



Macgregor

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	71	\$ 495,000	0.0 %	\$ 330,000	\$ 1,860,000
2009	98	\$ 495,000	0.0 %	\$ 270,000	\$ 1,000,000
2010	53	\$ 540,000	9.1 %	\$ 308,000	\$ 810,000
2011	52	\$ 540,000	0.0 %	\$ 379,000	\$ 1,039,000
2012	57	\$ 515,000	-4.6 %	\$ 370,000	\$ 1,950,000
2013	72	\$ 587,500	14.1 %	\$ 395,000	\$ 2,010,000
2014	95	\$ 635,000	8.1 %	\$ 445,000	\$ 1,560,000
2015	73	\$ 730,000	15.0 %	\$ 497,500	\$ 2,480,000
2016	71	\$ 780,300	6.9 %	\$ 550,500	\$ 2,198,000
2017	55	\$ 784,000	0.5 %	\$ 579,500	\$ 2,468,000
2018	47	\$ 730,000	-6.9 %	\$ 535,000	\$ 2,200,000
2019	47	\$ 736,000	0.8 %	\$ 501,000	\$ 1,550,000
2020	61	\$ 737,000	0.1 %	\$ 470,000	\$ 1,610,000
2021	96	\$ 876,000	18.9 %	\$ 550,000	\$ 2,370,000
2022	45	\$ 1,000,000	14.2 %	\$ 590,000	\$ 4,180,000
2023	50	\$ 1,150,000	15.0 %	\$ 730,000	\$ 4,150,000
2024	60	\$ 1,353,500	17.7 %	\$ 555,000	\$ 3,100,000
2025	64	\$ 1,484,944	9.7 %	\$ 900,000	\$ 2,222,000
2026	0				

Median Sale Price

\$1.48m

Based on 64 recorded House sales within the last 12 months (2025)

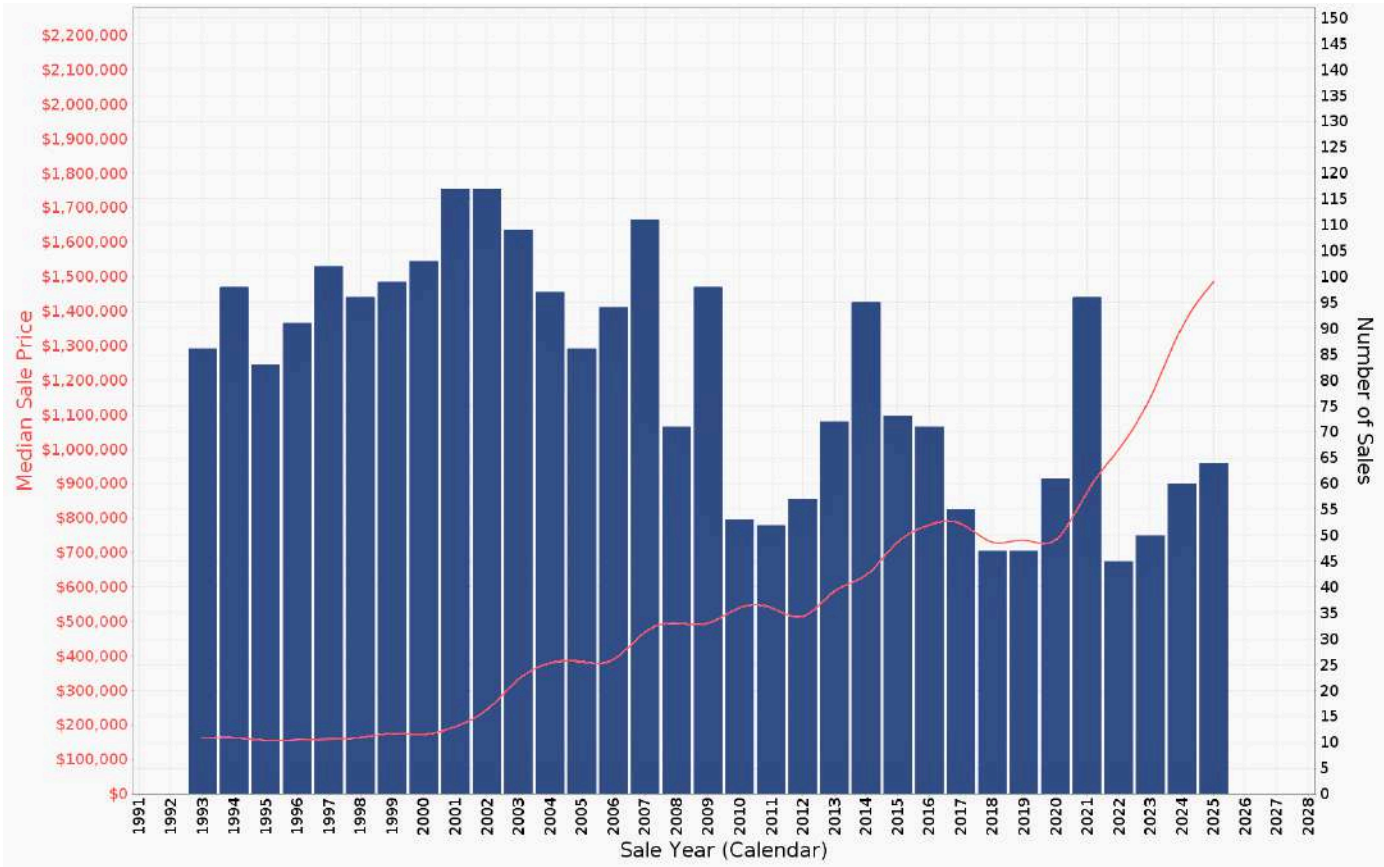
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+9.7%

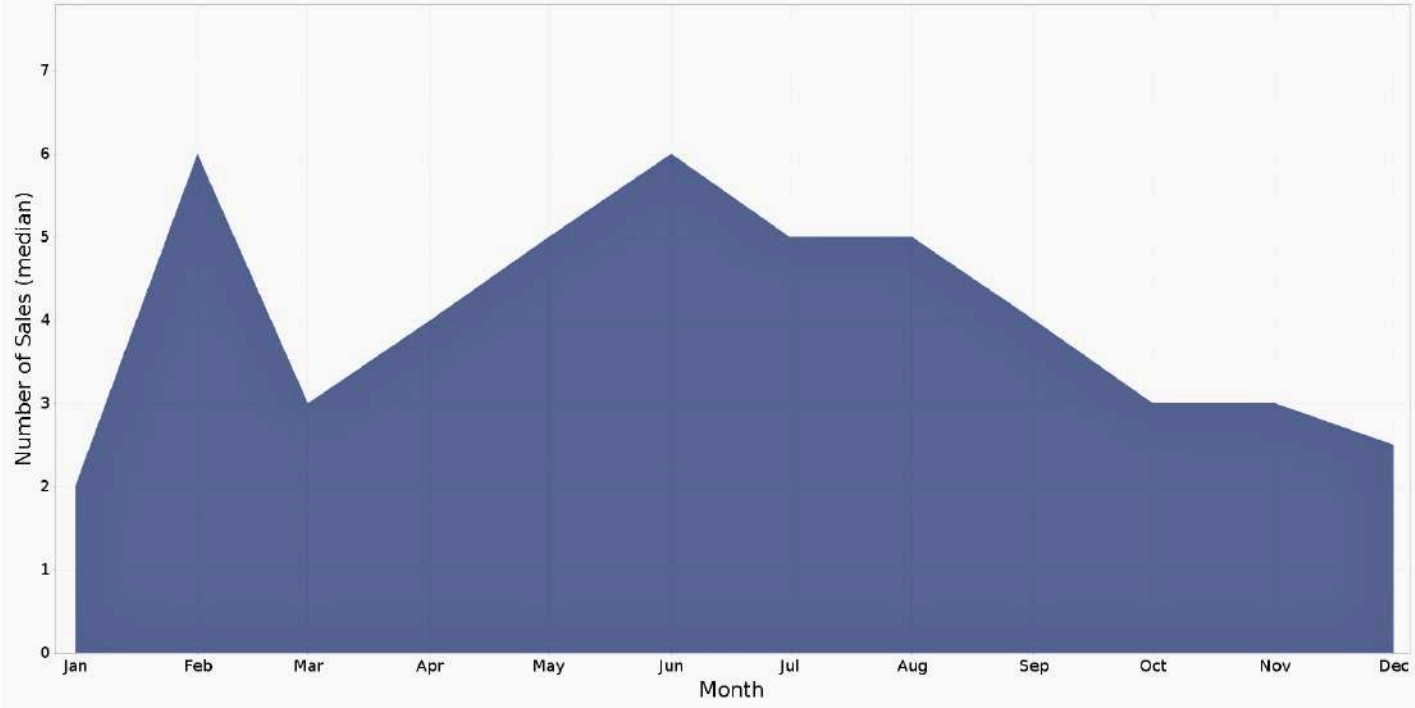
Current Median Price: \$1,484,944
Previous Median Price: \$1,353,500

Based on 124 recorded House sales compared over the last two rolling 12 month periods

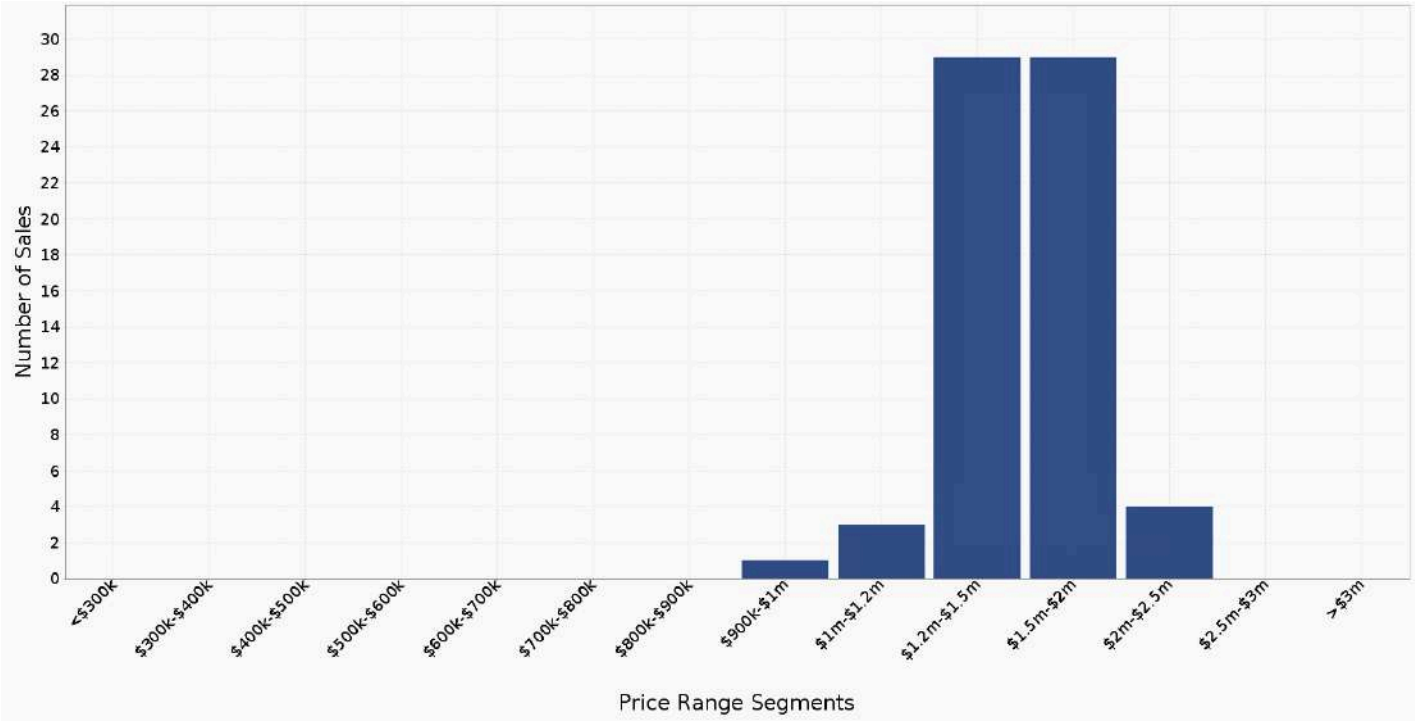


Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (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)



MACGREGOR – 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

\$1.48m

Based on 64 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

+9.7%

Current Median Price: \$1,484,944
Previous Median Price: \$1,353,500

Based on 124 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

64

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

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

28 VEIVERS ST

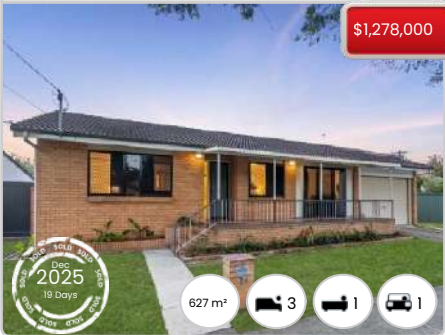


\$1,450,000

797 m² 3 2 2

Dec 2025
19 Days

24 BEDSER ST

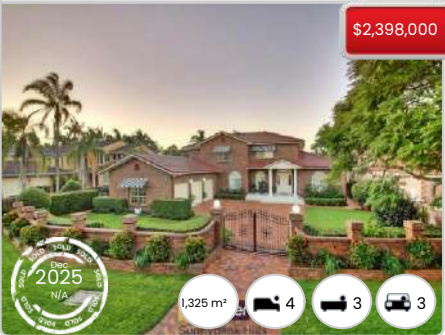


\$1,278,000

627 m² 3 1 1

Dec 2025
19 Days

20 DELFIN DR



\$2,398,000

1,325 m² 4 3 3

Dec 2025
N/A

4 WHITEHALL ST

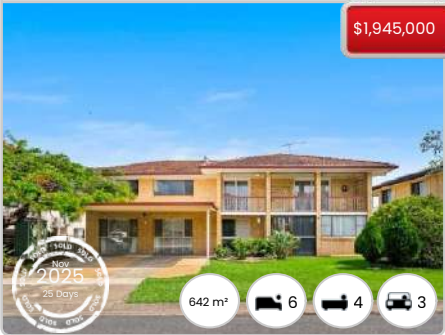


\$2,610,000

652 m² 4 3 2

Dec 2025
N/A

7 GAILLARDIA ST

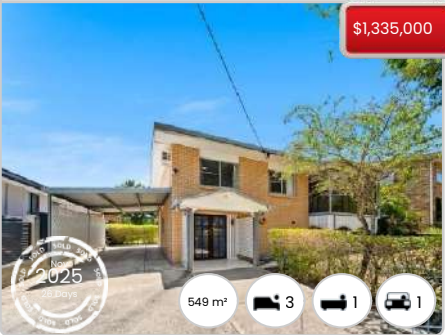


\$1,945,000

642 m² 6 4 3

Dec 2025
20 Days

20 LONGRIDGE ST



\$1,335,000

549 m² 3 1 1

Dec 2025
N/A

21 CRESTGARDEN ST

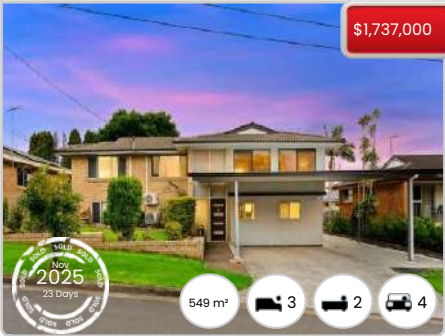


\$1,400,000

551 m² 3 2 2

Nov 2025
N/A

8 SHIRLAND ST

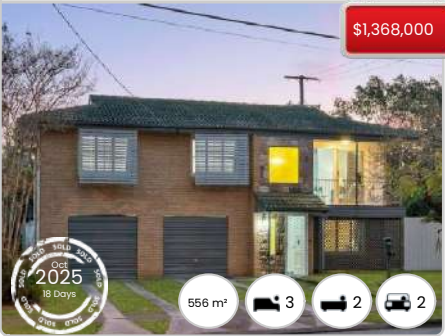


\$1,737,000

549 m² 3 2 4

Nov 2025
23 Days

9 SPRINGFIELD ST



\$1,368,000

556 m² 3 2 2

Oct 2025
18 Days

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

8 TARTARIAN ST

\$2,222,000

2025
34 Days

579 m²

6 3 2

27 GORDONIA ST

\$1,775,000

2025
34 Days

642 m²

4 2 3

14 GAILLARDIA ST

\$1,627,000

2025
34 Days

642 m²

3 2 2

3 TARTARIAN ST

\$1,488,000

2025
25 Days

807 m²

3 3 2

18 WESTLAND ST

\$1,501,000

2025
34 Days

539.0 m²

539 m²

- - -

23 ENDSLEIGH ST

\$1,903,000

2025
24 Days

611 m²

5 4 2

26 LONGRIDGE ST

\$1,501,000

2025
26 Days

photo not available

3 3 2

21 DARLINGTON ST

\$1,855,000

2025
34 Days

857 m²

3 2 2

22 GROUT ST

\$1,586,000

2025
26 Days

612 m²

6 2 5

24 GROUT ST

\$1,586,000

2025
N/A

612 m²

3 1 4

12 BLUEGUM ST

\$1,520,000

2025
73 Days

627 m²

3 3 2

8 BETTINA ST

\$1,665,000

2025
26 Days

569 m²

3 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

\$780 /w

Based on 93 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

+2.7%

Current Median Price: \$1,484,944
Current Median Rent: \$780

Based on 64 recorded House sales and 93 House rentals compared over the last 12 months

Number of Rentals

93

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

38 GROUT STREET

\$850 per week



2026
1 Day

604 m²


3

2

2

74 SPRINGFIELD STREET

\$650 per week



2026
1 Day

572 m²


3

1

2

23A BENAUD STREET

\$650 per week



2025
5 Days

1,098 m²


3

1

2

17 LE GRAND STREET

\$815 per week



2025
18 Days

728 m²


4

2

2

14/19 DELFIN DRIVE

\$1100 per week



2025
22 Days

450 m²


4

2

4

22 PORTULACA STREET

\$600 per week



2025
28 Days

551 m²

3

1

1

2 LUTON STREET

\$800 per week



2025
38 Days

645 m²


4

3

2

31 BENAUD STREET

\$680 per week



2025
87 Days

774 m²

4

2

3

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