

# Sales History Report

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# Harcourts





## 1/9 GARDINER STREET ALDERLEY QLD 4051

3
 2
 1
 138 m<sup>2</sup>
 106 m<sup>2</sup>

|                |                       |             |             |
|----------------|-----------------------|-------------|-------------|
| Property Type: | Unit: Townhouse/Villa | DOM:        | -           |
| Year Built:    | 2004                  | Sale Price: | \$910,000   |
| Sale Date:     | 29 Jan 2025           | Sale Type:  | Normal Sale |



## 2/16 TRACKSON STREET ALDERLEY QLD 4051

2
 2
 1
 76 m<sup>2</sup>
 100 m<sup>2</sup>

|                |             |             |             |
|----------------|-------------|-------------|-------------|
| Property Type: | Unit        | DOM:        | -           |
| Year Built:    | 2003        | Sale Price: | \$720,000   |
| Sale Date:     | 29 Jan 2025 | Sale Type:  | Normal Sale |



## 5/24 LORNE STREET ALDERLEY QLD 4051

3
 2
 1
 165 m<sup>2</sup>
 115 m<sup>2</sup>

|                |                            |             |             |
|----------------|----------------------------|-------------|-------------|
| Property Type: | House: One Storey / Lowset | DOM:        | -           |
| Year Built:    | 2007                       | Sale Price: | \$950,000   |
| Sale Date:     | 31 Jan 2025                | Sale Type:  | Normal Sale |



## 5/29 MUSGRAVE TERRACE ALDERLEY QLD 4051

3
 2
 -
 146 m<sup>2</sup>
 95 m<sup>2</sup>

|                |                       |             |             |
|----------------|-----------------------|-------------|-------------|
| Property Type: | Unit: Townhouse/Villa | DOM:        | -           |
| Year Built:    | 2000                  | Sale Price: | \$900,000   |
| Sale Date:     | 31 Jan 2025           | Sale Type:  | Normal Sale |



## 1/21 ELGIN STREET ALDERLEY QLD 4051

3
 2
 1
 214 m<sup>2</sup>
 120 m<sup>2</sup>

|                |             |             |             |
|----------------|-------------|-------------|-------------|
| Property Type: | House       | DOM:        | -           |
| Year Built:    | 2000        | Sale Price: | \$821,000   |
| Sale Date:     | 02 Feb 2025 | Sale Type:  | Normal Sale |



## 32/452 ENOGGERA ROAD ALDERLEY QLD 4051

RECENT SALE

2
 2
 1
 95 m<sup>2</sup>
 -

|                |                |             |             |
|----------------|----------------|-------------|-------------|
| Property Type: | Unit: Standard | DOM:        | -           |
| Year Built:    | 2016           | Sale Price: | \$600,000   |
| Sale Date:     | 10 Feb 2025    | Sale Type:  | Normal Sale |



## 30 BOWRAL STREET ALDERLEY QLD 4051

RECENT SALE

3
 1
 2
 612 m<sup>2</sup>
 119 m<sup>2</sup>

|                |             |             |             |
|----------------|-------------|-------------|-------------|
| Property Type: | House       | DOM:        | -           |
| Year Built:    | 1935        | Sale Price: | \$1,700,000 |
| Sale Date:     | 12 Feb 2025 | Sale Type:  | Normal Sale |



## 25 PROGRESS PARADE ALDERLEY QLD 4051

RECENT SALE

FOR RENT

4
 3
 2
 711 m<sup>2</sup>
 173 m<sup>2</sup>

|                |             |             |             |
|----------------|-------------|-------------|-------------|
| Property Type: | House       | DOM:        | -           |
| Year Built:    | 1940        | Sale Price: | \$1,800,000 |
| Sale Date:     | 14 Feb 2025 | Sale Type:  | Normal Sale |



## 57 FARRINGTON STREET ALDERLEY QLD 4051

RECENT SALE

🛏️ 3 🚿 1 🚗 2 🏠 392 m<sup>2</sup> 📏 108 m<sup>2</sup>

Property Type: House      DOM: -  
 Year Built: 1925      Sale Price: \$1,210,000  
 Sale Date: 17 Feb 2025      Sale Type: Normal Sale



## 1/14 BEAUFORT STREET ALDERLEY QLD 4051

RECENT SALE

🛏️ 2 🚿 1 🚗 2 🏠 124 m<sup>2</sup> 📏 79 m<sup>2</sup>

Property Type: Unit      DOM: -  
 Year Built: 1980      Sale Price: \$637,500  
 Sale Date: 19 Feb 2025      Sale Type: Normal Sale



## 204 ROYAL PARADE ALDERLEY QLD 4051

RECENT SALE

🛏️ 4 🚿 3 🚗 5 🏠 828 m<sup>2</sup> 📏 115 m<sup>2</sup>

Property Type: House      DOM: -  
 Year Built: 1950      Sale Price: \$950,000  
 Sale Date: 21 Feb 2025      Sale Type: Normal Sale



## 22 COOLALIE STREET ALDERLEY QLD 4051

RECENT SALE

🛏️ 3 🚿 2 🚗 2 🏠 607 m<sup>2</sup> 📏 138 m<sup>2</sup>

Property Type: House      DOM: -  
 Year Built: 1952      Sale Price: \$1,680,000  
 Sale Date: 25 Feb 2025      Sale Type: Normal Sale



## 17 ELGIN STREET ALDERLEY QLD 4051

RECENT SALE

🏠 3 🚿 2 🚗 1 📏 228 m<sup>2</sup> 🏠 100 m<sup>2</sup>

Property Type: House      DOM: -  
 Year Built: 1998      Sale Price: \$879,000  
 Sale Date: 26 Feb 2025      Sale Type: Normal Sale



## 9/451 ENOGERA ROAD ALDERLEY QLD 4051

RECENT SALE

🏠 2 🚿 2 🚗 1 📏 107 m<sup>2</sup> 🏠 -

Property Type: Unit: Standard      DOM: -  
 Year Built: 1996      Sale Price: \$610,000  
 Sale Date: 27 Feb 2025      Sale Type: Normal Sale



## 104 CHELFORD STREET ALDERLEY QLD 4051

RECENT SALE

🏠 6 🚿 4 🚗 2 📏 708 m<sup>2</sup> 🏠 294 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1989      Sale Price: \$2,875,000  
 Sale Date: 28 Feb 2025      Sale Type: Normal Sale



## 41 GOSKAR AVENUE ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

FOR RENT

🏠 4 🚿 2 🚗 2 📏 607 m<sup>2</sup> 🏠 -

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1980      Sale Price: \$2,001,000  
 Sale Date: 05 Mar 2025      Sale Type: Pending Settlement Advice



## 6/29 DENMAN STREET ALDERLEY QLD 4051

RECENT SALE

🛏️ 3 🚿 2 🚗 1 📏 139 m<sup>2</sup> 🏠 96 m<sup>2</sup>

Property Type: Unit  
 Year Built: 1993  
 Sale Date: 06 Mar 2025  
 DOM: -  
 Sale Price: \$840,000  
 Sale Type: Normal Sale



## 134 LLOYD STREET ALDERLEY QLD 4051

RECENT SALE

🛏️ 4 🚿 2 🚗 2 📏 405 m<sup>2</sup> 🏠 213 m<sup>2</sup>

Property Type: House  
 Year Built: 2012  
 Sale Date: 11 Mar 2025  
 DOM: -  
 Sale Price: \$1,920,000  
 Sale Type: Normal Sale



## 6/49 SAMFORD ROAD ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

🛏️ 2 🚿 1 🚗 1 📏 99 m<sup>2</sup> 🏠 66 m<sup>2</sup>

Property Type: Unit: Standard  
 Year Built: 1993  
 Sale Date: 17 Mar 2025  
 DOM: -  
 Sale Price: \$616,000  
 Sale Type: Pending Settlement Advice



## 37 BOWRAL STREET ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

🛏️ 4 🚿 2 🚗 2 📏 600 m<sup>2</sup> 🏠 263 m<sup>2</sup>

Property Type: House  
 Year Built: 2000  
 Sale Date: 20 Mar 2025  
 DOM: -  
 Sale Price: Not Disclosed  
 Sale Type: Pending Settlement Advice



## 78 CAMPBELL TERRACE ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

3 1 2 819 m<sup>2</sup> 113 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: -      Sale Price: \$1,545,000  
 Sale Date: 22 Mar 2025      Sale Type: Pending Settlement Advice



## 75 HUXLEY AVENUE ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

FOR SALE

4 2 1 607 m<sup>2</sup> 191 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1970      Sale Price: \$2,010,000  
 Sale Date: 25 Mar 2025      Sale Type: Pending Settlement Advice



## 26 HILDA STREET ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

4 2 2 407 m<sup>2</sup> 285 m<sup>2</sup>

Property Type: House      DOM: -  
 Year Built: 2014      Sale Price: \$1,820,000  
 Sale Date: 01 Apr 2025      Sale Type: Pending Settlement Advice



## 37 BRAESIDE TERRACE ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

3 1 3 415 m<sup>2</sup> 125 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1925      Sale Price: \$1,708,000  
 Sale Date: 02 Apr 2025      Sale Type: Pending Settlement Advice



## 14 EDRIS STREET ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

FOR SALE

🏠 4 🚿 2 🚗 1 📏 622 m<sup>2</sup> 🏠 179 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1950      Sale Price: \$1,720,000  
 Sale Date: 02 Apr 2025      Sale Type: Pending Settlement Advice



## 43 CAMPBELL TERRACE ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

FOR RENT

🏠 3 🚿 2 🚗 1 📏 370 m<sup>2</sup> 🏠 190 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1930      Sale Price: \$1,532,000  
 Sale Date: 05 Apr 2025      Sale Type: Pending Settlement Advice



## 41 EDITH STREET ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

🏠 5 🚿 3 🚗 2 📏 607 m<sup>2</sup> 🏠 227 m<sup>2</sup>

Property Type: House: One Storey / Lowset      DOM: -  
 Year Built: 1930      Sale Price: \$2,251,000  
 Sale Date: 05 Apr 2025      Sale Type: Pending Settlement Advice



## 6/4 WAKEFIELD STREET ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

🏠 2 🚿 2 🚗 1 📏 91 m<sup>2</sup> 🏠 75 m<sup>2</sup>

Property Type: Unit: Standard      DOM: 19  
 Year Built: 2016      Sale Price: \$735,000  
 Sale Date: 28 Apr 2025      Sale Type: Pending Settlement Advice

## 72 CAMPBELL TERRACE ALDERLEY QLD 4051

RECENT SALE

RECENT ADVICE

FOR SALE

**LOYLE**<sup>TM</sup>  
Images coming soon

CoreLogic

 3  2  1  814 m<sup>2</sup>  113 m<sup>2</sup>

Property Type: House: One Storey / Lowset

DOM:

-

Year Built:

-

Sale Price:

Not Disclosed

Sale Date:

01 May 2025

Sale Type:

Pending Settlement Advice

## Sales History Summary

| Type      | Quantity | Lowest Sale | Highest Sale | Median Value | Average Value | Total Value  |
|-----------|----------|-------------|--------------|--------------|---------------|--------------|
| *Excluded | 2        | -           | -            | -            | -             | -            |
| Unit      | 9        | \$600,000   | \$910,000    | \$720,000    | \$729,833     | \$6,568,500  |
| House     | 18       | \$821,000   | \$2,875,000  | \$1,704,000  | \$1,631,778   | \$29,372,000 |
| Total     | 29       |             |              |              |               | \$35,940,500 |

## Sales History By Property Attributes

| Type  | Attribute | Quantity | Lowest Sale | Highest Sale | Median Value | Average Value | Total Value  |
|-------|-----------|----------|-------------|--------------|--------------|---------------|--------------|
| Unit  | 2 Beds    | 6        | \$600,000   | \$735,000    | \$626,750    | \$653,083     | \$3,918,500  |
|       | 3 Beds    | 3        | \$840,000   | \$910,000    | \$900,000    | \$883,333     | \$2,650,000  |
| House | 3 Beds    | 9        | \$821,000   | \$1,708,000  | \$1,532,000  | \$1,336,111   | \$12,025,000 |
|       | 4 Beds    | 7        | \$950,000   | \$2,010,000  | \$1,820,000  | \$1,745,857   | \$12,221,000 |
|       | 5+ Beds   | 2        | \$2,251,000 | \$2,875,000  | \$2,563,000  | \$2,563,000   | \$5,126,000  |
|       | *Excluded | 2        | -           | -            | -            | -             | -            |
| Total |           | 29       |             |              |              |               | \$35,940,500 |

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