



UNDERWOOD

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	81	\$ 405,000	0.0%	\$ 200,000	\$ 852,500
2009	126	\$ 414,000	2.2%	\$ 280,000	\$ 842,500
2010	81	\$ 445,000	7.5%	\$ 260,000	\$ 1,700,000
2011	63	\$ 456,000	2.5%	\$ 220,000	\$ 1,075,000
2012	77	\$ 465,000	2.0%	\$ 235,000	\$ 1,100,000
2013	95	\$ 465,000	0.0%	\$ 217,500	\$ 3,000,000
2014	113	\$ 485,000	4.3%	\$ 300,000	\$ 2,555,000
2015	117	\$ 500,000	3.1%	\$ 358,000	\$ 2,700,000
2016	98	\$ 527,500	5.5%	\$ 340,000	\$ 2,970,000
2017	98	\$ 555,000	5.2%	\$ 340,000	\$ 1,250,000
2018	78	\$ 547,500	-1.4%	\$ 365,000	\$ 1,350,000
2019	78	\$ 575,000	5.0%	\$ 335,000	\$ 1,150,000
2020	102	\$ 630,000	9.6%	\$ 383,000	\$ 1,210,000
2021	131	\$ 680,000	7.9%	\$ 158,000	\$ 1,571,000
2022	93	\$ 826,000	21.5%	\$ 495,000	\$ 5,600,000
2023	72	\$ 852,500	3.2%	\$ 507,000	\$ 1,600,000
2024	105	\$ 1,006,500	18.1%	\$ 684,000	\$ 2,400,000
2025	97	\$ 1,200,000	19.2%	\$ 506,000	\$ 3,600,000
2026	42	\$ 1,331,000	10.9%	\$ 860,000	\$ 3,200,000

Median Sale Price

\$1.32m

Based on 68 recorded House sales within the last 12 months (Oct '25 - Sep '26)

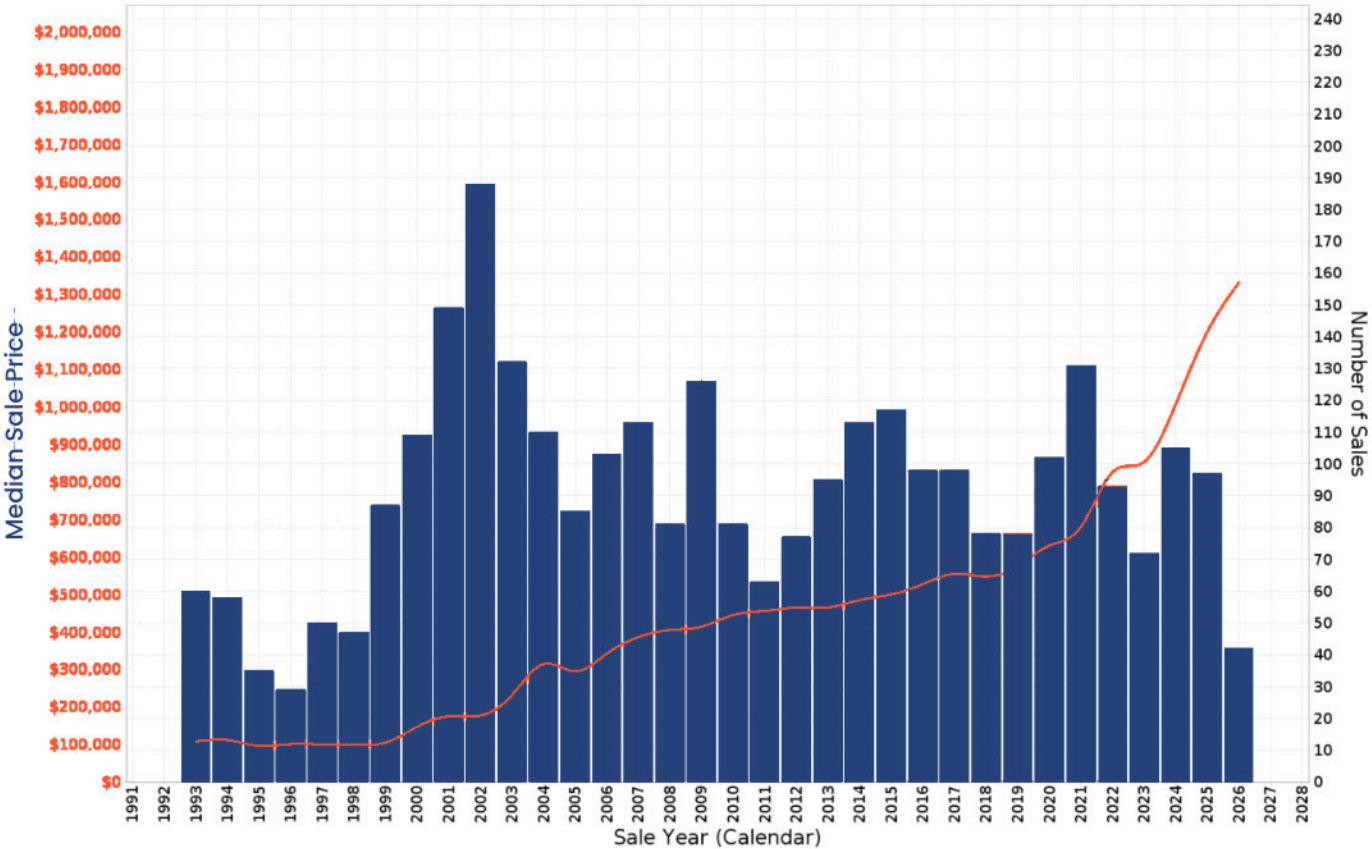
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

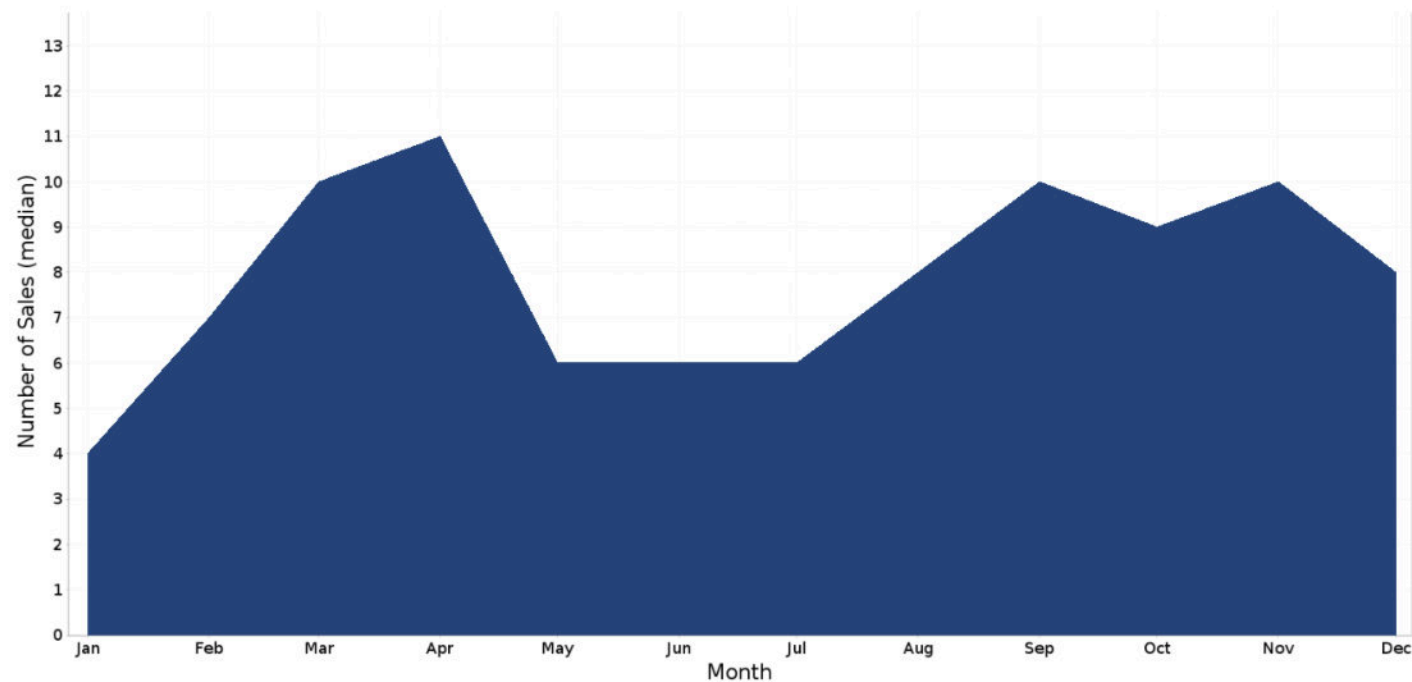
+20.0%

Current Median Price: \$1,320,000
Previous Median Price: \$1,100,000

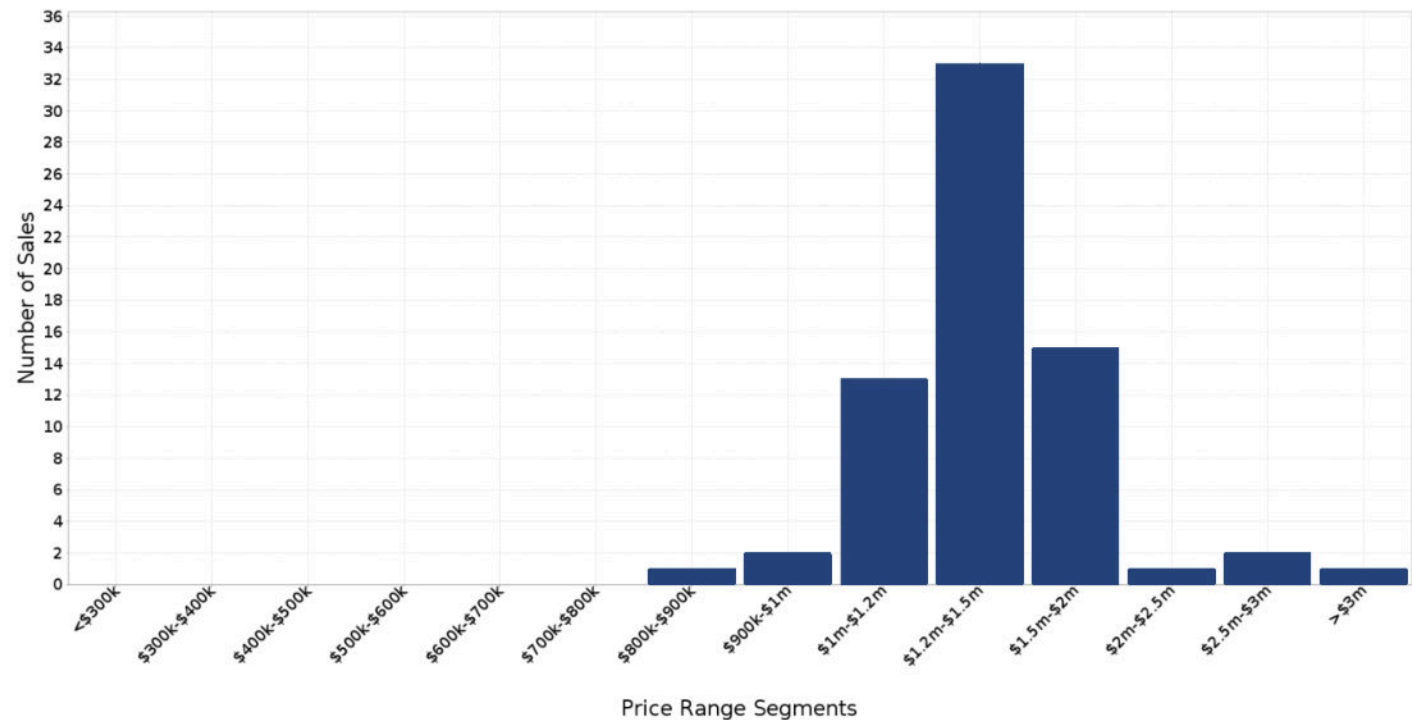
Based on 175 recorded House sales compared over the last two rolling 12 month periods



PEAK SELLING PERIODS (3 years)



UNDERWOOD – Price Range Segments (12 months)



RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.32m

Based on 68 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+20.0%

Current Median Price: \$1,320,000
Previous Median Price: \$1,100,000

Based on 175 recorded House sales compared over the last two rolling 12 month periods

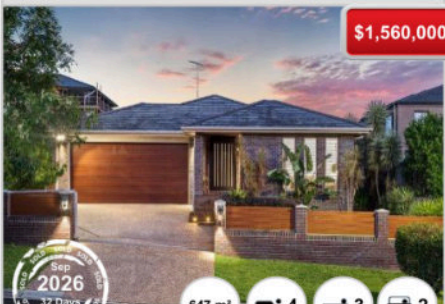
Sold Properties

68

Based on recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

31 GEBACRI RD



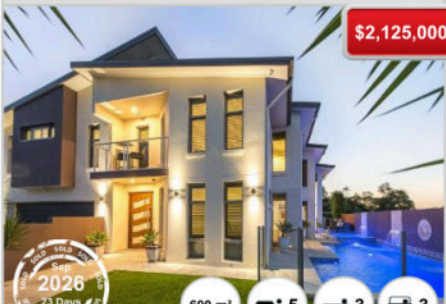
\$1,560,000

Sep 2026

32 Days

647 m² 4 3 2

8 RIGNEY ST



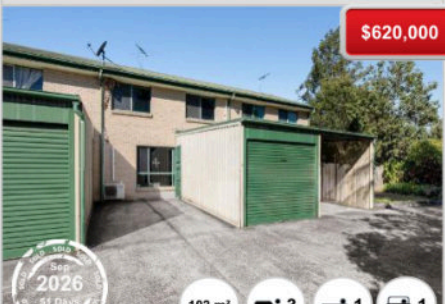
\$2,125,000

Sep 2026

23 Days

600 m² 5 3 3

4/425 UNDERWOOD RD



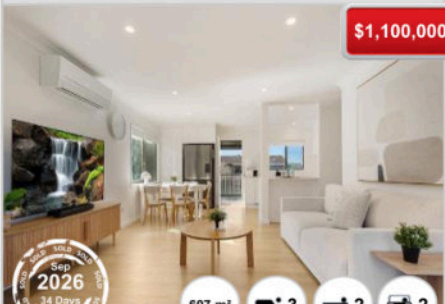
\$620,000

Sep 2026

31 Days

102 m² 3 1 1

12 BELGRAVE ST



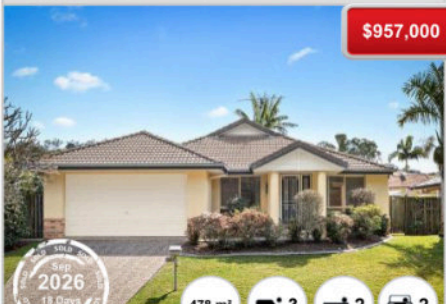
\$1,100,000

Sep 2026

34 Days

607 m² 3 2 2

28 SAMBA PL



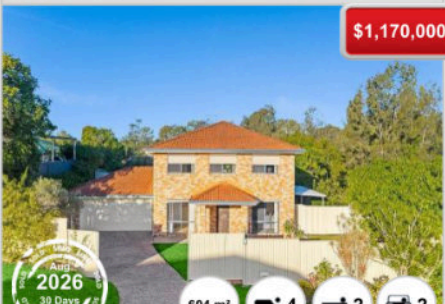
\$957,000

Sep 2026

18 Days

478 m² 3 2 2

1 POMEROY CL



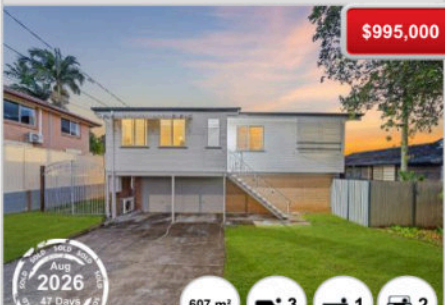
\$1,170,000

Sep 2026

30 Days

604 m² 4 2 2

9 GUNALDA ST



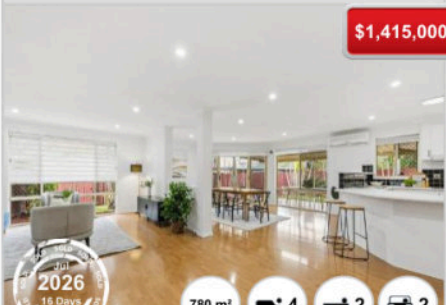
\$995,000

Aug 2026

47 Days

607 m² 3 1 2

19 SPRINGVALE CRCT



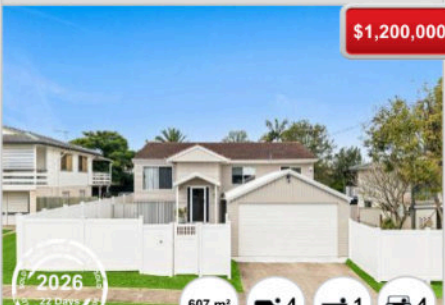
\$1,415,000

2026

15 Days

780 m² 4 2 2

8 BELGRAVE ST



\$1,200,000

2026

22 Days

607 m² 4 1 4

RECENTLY SOLD PROPERTIES

3 BARGARA ST

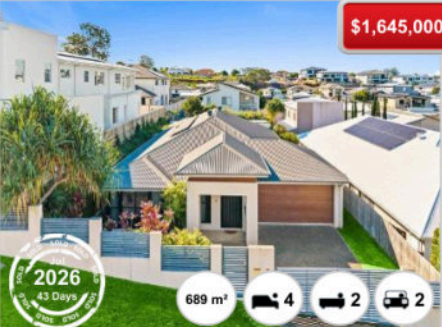


\$1,240,000

766 m² 5 2 3

2026
28 Days

7 MADANIE CRES



\$1,645,000

689 m² 4 2 2

2026
43 Days

5 TORVILLE RD



\$1,725,000

520 m² 5 3 2

2026
22 Days

85 BROOKVALE DR



\$1,275,000

579 m² 4 2 3

2026
15 Days

27 THE CRES

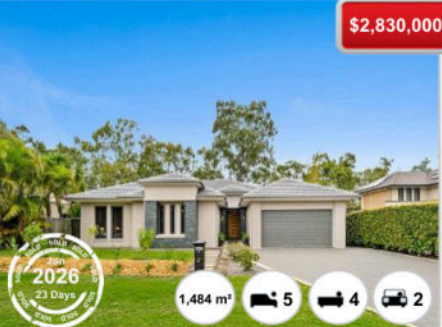


\$2,700,000

957 m² 5 3 3

2026
2 Days

44 THE CRES



\$2,830,000

1,484 m² 5 4 2

2026
23 Days

2858 LOGAN RD



\$1,090,000

1,012 m² 3 1 1

2026
106 Days

9 AVONDALE ST



\$1,250,000

642 m² 6 2 2

2026
28 Days

14 CEDAR LA

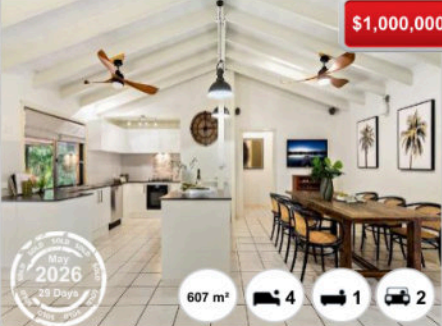


\$1,550,000

362 m² 5 3 2

2026
25 Days

9 EDENVALE ST



\$1,000,000

607 m² 4 1 2

2026
28 Days

45 BROOKVALE DR



\$1,175,000

604 m² 4 2 2

2026
14 Days

7 SPORTS DR



\$860,000

607 m² 4 1 2

2026
N/A

PROPERTIES FOR RENT

Median Rental Price
N/A

Rental Yield
N/A

Number of Rentals
N/A

19 TINTAGEL STREET



\$660 per week



809 m²







5A CARFRAE AVENUE



\$1,250 per



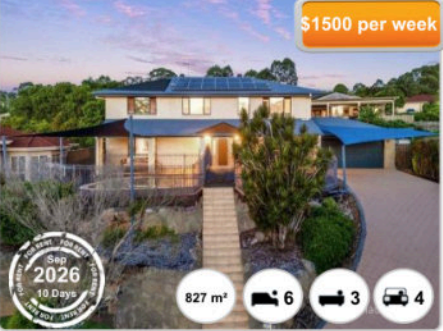
461 m²







3 REID PLACE



\$1500 per week



827 m²







15 DIANA STREET



\$750 per week



660 m²







12 CAMELOT STREET



\$630 per week



612 m²







29 SPRINGWOOD ROAD



\$520 per week



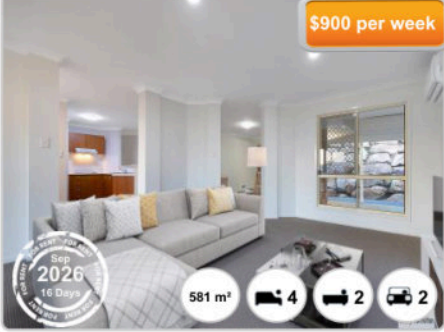
807 m²







28 FARZANA PLACE



\$900 per week



581 m²







34 FAIRMONT CRESCENT



\$1000 per week



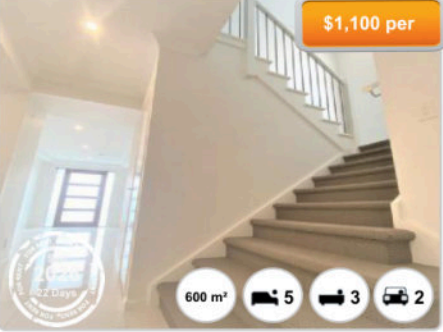
663 m²







18 GEBACRI



\$1,100 per



600 m²







Prepared on 01/10/2026 by Realcrats, (c) Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
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15 DIANA STREET

\$780 per week

Out 2025
366 Days

660 m² 3 1 2

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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

www.realcrats.com

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Let's Keep it Genuine