



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)

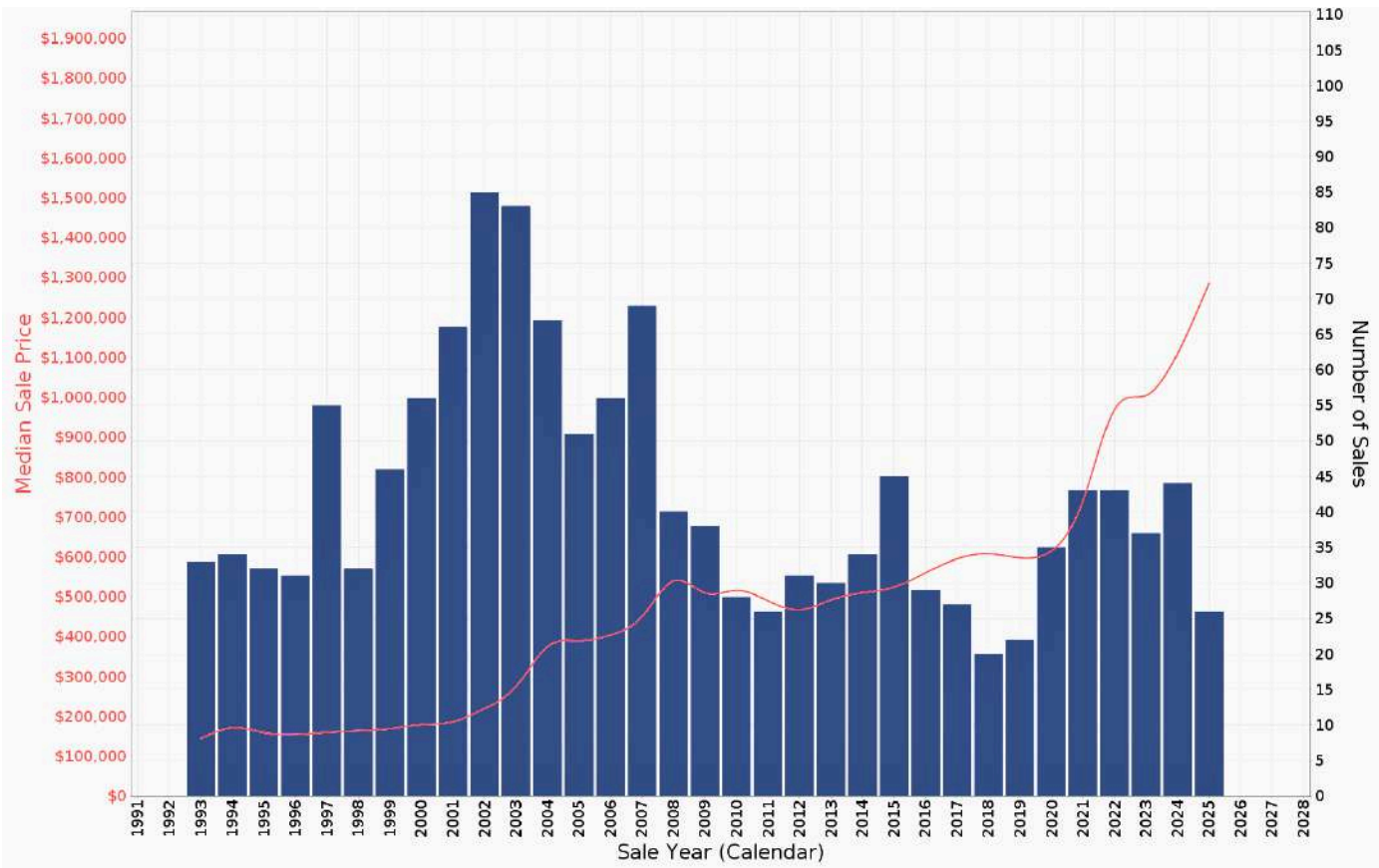
Based on a rolling 12 month period and may differ from calendar year statistics

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

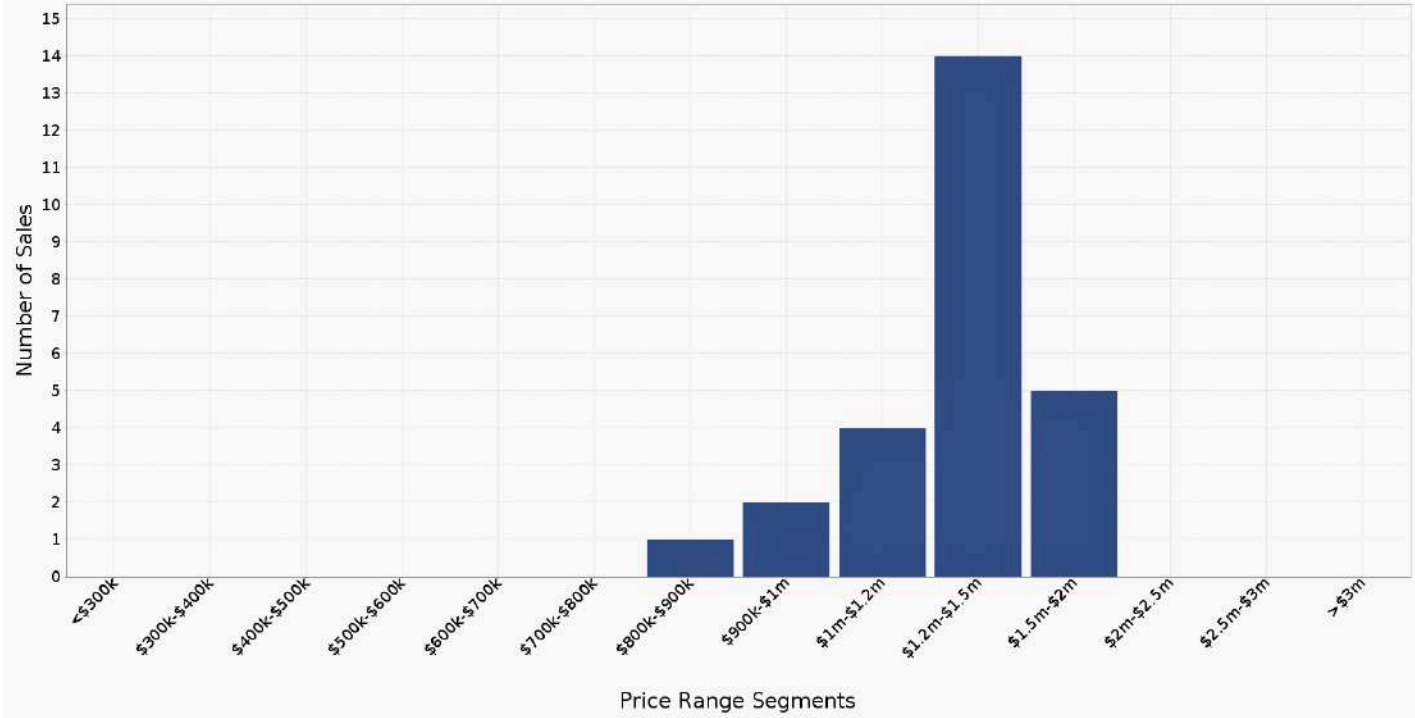


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PEAK SELLING PERIODS (3 years)



MUNRUBEN – Price Range Segments (12 months)



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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




\$1,370,000

4,165 m² 4 2 6

Dec 2025 33 Days

2-28 FRIAR RD

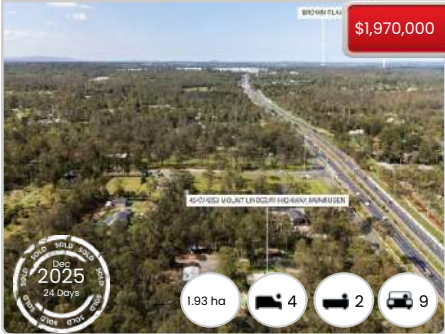


\$950,000

2.02 ha 3 2 3

Dec 2025 9 Days

4247-4253 MOUNT LINDESAY HWY



\$1,970,000

1.93 ha 4 2 9

Dec 2025 24 Days

60-62 HOLYROOD CRT



\$1,320,000

4,150 m² 4 2 2

Dec 2025 37 Days

133 TO 135 CARTER RD



\$1,320,000

4,000 m² 4 2 3

Nov 2025 14 Days

141 TO 143 CARTER RD



\$1,330,000

4,000 m² 4 2 2

Oct 2025 10 Days

178 TO 180 CARTER RD



\$1,400,000

4,000 m² 6 3 3

Dec 2025 19 Days

9-17 GORKY PL



\$1,350,000

4,347 m² 4 2 2

Dec 2025 N/A

24-26 YELLOWSTONE CT



\$1,232,500


4,868 m² 4 2 4

Dec 2025 10 Days

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RECENTLY SOLD PROPERTIES

2-6 ARLINGTON CT



\$1,380,000

2025

12 Days


4,002 m²

4

2

6

34-38 TERESA DR



\$1,600,000

2025

43 Days

4,563 m²

6

3

5

29-31 CONWAY CT



\$1,650,000

2025

27 Days

4,110 m²

6

3

14

26-28 DEBORAH CT



\$1,190,000

2025

17 Days

4,355 m²

4

2

5

77-83 FRIAR ST



\$1,500,000

2025

26 Days

5.69 acres

228 ha

7

2

10

37 TO 39 YELLOWSTONE CT



\$1,285,000

2025

N/A

4293 m²

5

2

8

36 TO 40 GAYNOR RD



\$1,250,000

2025

6 Days

4,069 m²

4

2

2

1914 TO 1922 CHAMBERS FLAT RD



\$1,300,000

2025

19 Days

1.97 ha

4

3

4

30-40 PALMERSTON CT



\$930,000

2025

N/A


4,218 m²

4

2

7

4306-4308 MOUNT LINDSAY HWY



\$960,000

2025

5 Days

1.18 hectares (approx)


118 ha

3

1

4

89 TO 97 NORRIS CREEK RD



\$1,070,000

2025

28 Days

2.07 ha

3

1

6

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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



\$1150 per week

2025
19 Days

4,355 m²

5

2

3

59/65 FRIAR STREET



\$1050 per week

2025
23 Days

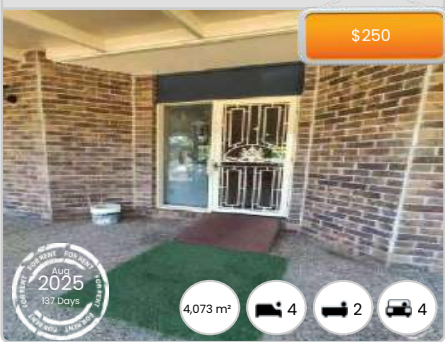
2.21 ha

5

2

4

39-41 KENSINGTON DRIVE



\$250

2025
137 Days

4,073 m²

4

2

4

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

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