



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)

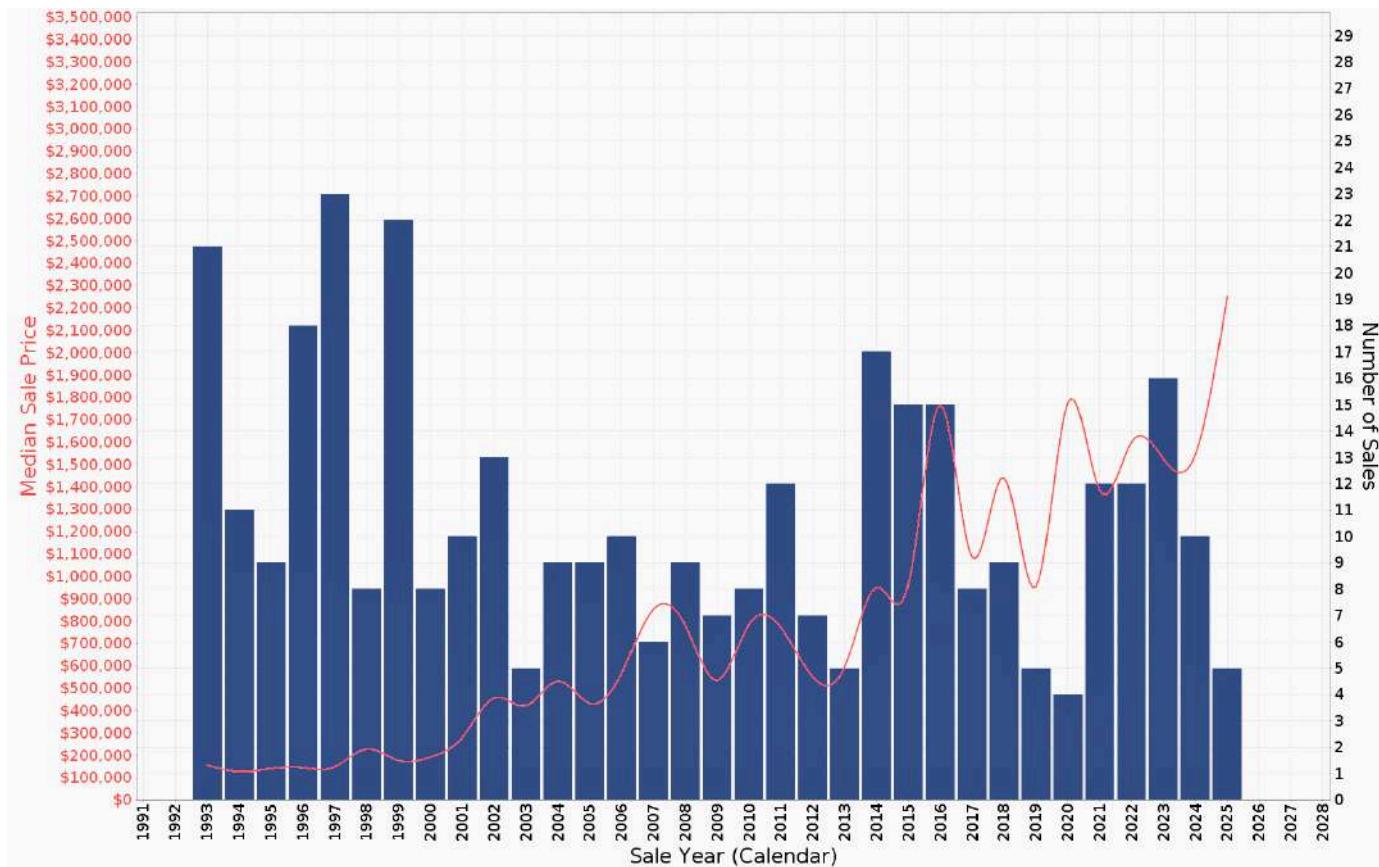
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+45.7%

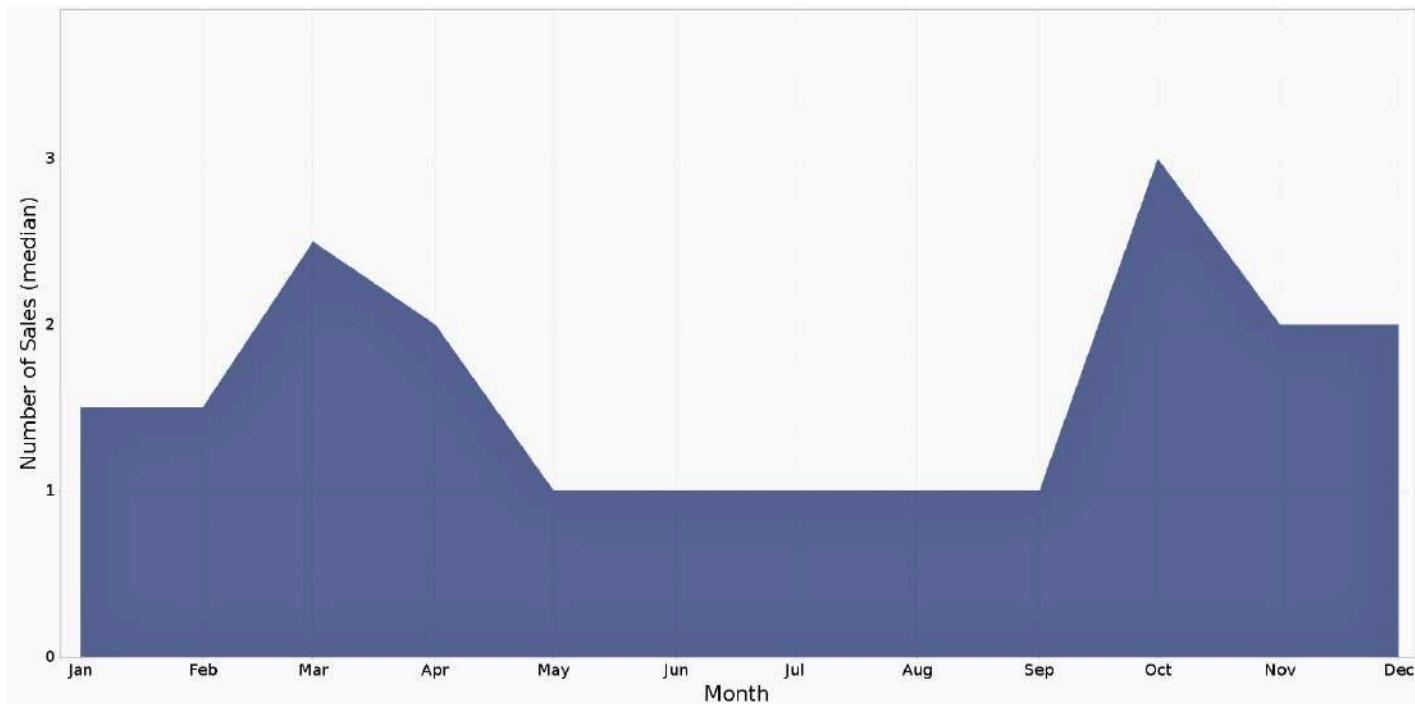
Current Median Price: \$2,250,000
Previous Median Price: \$1,543,750

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

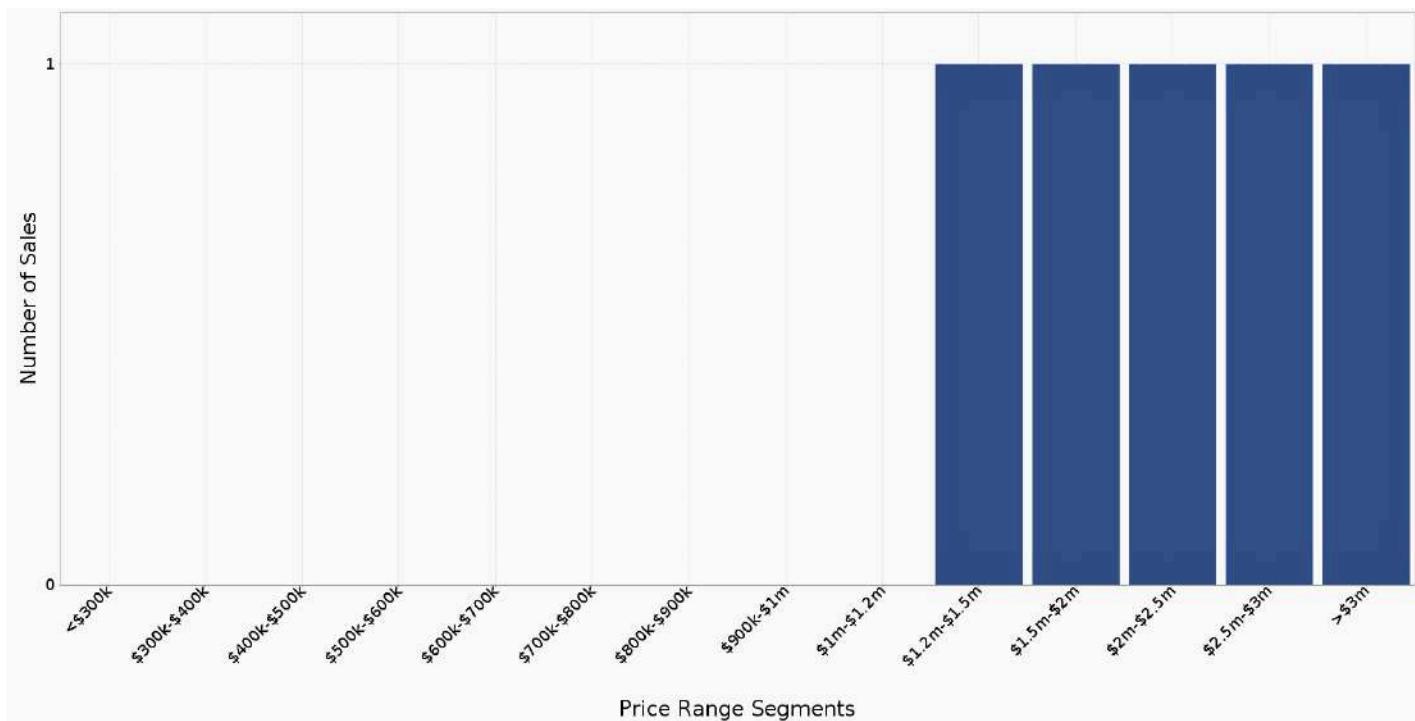


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PEAK SELLING PERIODS (3 years)



SOUTH BRISBANE – Price Range Segments (12 months)



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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

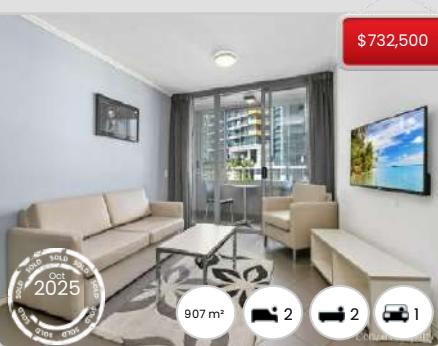
Sold Properties

5

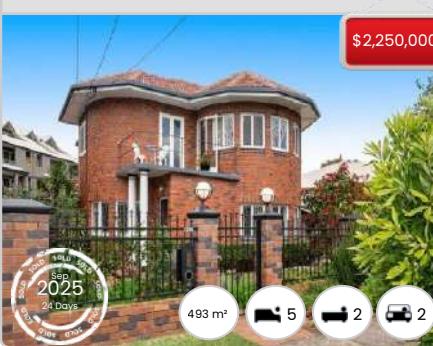
Based on recorded House sales within the 12 months (2025)

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

35 PEEL ST



87 GLOUCESTER ST



68 BROWNING ST



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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



10710/1 CORDELIA STREET

\$980 per week



22 MERIVALE STREET

\$950 per week



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