



---

**Munruben**

January 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	40	\$ 540,000	0.0 %	\$ 219,290	\$ 925,000
2009	38	\$ 509,500	-5.6 %	\$ 300,000	\$ 715,000
2010	28	\$ 515,750	1.2 %	\$ 380,000	\$ 690,000
2011	26	\$ 490,000	-5.0 %	\$ 410,000	\$ 715,000
2012	31	\$ 467,500	-4.6 %	\$ 366,000	\$ 590,000
2013	30	\$ 492,500	5.3 %	\$ 375,000	\$ 645,000
2014	34	\$ 510,000	3.6 %	\$ 400,000	\$ 710,000
2015	45	\$ 524,000	2.7 %	\$ 415,000	\$ 830,000
2016	29	\$ 560,000	6.9 %	\$ 380,000	\$ 725,000
2017	27	\$ 595,000	6.2 %	\$ 448,888	\$ 1,000,000
2018	20	\$ 607,500	2.1 %	\$ 260,000	\$ 1,300,000
2019	22	\$ 597,500	-1.6 %	\$ 425,000	\$ 750,000
2020	35	\$ 615,000	2.9 %	\$ 310,000	\$ 1,030,000
2021	43	\$ 742,000	20.7 %	\$ 495,000	\$ 1,222,000
2022	43	\$ 970,000	30.7 %	\$ 385,000	\$ 2,500,000
2023	37	\$ 1,005,000	3.6 %	\$ 630,000	\$ 2,700,000
2024	44	\$ 1,110,000	10.4 %	\$ 760,000	\$ 2,300,000
2025	26	\$ 1,285,000	15.8 %	\$ 870,000	\$ 1,895,000
2026	0				

## Median Sale Price

**\$1.28m**

Based on 26 recorded House sales within the last 12 months (2025)

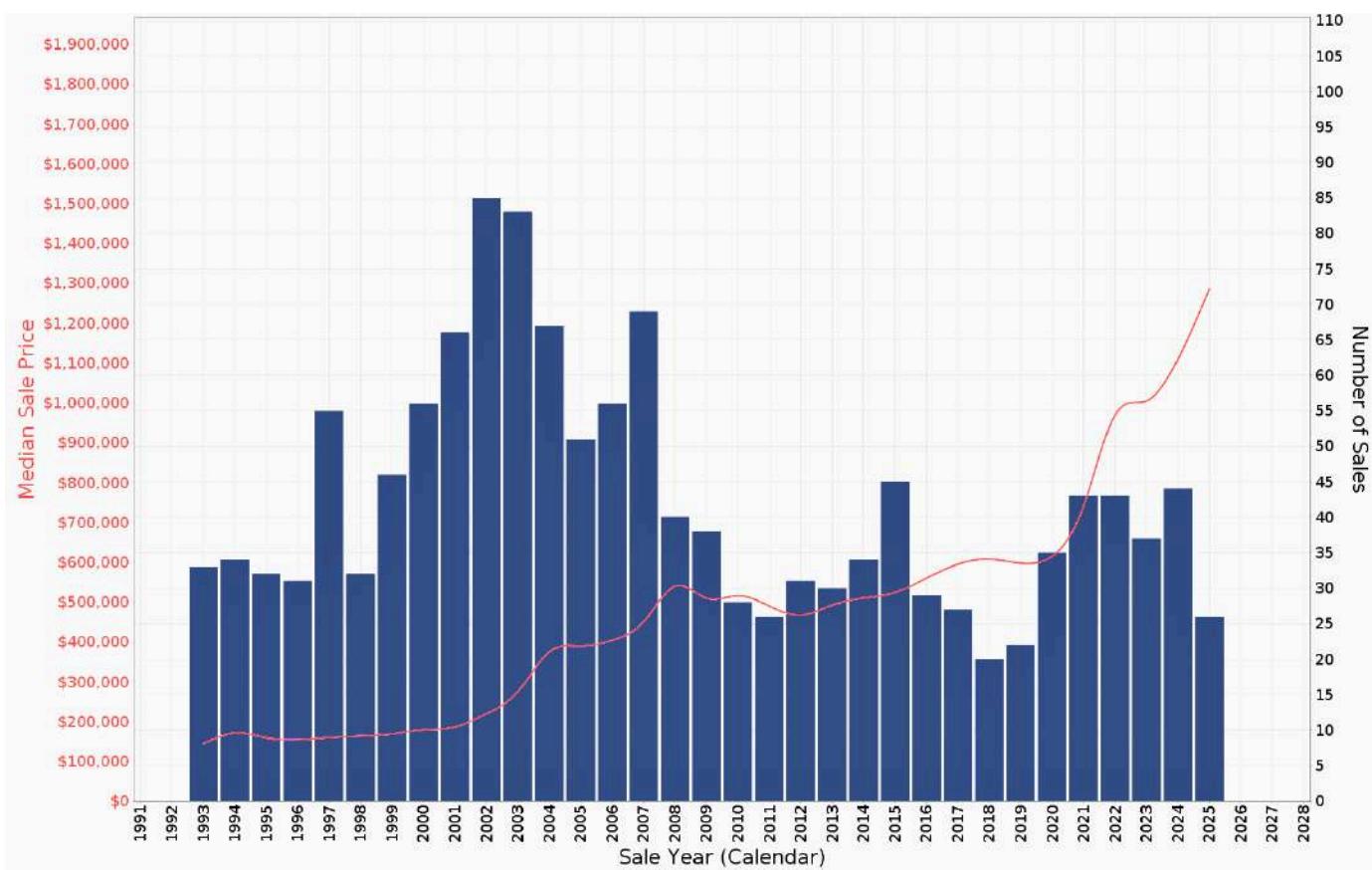
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**+15.8%**

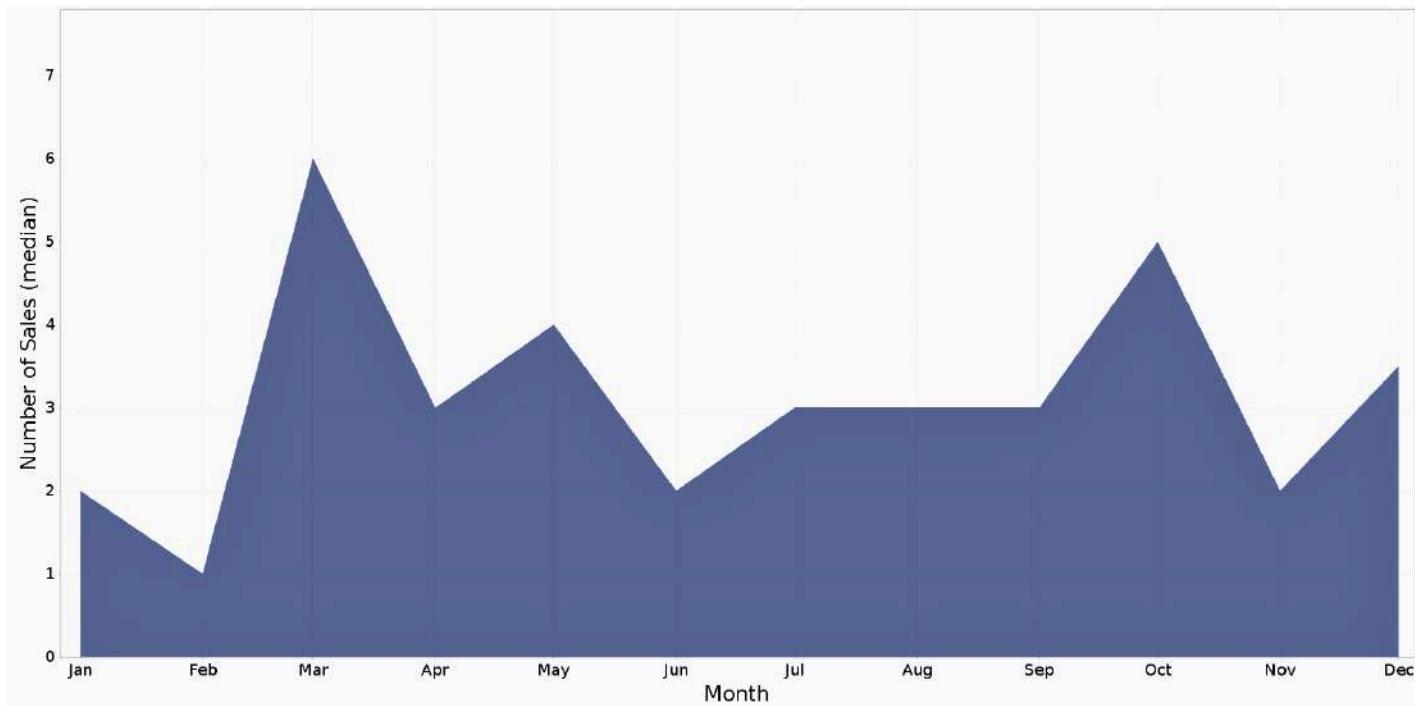
Current Median Price: \$1,285,000  
Previous Median Price: \$1,110,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

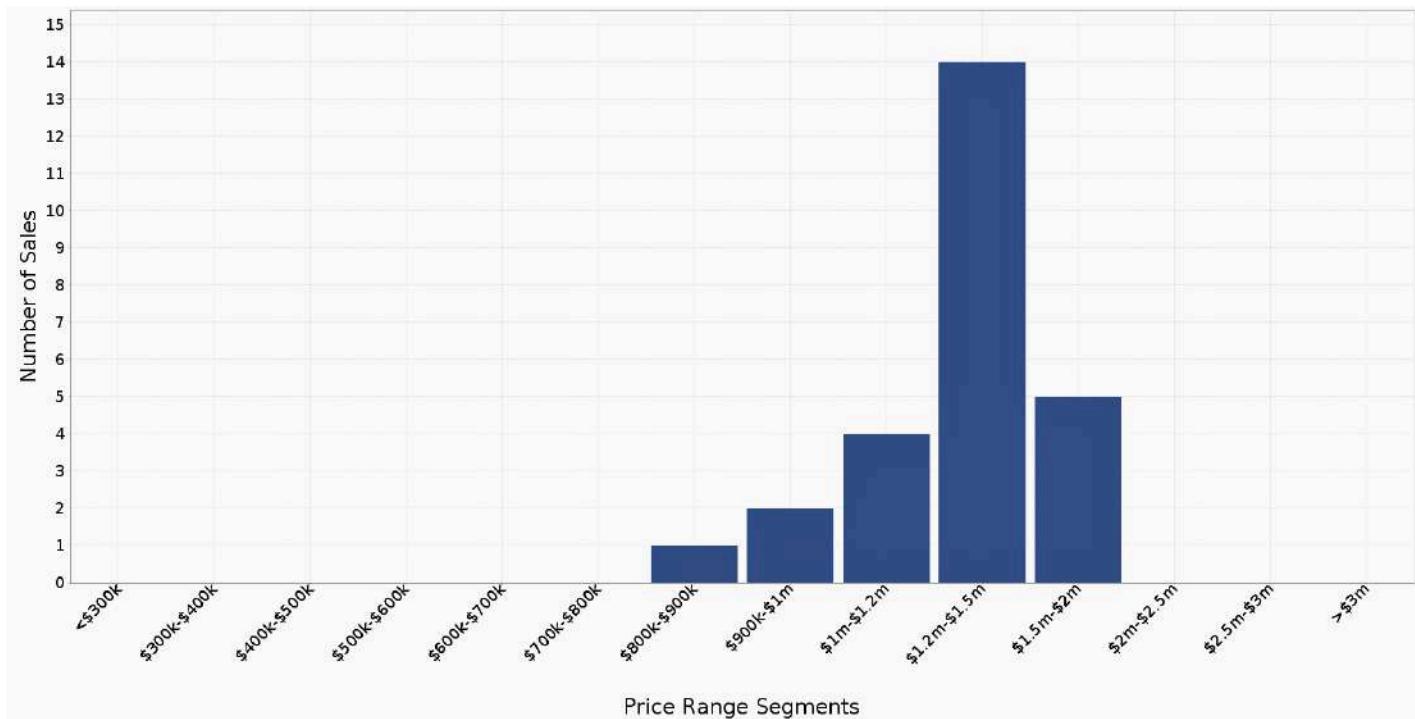


Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland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

## PEAK SELLING PERIODS (3 years)



## MUNRUBEN – 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](http://www.propertydatacodeofconduct.com.au).

# RECENTLY SOLD PROPERTIES

## Median Sale Price

# \$1.28m

Based on 26 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

# +15.8%

Current Median Price: \$1,285,000  
Previous Median Price: \$1,110,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 26

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

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

37 GROSVENOR CRT



2-28 FRIAR RD



4247-4253 MOUNT LINDESDAY HWY



60-62 HOLYROOD CRT



133 TO 135 CARTER RD



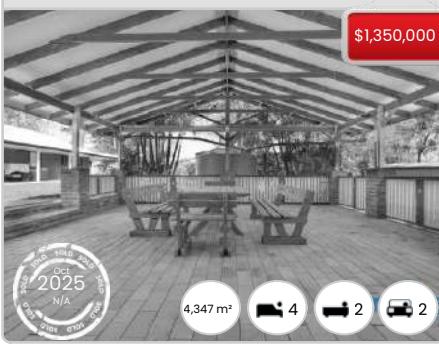
141 TO 143 CARTER RD



178 TO 180 CARTER RD



9-17 GORKY PL



24-26 YELLOWSTONE CT



Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

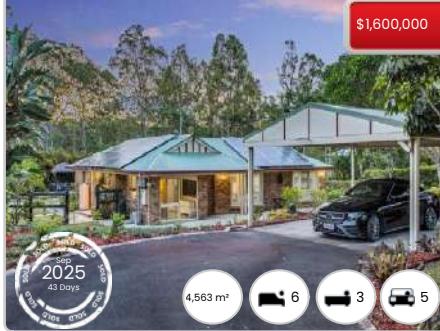
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2026. In consideration of the State permitting 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](http://www.propertydatacodeofconduct.com.au).

# RECENTLY SOLD PROPERTIES

**2-6 ARLINGTON CT** \$1,380,000



**34-38 TERESA DR** \$1,600,000



**29-31 CONWAY CT** \$1,650,000



**26-28 DEBORAH CT** \$1,190,000



**77-83 FRIAR ST** \$1,500,000



**37 TO 39 YELLOWSTONE CT** \$1,285,000



**36 TO 40 GAYNOR RD** \$1,250,000



**1914 TO 1922 CHAMBERS FLAT RD** \$1,300,000



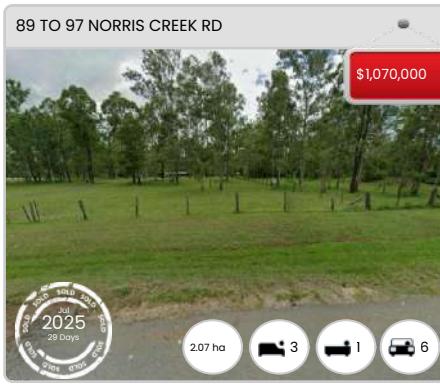
**30-40 PALMERSTON CT** \$930,000



**4306-4308 MOUNT LINDESDAY HWY** \$960,000



**89 TO 97 NORRIS CREEK RD** \$1,070,000



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](http://www.propertydatacodeofconduct.com.au).

# PROPERTIES FOR RENT

## Median Rental Price

**\$1,050 /w**

Based on 15 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

**+4.2%**

Current Median Price: \$1,285,000  
Current Median Rent: \$1,050

Based on 26 recorded House sales and 15 House  
rentals compared over the last 12 months

## Number of Rentals

**15**

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

118-120 EILDON CLOSE



4,355 m<sup>2</sup>

5 2 3

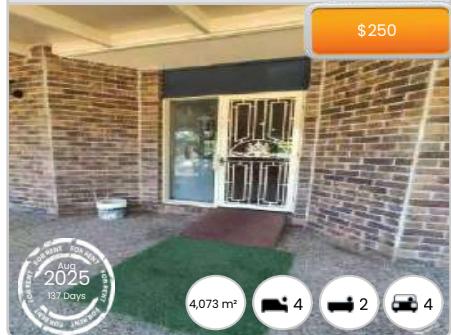
59/65 FRIAR STREET



2.21 ha

5 2 4

39-41 KENSINGTON DRIVE



4,073 m<sup>2</sup>

4 2 4



***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](http://www.realcrats.com)

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

Genuine Real Estate - Making a Difference