Karl Garufi
LEAD AGENT

PROPERTY REPORT

Prepared on: 9 Oct 2026

2/104 Ryans Road

Nundah QLD 4012

2 1 1

Land: 95m² Floor: 95m²

Unit | Built: 1976 | Plan: BUP3171 | Lot: 2

Karl Garufi
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TARGET PROPERTY

Property history

Date	Price	Event Type	Days Listed
16/01/2026	Smartre Sale $740,000	Withdrawn	
23/09/2023	$416,000	Privately sold	22 days
21/02/2020	$310 per week**	Leased	18 days
03/07/2015	$300,000	Privately sold	16 days
23/05/2014	$295 per week**	Leased	30 days
30/11/2012	$295 per week**	Leased	38 days
16/05/2012	$310 per week**	Leased	14 days
16/05/2012	$310 per week**	Leased	30 days

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SOLD PROPERTIES

1/26 Killeen Street
Nundah QLD 4012

2 1 1 Land: 241m² –

Price / m² –
Year built –
Distance 0.7km
Property type Unit

$665,000*
Last sold 24 Aug 2026
42 days on site

5/26 Killeen Street
Nundah QLD 4012

2 1 1 Land: 93m² –

Price / m² –
Year built –
Distance 0.7km
Property type Unit

$675,000*
Last sold 10 Aug 2026
120 days on site

4/23 Melton Rd
Nundah QLD 4012

2 1 1 Land: 225m² –

Price / m² –
Year built –
Distance 1.2km
Property type Unit

$678,000
Last sold 24 Jul 2026
60 days on site

3/28 Newby Street
Nundah QLD 4012

2 1 1 Land: 111m² Floor: 111m²

Price / m² $6,306
Year built –
Distance 0.5km
Property type Unit

$700,000*
Last sold 02 Sep 2026
69 days on site

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4/20 Newby Street

Nundah QLD 4012

2 1 1 Land: 823m² –

Price / m² –
Year built 1973
Distance 0.5km
Property type Unit

$720,000*

Last sold 13 Aug 2026

16 days on site

6/38 Collins Street

Nundah QLD 4012

2 1 1 Land: 120m² –

Price / m² –
Year built –
Distance 1.4km
Property type Unit

$725,000*

Last sold 07 Aug 2026

24 days on site

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MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

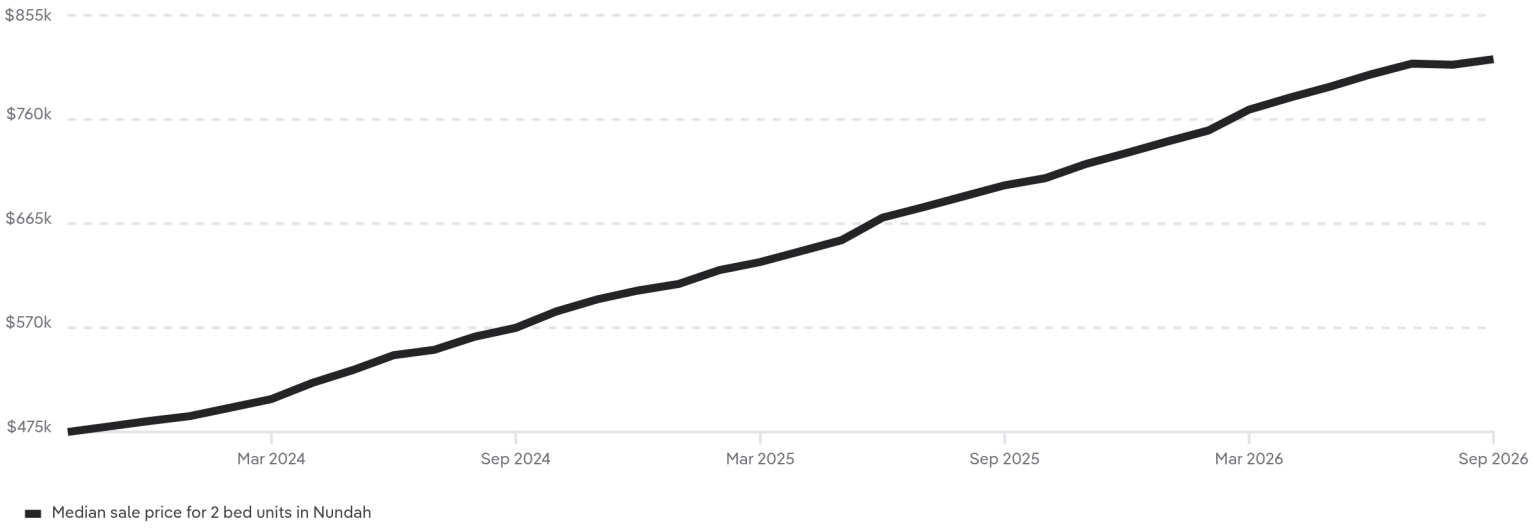
Nundah market snapshot in the last 12 months

For 2 bed units in Nundah. Trend data is calculated based on a rolling twelve month period.

Median sale price	Sold volume	Price growth	Median days on market
$815k	182	16.4%	23 days
↑ Up 16.4% from this time last year	↓ Down 24.2% from this time last year		↑ Up 9.5% from this time last year

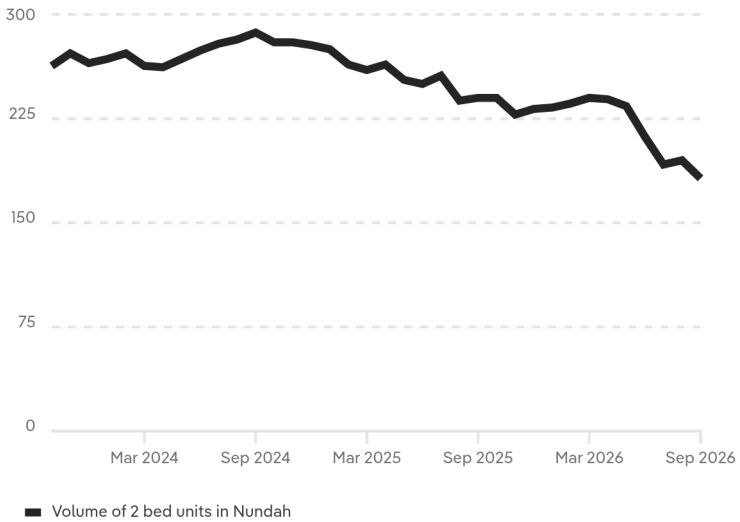
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Nundah



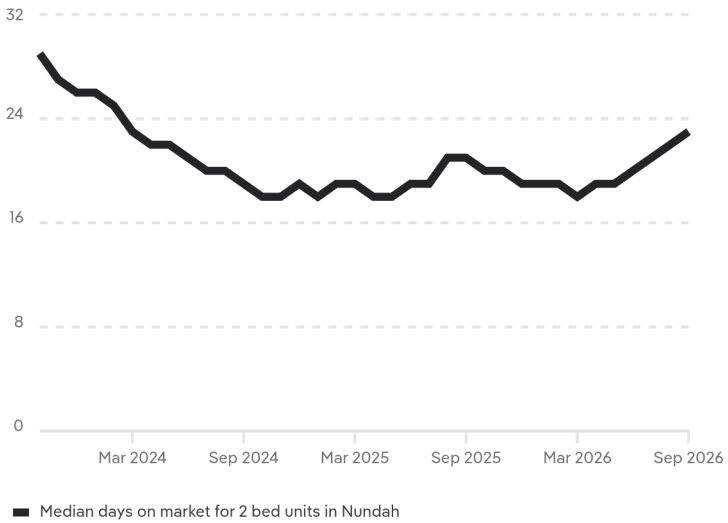
Properties sold - 3 year trend

Showing how many 2 bed units in Nundah have sold



Median days on market - 3 year trend

Showing how long it takes 2 bed units in Nundah to sell



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Demand for similar properties

Market activity on realestate.com.au for 2 bed units in Nundah

Potential buyers

580

↓ Down 12.7% from this time last week

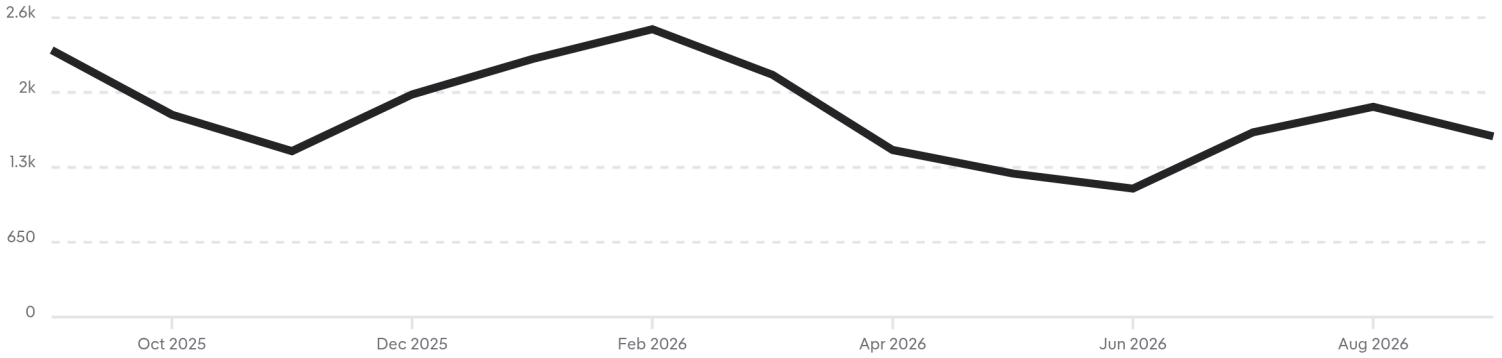
Similar for sale

50

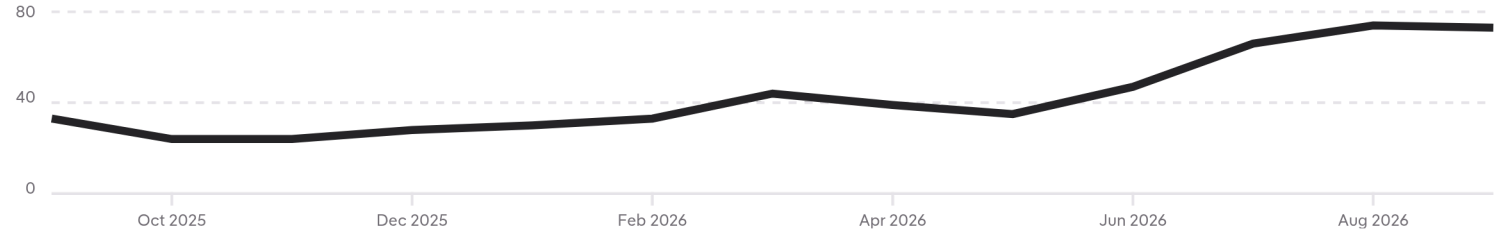
↓ Down 9.1% from this time last week

Potential buyers

Showing the number of people who are seriously interested in listings for 2 bed units in Nundah on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.

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MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

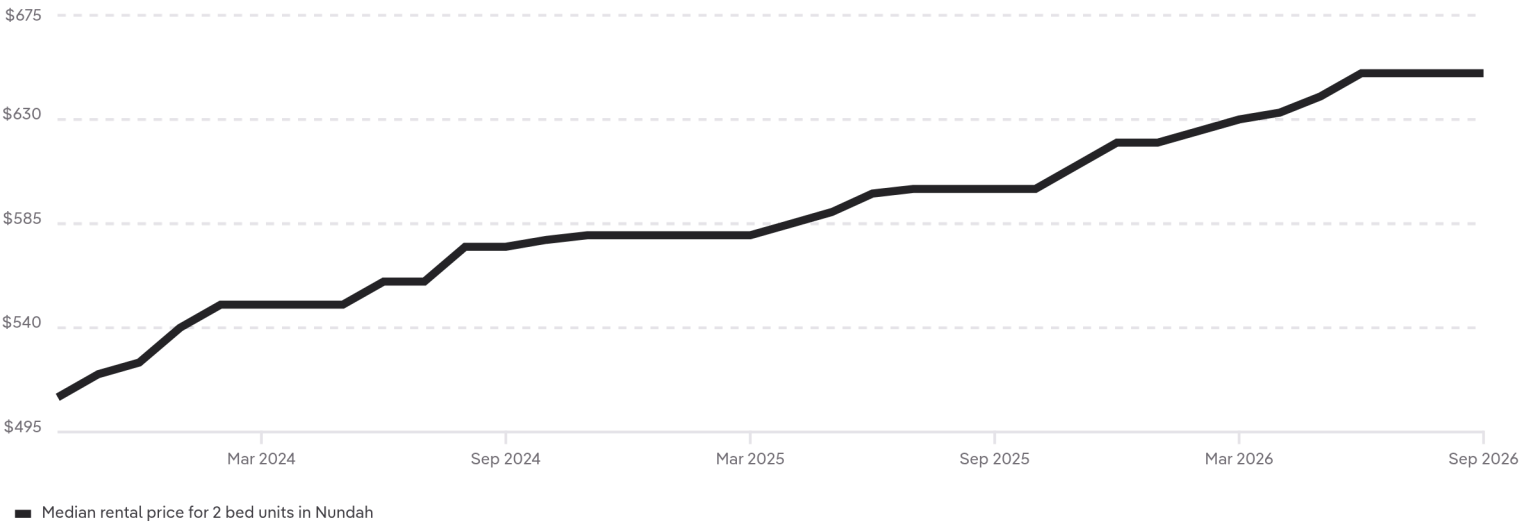
Nundah market snapshot in the last 12 months

For 2 bed units in Nundah. Trend data is calculated based on a rolling twelve month period.

Median rental price	Leased volume	Price growth	Median days on market
$650 pw	**447**	**8.3%**	**13 days**
↑ Up 8.3% from this time last year	↓ Down 1.1% from this time last year		

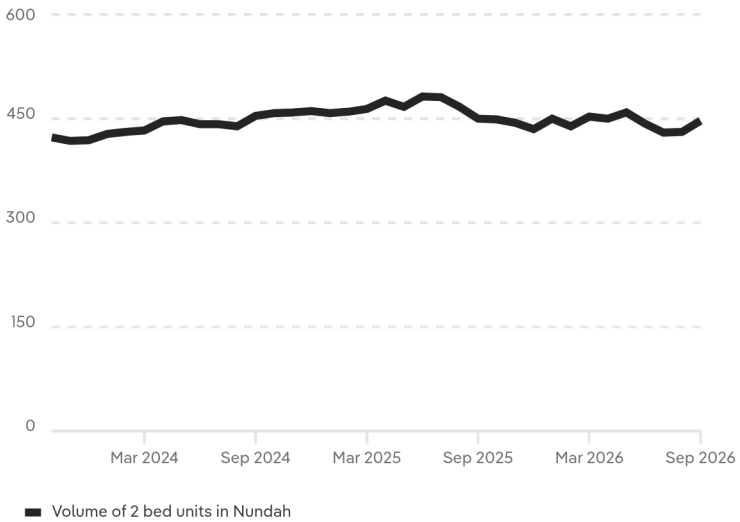
Median rental price - 3 year trend

Showing the median rental price of 2 bed units in Nundah



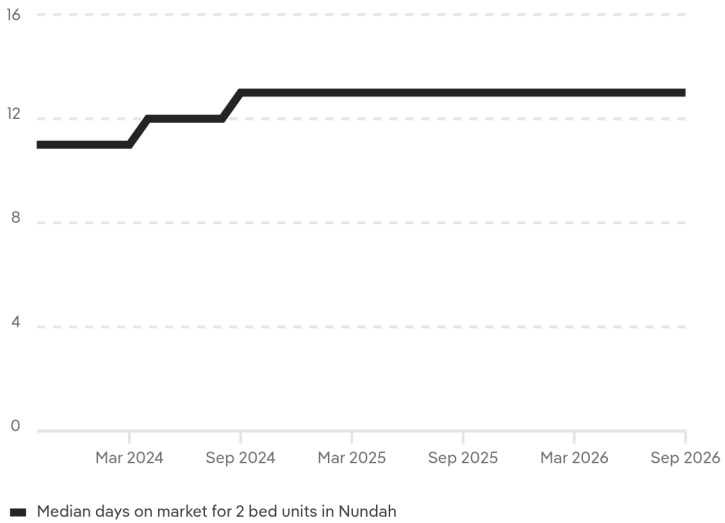
Properties leased - 3 year trend

Showing how many 2 bed units in Nundah have leased



Median days on market - 3 year trend

Showing how long it takes 2 bed units in Nundah to lease



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Demand for similar properties

Market activity on realestate.com.au for 2 bed units in Nundah

Potential renters

712

↑ Up 7.2% from this time last week

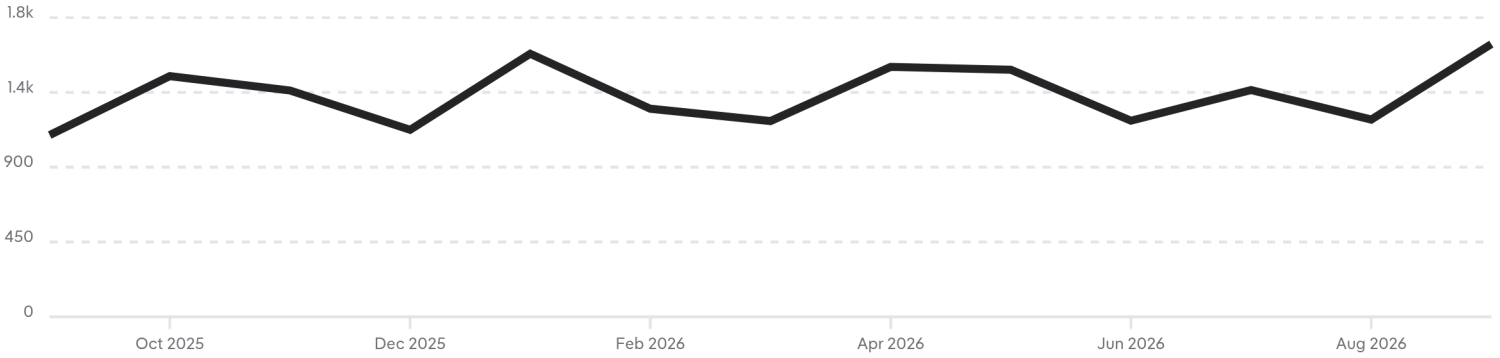
Similar for rent

31

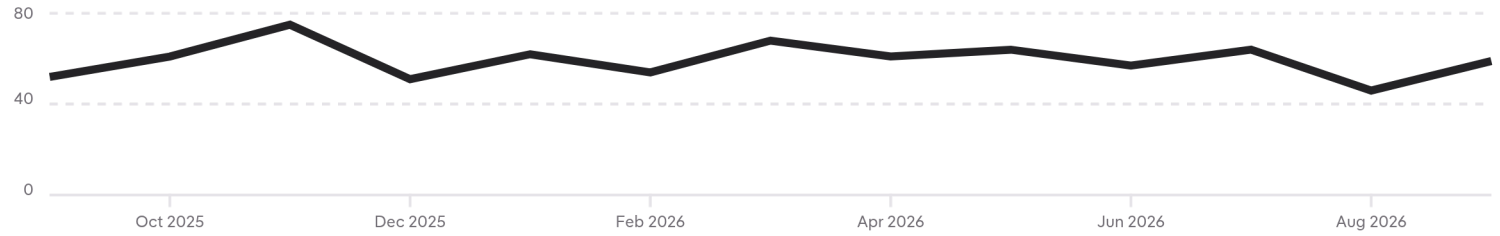
↓ Down 3.1% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for 2 bed units in Nundah on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.

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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

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