



## South Brisbane

January 2026



# SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	9	\$ 780,000	0.0 %	\$ 580,000	\$ 1,750,000
2009	7	\$ 535,000	-31.4 %	\$ 470,000	\$ 1,287,000
2010	8	\$ 785,000	46.7 %	\$ 470,000	\$ 2,160,000
2011	12	\$ 770,000	-1.9 %	\$ 410,000	\$ 1,675,000
2012	7	\$ 550,000	-28.6 %	\$ 400,000	\$ 739,000
2013	5	\$ 597,000	8.5 %	\$ 535,000	\$ 870,000
2014	17	\$ 950,000	59.1 %	\$ 680,000	\$ 3,750,000
2015	15	\$ 965,000	1.6 %	\$ 550,000	\$ 2,650,000
2016	15	\$ 1,765,000	82.9 %	\$ 12,000	\$ 2,650,000
2017	8	\$ 1,085,000	-38.5 %	\$ 700,000	\$ 3,987,500
2018	9	\$ 1,440,000	32.7 %	\$ 920,000	\$ 2,750,000
2019	5	\$ 952,500	-33.9 %	\$ 760,000	\$ 1,690,500
2020	4	\$ 1,775,000	86.4 %	\$ 1,050,000	\$ 2,800,000
2021	12	\$ 1,385,000	-22.0 %	\$ 904,500	\$ 15,200,000
2022	12	\$ 1,600,000	15.5 %	\$ 656,250	\$ 3,300,000
2023	16	\$ 1,525,000	-4.7 %	\$ 302,000	\$ 3,100,000
2024	10	\$ 1,543,750	1.2 %	\$ 1,165,000	\$ 3,000,000
2025	5	\$ 2,250,000	45.7 %	\$ 1,400,000	\$ 4,060,000
2026	0				

## Median Sale Price

\$2.25m

Based on 5 recorded House sales within the last 12 months (2025)

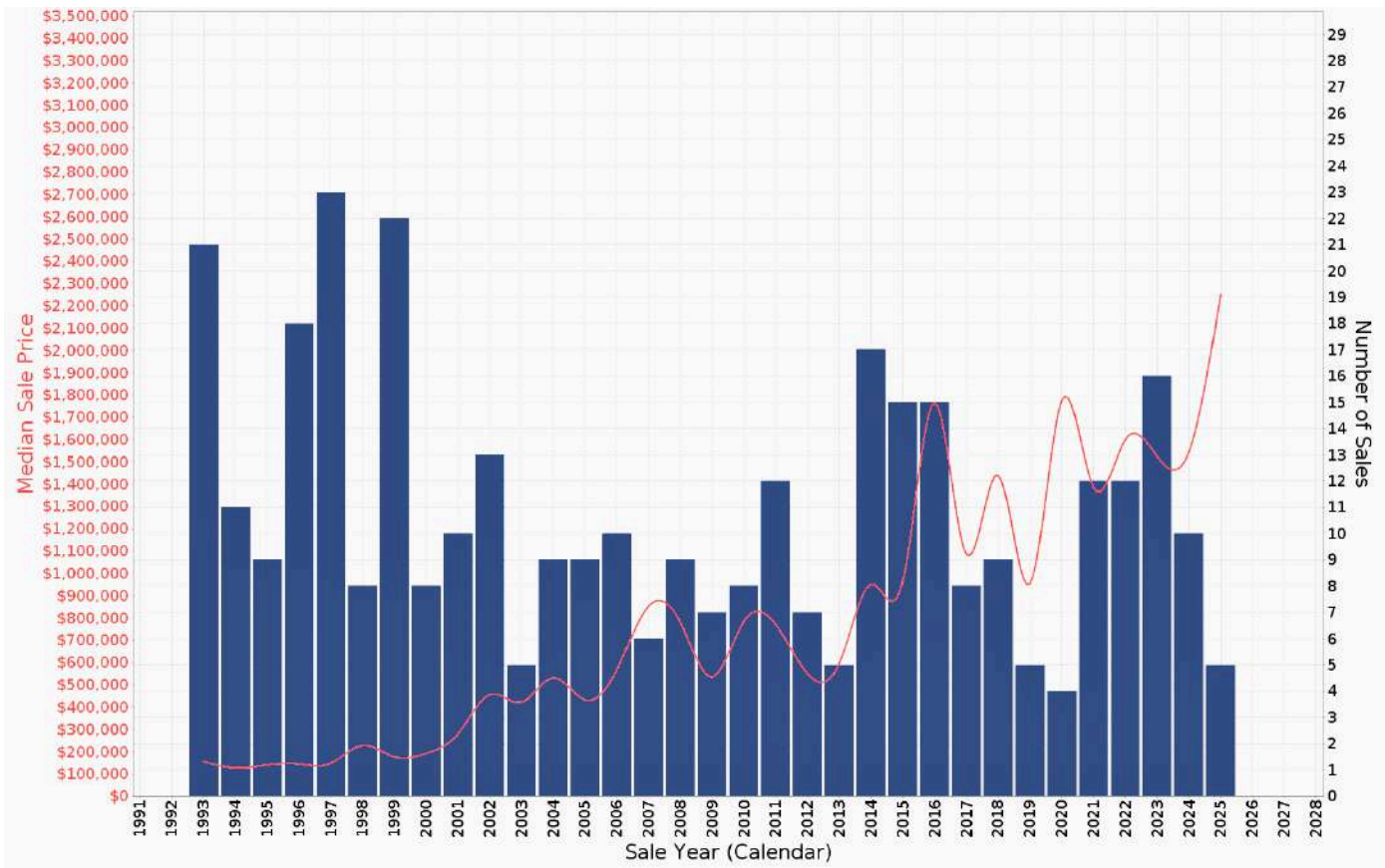
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

+45.7%

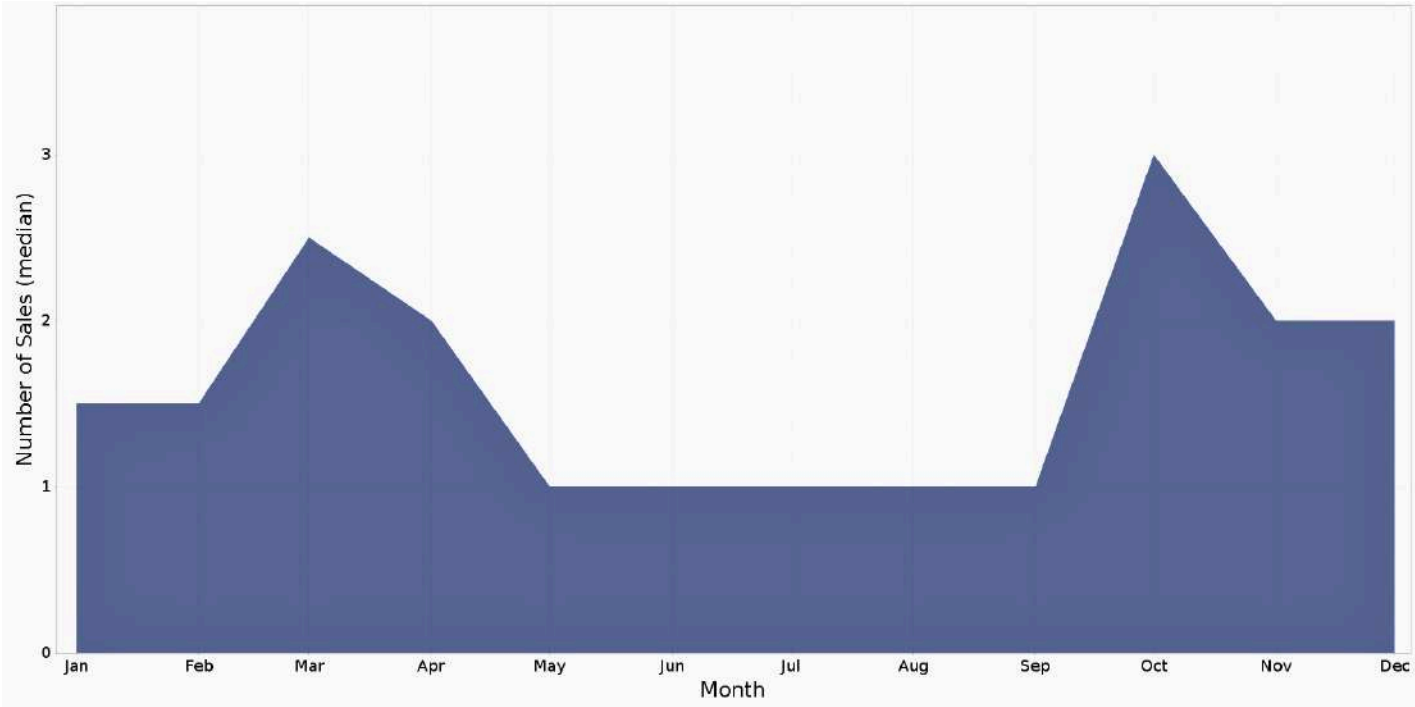
Current Median Price: \$2,250,000  
Previous Median Price: \$1,543,750

Based on 15 recorded House sales compared over the last two rolling 12 month periods

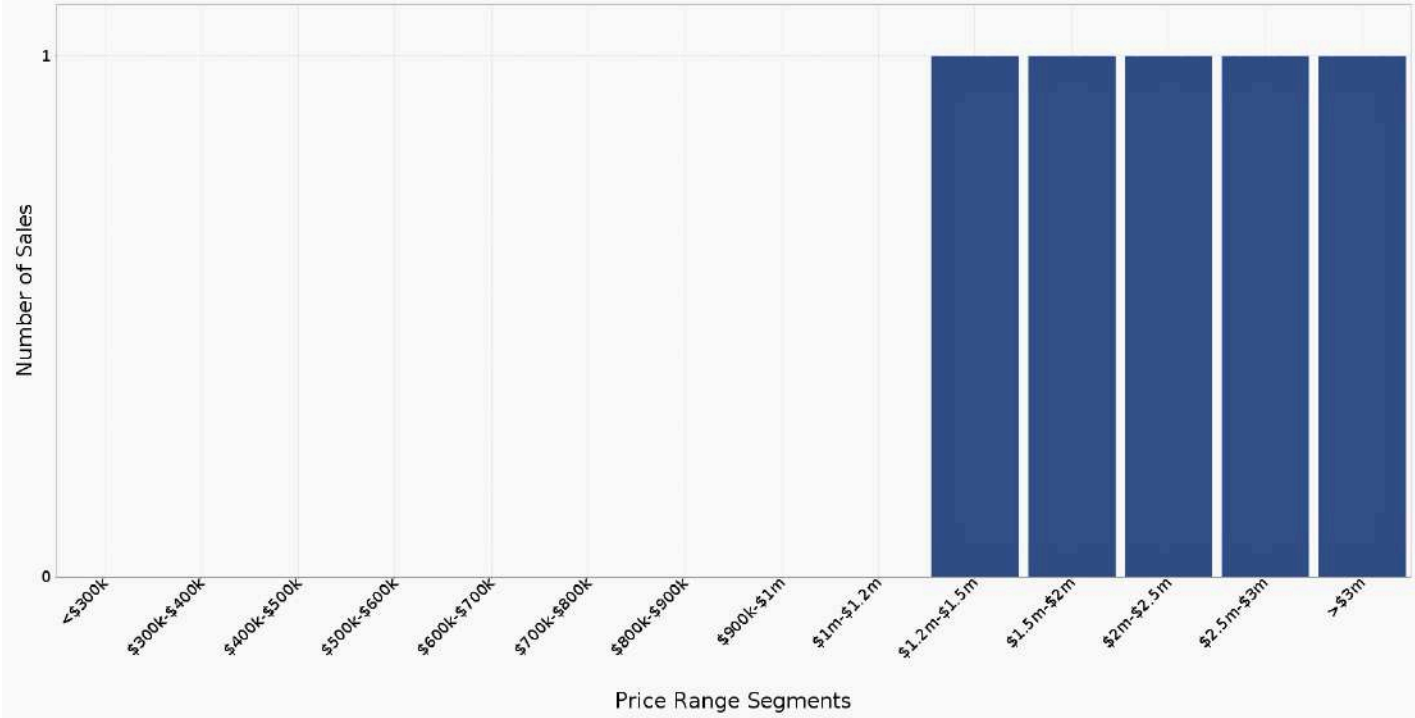


Prepared on 03/01/2026 by Realcrats. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) January 2026. Based on or contains data provided by the State of Queensland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



# SOUTH BRISBANE – 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

\$2.25m

Based on 5 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

+45.7%

Current Median Price: \$2,250,000  
Previous Median Price: \$1,543,750

Based on 15 recorded House sales compared over the last two rolling 12 month periods

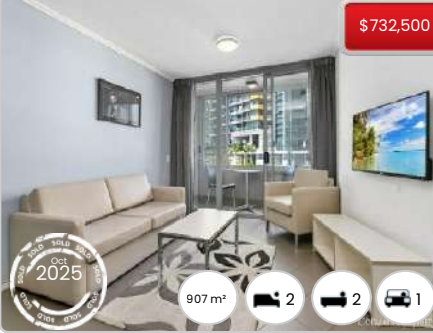
## # Sold Properties

5


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

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


35 PEEL ST





\$732,500



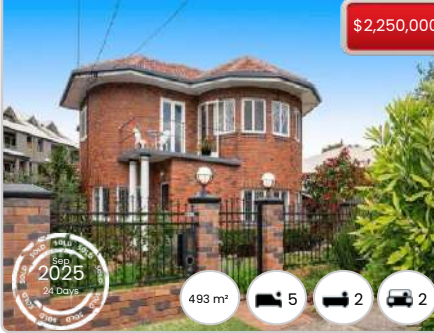
907 m<sup>2</sup>

2


2

1


87 GLOUCESTER ST





\$2,250,000



493 m<sup>2</sup>

5

2

2

68 BROWNING ST



\$4,060,000



898 m<sup>2</sup>

4

3

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

# PROPERTIES FOR RENT

## Median Rental Price

\$850 /w

Based on 35 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

+2.0%

Current Median Price: \$2,250,000  
Current Median Rent: \$850

Based on 5 recorded House sales and 35 House rentals compared over the last 12 months

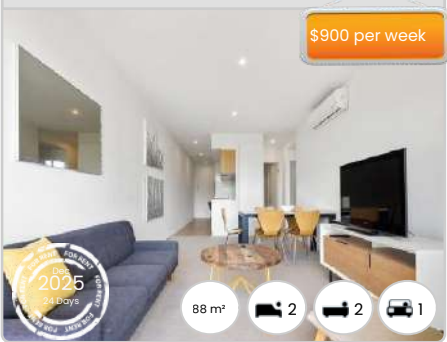
## Number of Rentals

35


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


503/27 RUSSELL STREET





\$900 per week




88 m<sup>2</sup>








10710/1 CORDELIA STREET




\$980 per week



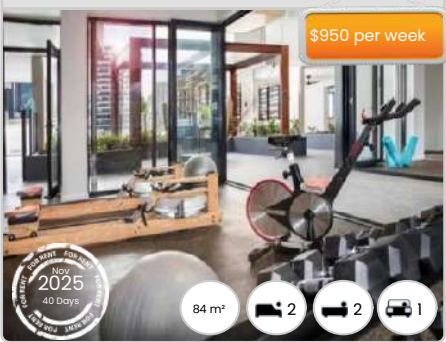
101 m<sup>2</sup>









22 MERIVALE STREET





\$950 per week



84 m<sup>2</sup>







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).



*Please contact us to discuss your real estate goals*



**Navdeep Singh**

Real Estate Consultant

0455 670 069

[navdeepsingh@realcrats.com](mailto:navdeepsingh@realcrats.com)



**Harjeet Chandi**

Real Estate Consultant

0450 050 013

[harjeetchandi@realcrats.com](mailto:harjeetchandi@realcrats.com)

PO Box 1974 Sunnybank Hills QLD 4109  
[www.realcrats.com](http://www.realcrats.com)

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

Genuine Real Estate – Making a Difference