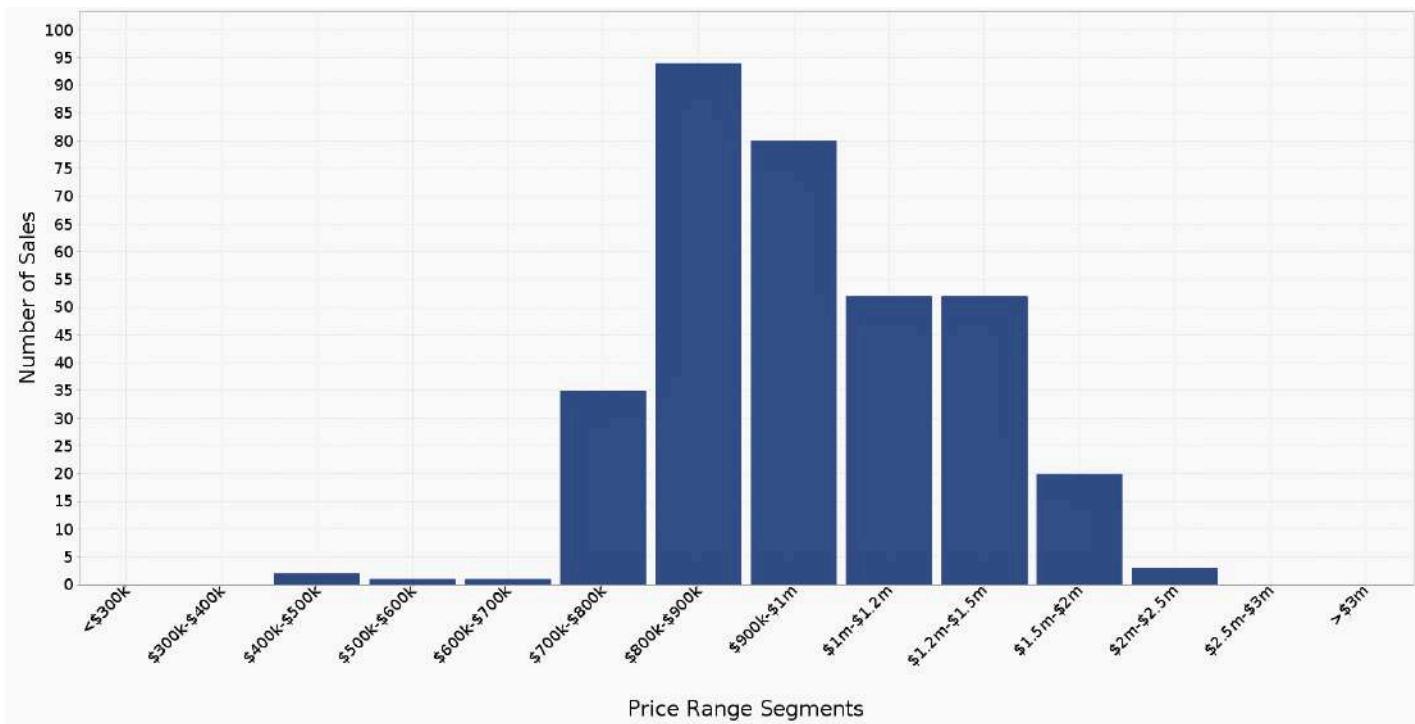


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PEAK SELLING PERIODS (3 years)



GREENBANK – Price Range Segments (12 months)



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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

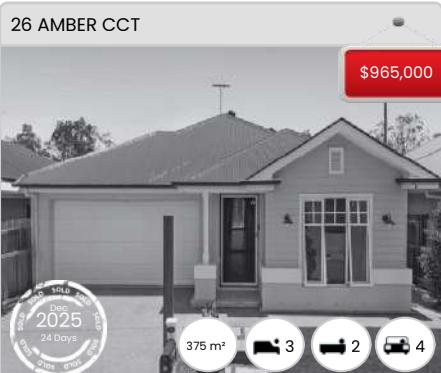
Sold Properties

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

Dec 2025
24 Days

375 m² 3 2 4

111 KESSELS BVD



\$1,090,000

Dec 2025
14 Days

476 m² 4 2 2

16 DESERT RD



\$988,888

Dec 2025
30 Days

375 m² 4 2 2

6 GUROMAN DR



\$1,303,000

Dec 2025
22 Days

420 m² 4 3 2

5-7 ECHIDNA CRT



\$1,350,000

Dec 2025
12 Days

4,000 m² 5 2 4

128 ANDERSON DR

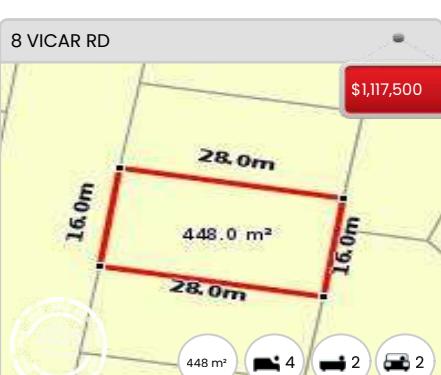


\$1,000,000

Dec 2025
18 Days

688 m² 3 2 3

8 VICAR RD



\$1,117,500

Dec 2025
20 Days

448 m² 4 2 2

11 CICELY CRCT



\$852,500

Nov 2025
6 Days

350 m² 4 2 2

9 MILLS WAY



\$880,000

Nov 2025
39 Days

448 m² 4 2 2

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RECENTLY SOLD PROPERTIES

14 BAMBOO RD \$950,000



Nov 2025
21 Days
420 m² 4 2 2

52-54 JABIRU AVE \$1,200,000



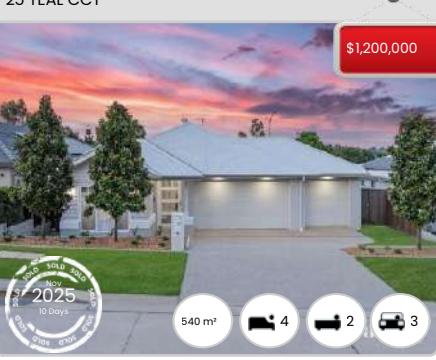
Nov 2025
16 Days
4,380 m² 4 2 4

36 TO 42 LANCE RD \$1,600,000



Nov 2025
15 Days
2.02 ha 5 3 5

25 TEAL CCT \$1,200,000



Nov 2025
10 Days
540 m² 4 2 3

23 BARBETH RD \$1,000,000



Nov 2025
13 Days
437 m² 4 2 2

90 CHERVIL DR \$1,001,000



Nov 2025
21 Days
400 m² 4 3 2

83 ANDERSON DR \$1,100,000



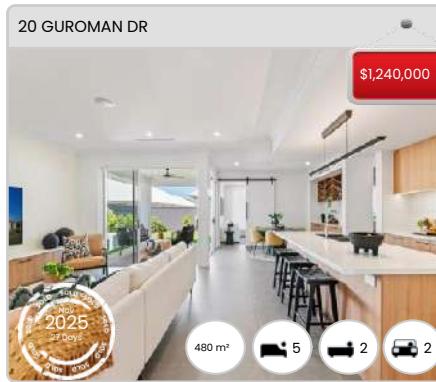
Nov 2025
420 m² 4 2 2

16 YORK RD \$999,000



Nov 2025
20 Days
392 m² 4 2 2

20 GUROMAN DR \$1,240,000



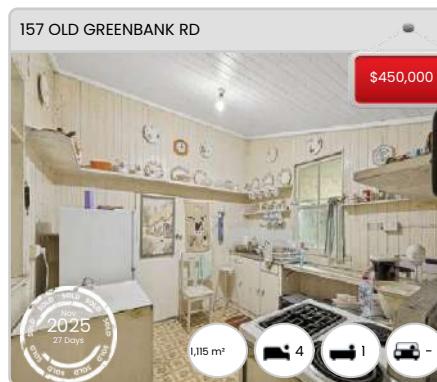
Nov 2025
27 Days
480 m² 5 2 2

273 TO 287 BEGLEY RD \$1,950,000



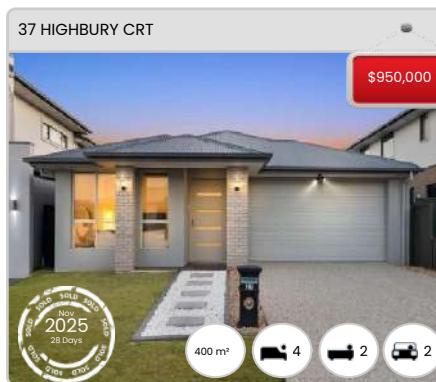
Nov 2025
21 Days
4 ha 6 4 8

157 OLD GREENBANK RD \$450,000



Nov 2025
27 Days
1,116 m² 4 1 -

37 Highbury CRT \$950,000



Nov 2025
28 Days
400 m² 4 2 2

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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

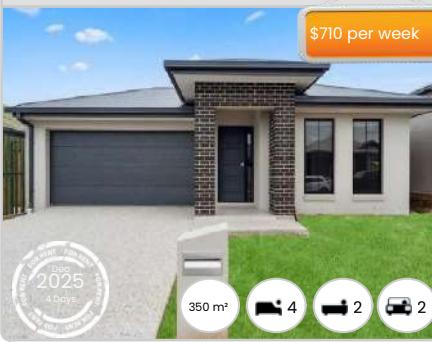


\$680 per week

401 m²



27 SAGE STREET



\$710 per week

350 m²



21 WARATAH CIRCUIT

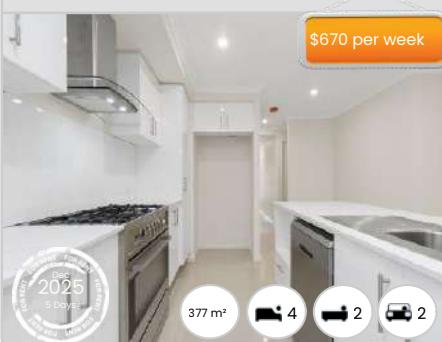


\$610 per week

350 m²



25 SAWMILL DRIVE



\$670 per week

377 m²



1 OAK WAY



\$700 per week

509 m²



57 PROVENCE PLACE



\$670 per week

350 m²



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PROPERTIES FOR RENT

22 KASHMIR CIRCUIT



\$670 per week

Dec 2025
15 Days

524 m²   

3 BARBETH ROAD



\$700 per week

Dec 2025
16 Days

402 m²   

31 TALBOT DRIVE



\$750 per week

Dec 2025
16 Days

315.0 m²   

18 BARBETH ROAD



\$700 per week

Dec 2025
17 Days

456.0 m²   

6 STRETKO STREET



\$690 per week

Dec 2025
17 Days

401 m²   

148-158 Thompson Rd,



\$950 per week

Dec 2025
18 Days

2.01 ha   

18 JACKSON PLACE



\$700 per week

Dec 2025
18 Days

406 m²   

148-158 THOMPSON ROAD



\$950 per week

Dec 2025
18 Days

2.01 ha   

17 BASALT ROAD



\$670 per week

Dec 2025
22 Days

420 m²   

3 KASHMIR CIRCUIT



\$670 per week

Dec 2025
22 Days

411 m²   

59 SCHLANGER AVENUE



\$700 per week

Dec 2025
22 Days

410.0 m²   

4 PROVENCE PLACE



\$670 per week

Dec 2025
23 Days

411 m²   

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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 **o** **in** @realcrats

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