Comparative Market Analysis

McGrath
Karl Garufi | Nundah



4/1 BANDA STREET NUNDAH QLD 4012

Prepared on **15th October 2026**



Karl Garufi
MCGRATH ESTATE AGENTS NUNDAH

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Your Property

4/1 BANDA STREET NUNDAH QLD 4012

3 2 1 137m² 104m²





Your Property History

24 Aug, 2024 - Listed for rent at $600 per week

29 Jul, 2008 - Sold for $345,000

9 Feb, 1980 - Sold for $39,000



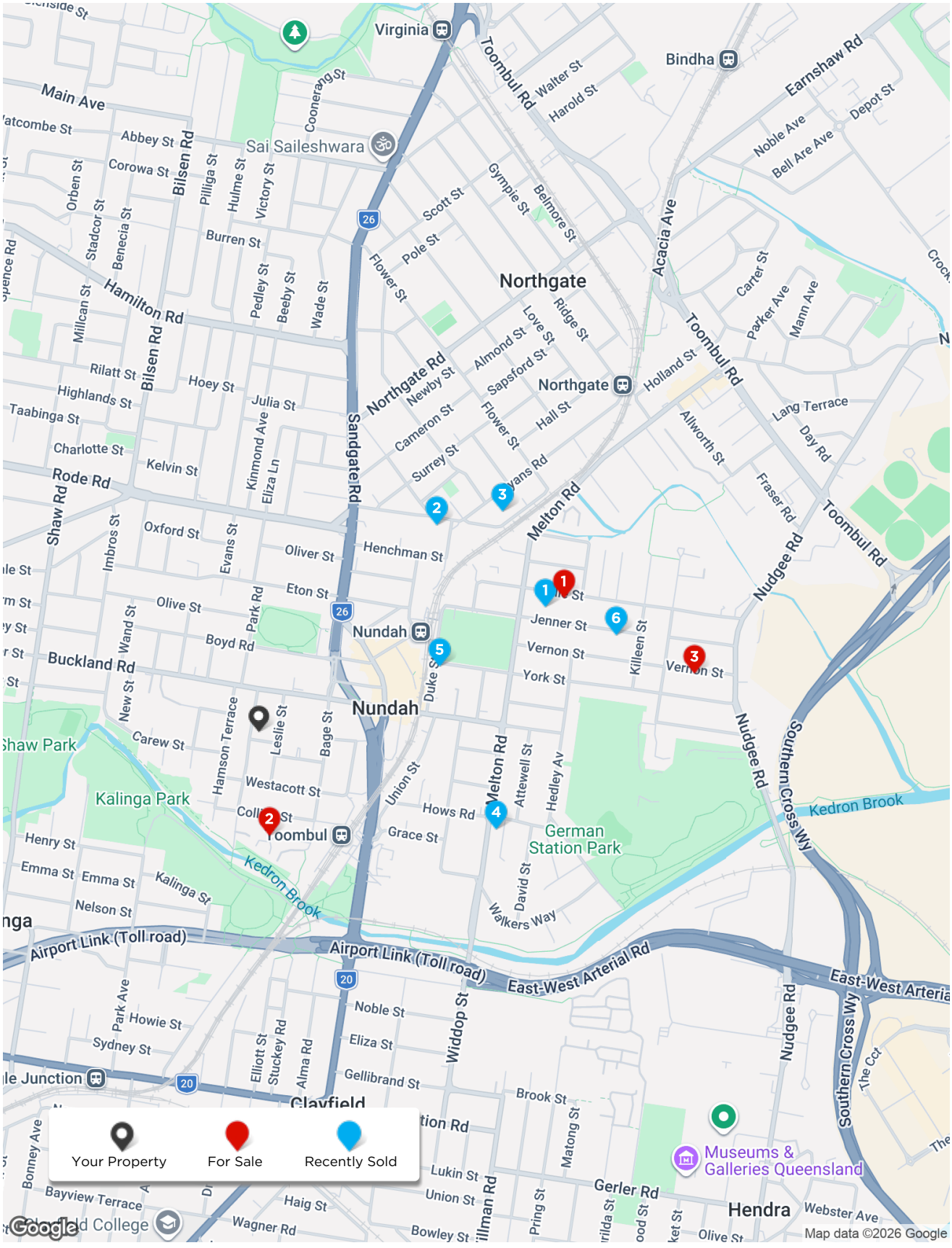
Introducing Karl Garufi

Karl Garufi is a trusted real estate professional known for delivering exceptional results and outstanding customer experiences in Nundah. With a hands-on approach, approachable nature and strong work ethic, Karl is committed to guiding clients through every stage of the property journey with confidence, care and professionalism.

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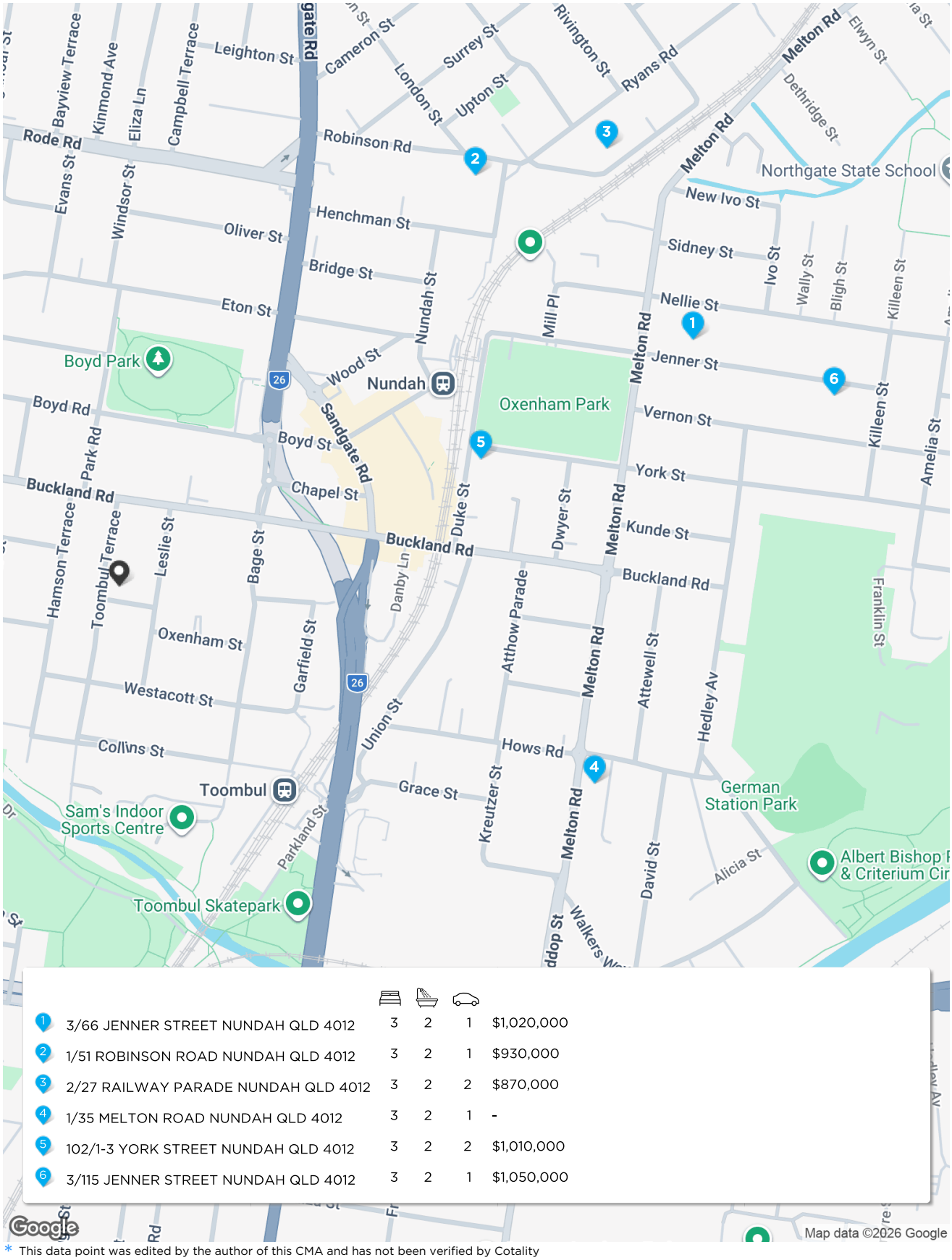
Comparables Map: Sales & Listings



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Comparables Map: Sales



1	3/66 JENNER STREET NUNDAH QLD 4012	3	2	1	$1,020,000
2	1/51 ROBINSON ROAD NUNDAH QLD 4012	3	2	1	$930,000
3	2/27 RAILWAY PARADE NUNDAH QLD 4012	3	2	2	$870,000
4	1/35 MELTON ROAD NUNDAH QLD 4012	3	2	1	-
5	102/1-3 YORK STREET NUNDAH QLD 4012	3	2	2	$1,010,000
6	3/115 JENNER STREET NUNDAH QLD 4012	3	2	1	$1,050,000

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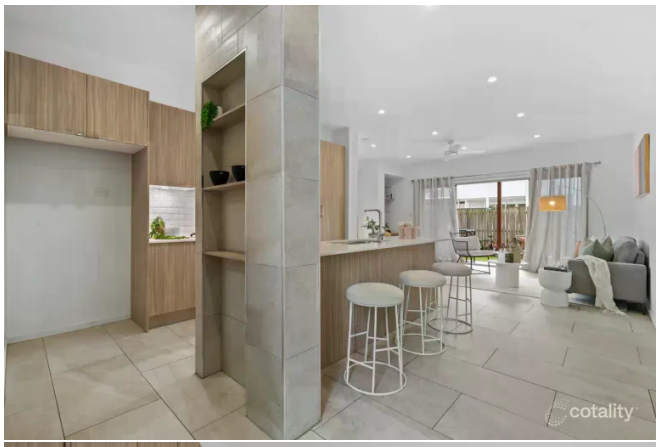
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Comparable Sales

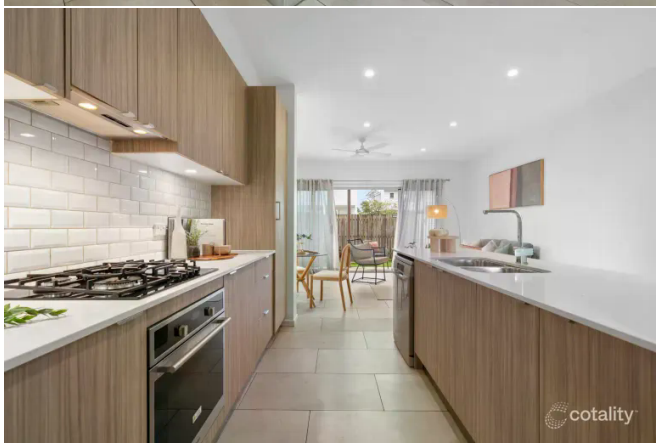
1 3/66 JENNER STREET NUNDAH QLD 4012

Sold Price **$1,020,000**

3 2 1 146m² 108m²





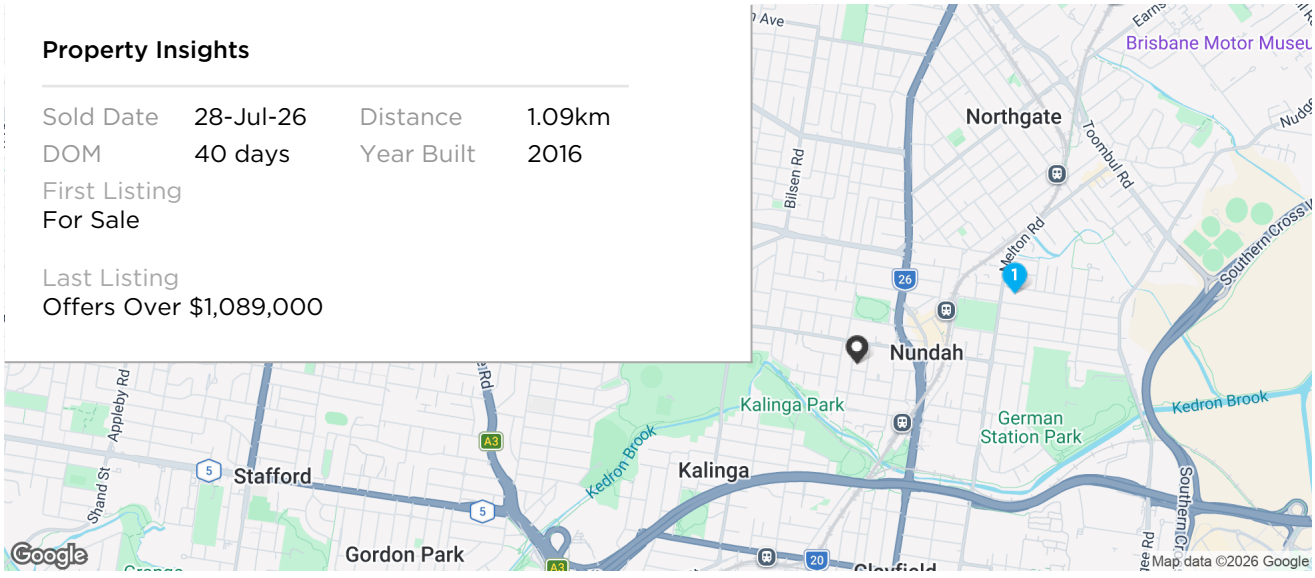


Property Insights

Sold Date	28-Jul-26	Distance	1.09km
DOM	40 days	Year Built	2016

First Listing
For Sale

Last Listing
Offers Over $1,089,000



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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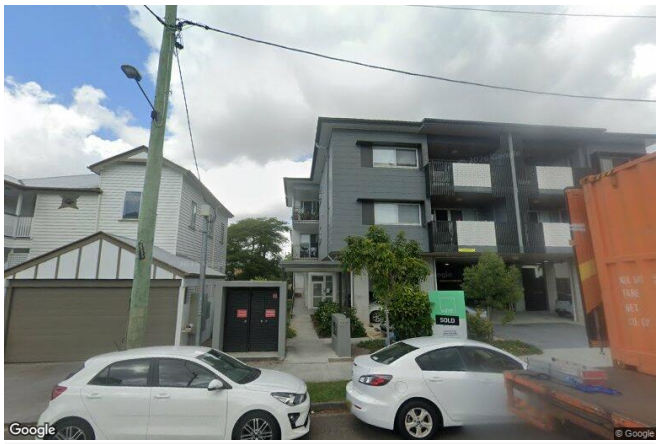
Comparable Sales

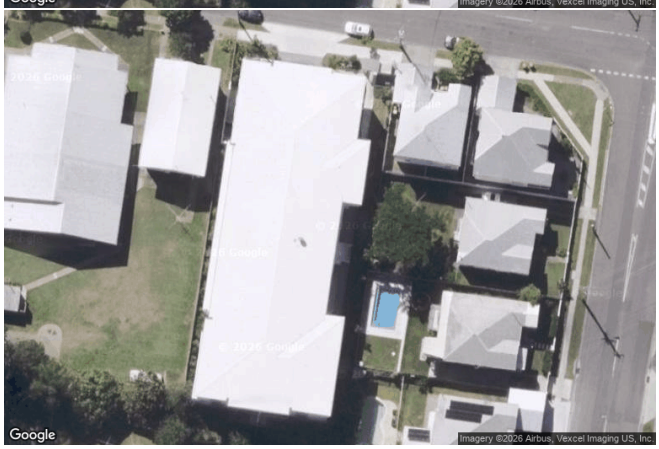
2 1/51 ROBINSON ROAD NUNDAH QLD 4012

Sold Price **$930,000**

3 2 1 119m² 93m²

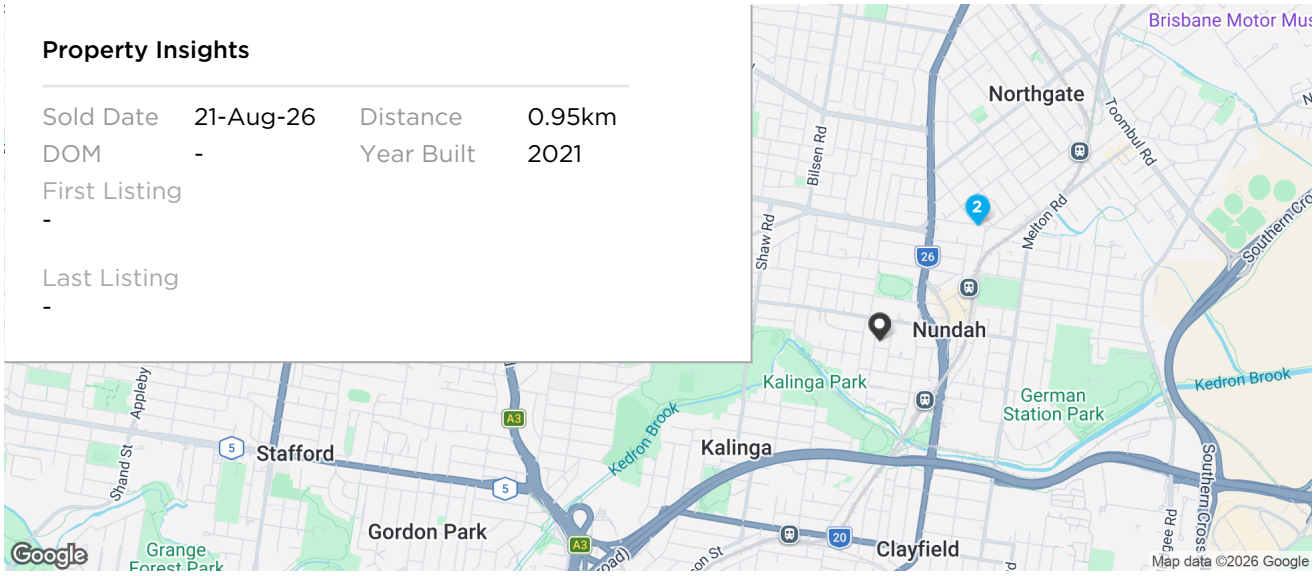






Property Insights

Sold Date	21-Aug-26	Distance	0.95km
DOM	-	Year Built	2021
First Listing	-		
Last Listing	-		



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Comparable Sales

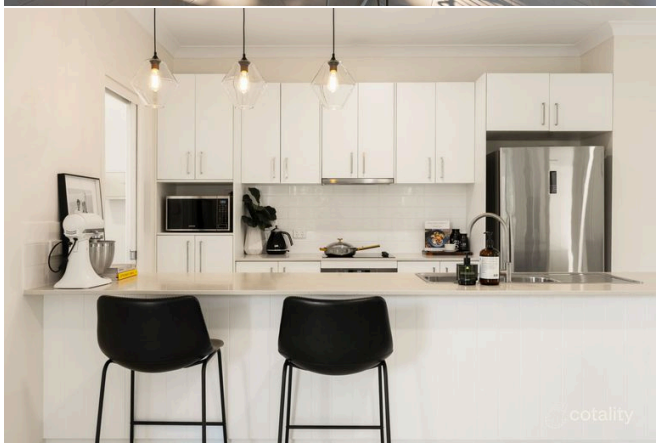
2/27 RAILWAY PARADE NUNDAH QLD 4012

Sold Price RS **$870,000**

3 2 2 137m² 84m²





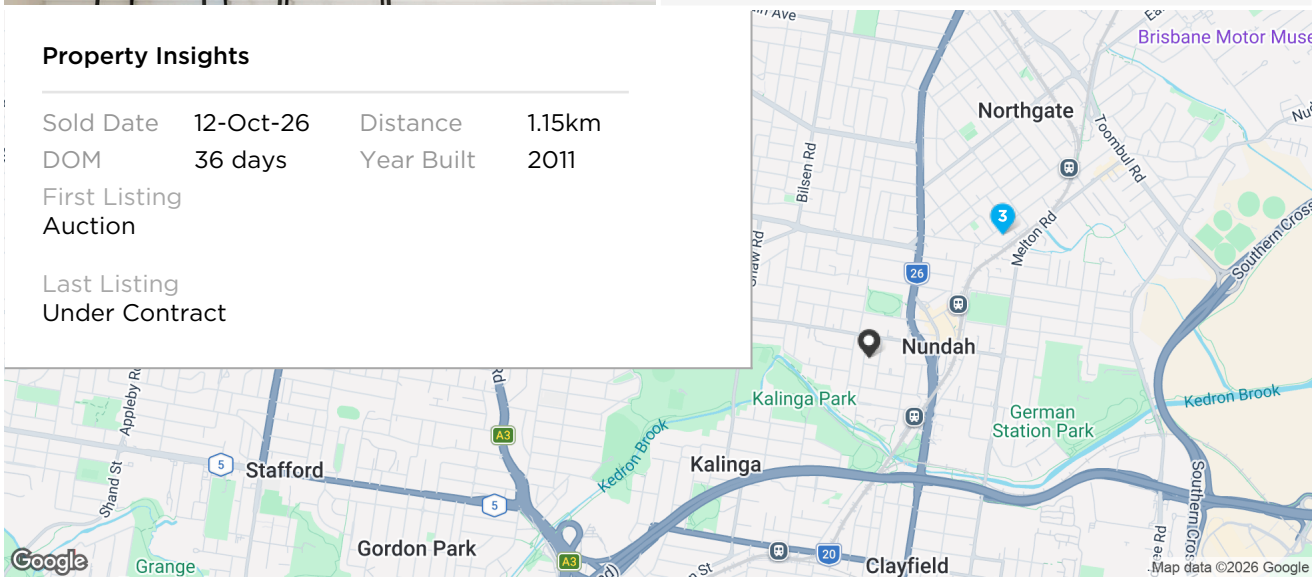


Property Insights

Sold Date	12-Oct-26	Distance	1.15km
DOM	36 days	Year Built	2011

First Listing
Auction

Last Listing
Under Contract



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Comparable Sales

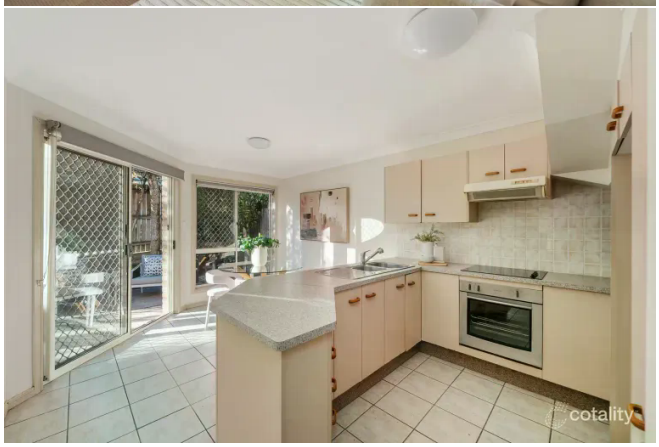
1/35 MELTON ROAD NUNDAH QLD 4012

Sold Price RS - UN

3 2 1 208m² 98m²





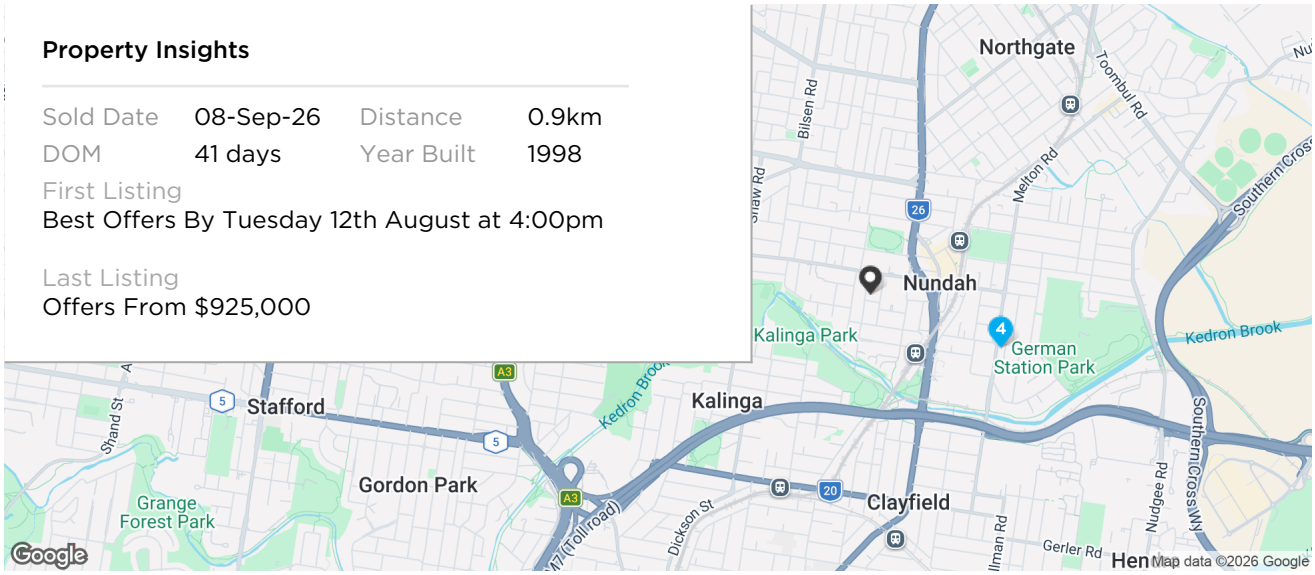


Property Insights

Sold Date	08-Sep-26	Distance	0.9km
DOM	41 days	Year Built	1998

First Listing
Best Offers By Tuesday 12th August at 4:00pm

Last Listing
Offers From $925,000



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Comparable Sales

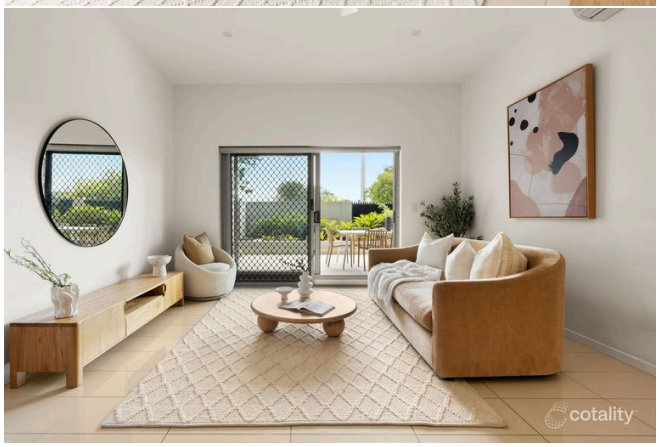
5 102/1-3 YORK STREET NUNDAH QLD 4012

Sold Price RS **$1,010,000**

3 2 2 215m² -





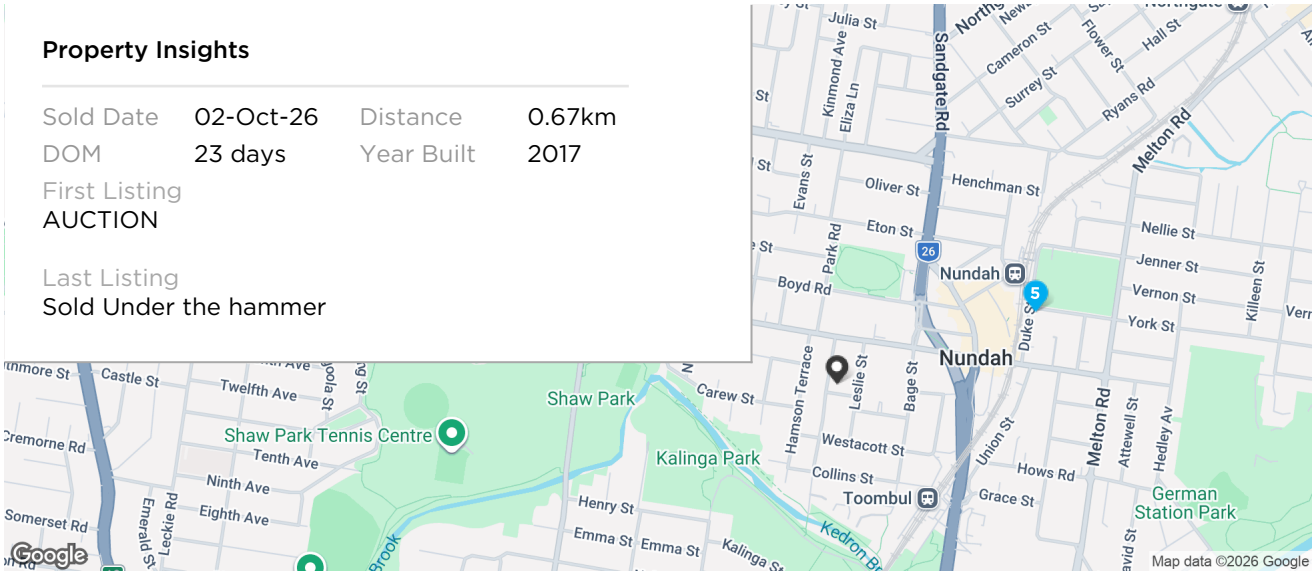


Property Insights

Sold Date	02-Oct-26	Distance	0.67km
DOM	23 days	Year Built	2017

First Listing
AUCTION

Last Listing
Sold Under the hammer



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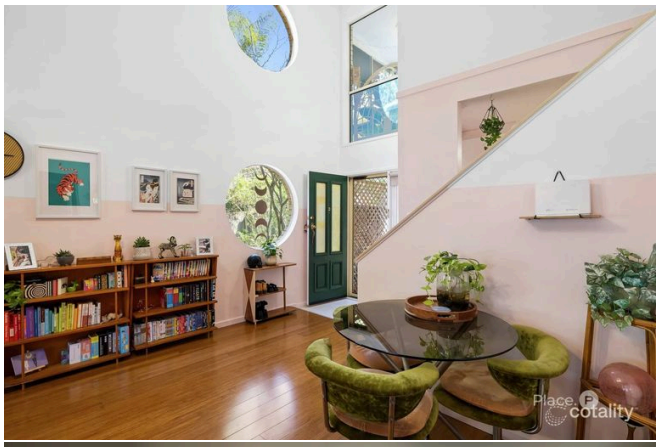
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Comparable Sales

3/115 JENNER STREET NUNDAH QLD 4012

Sold Price RS **$1,050,000**

3 | 2 | 1 | 229m² | 110m²





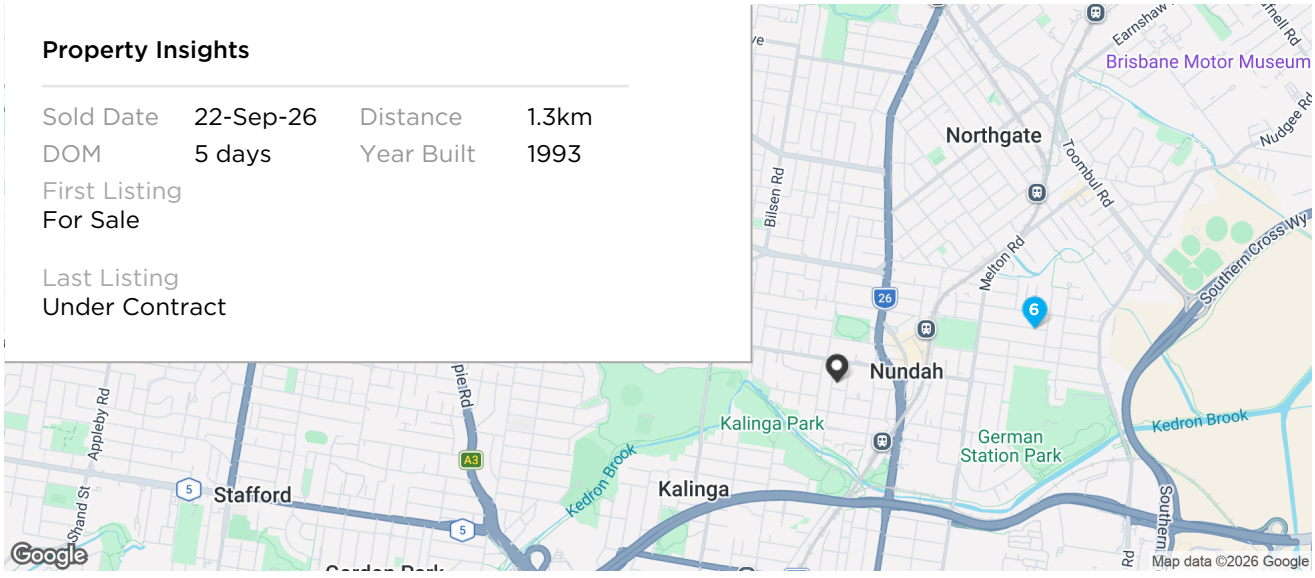


Property Insights

Sold Date	22-Sep-26	Distance	1.3km
DOM	5 days	Year Built	1993

First Listing
For Sale

Last Listing
Under Contract

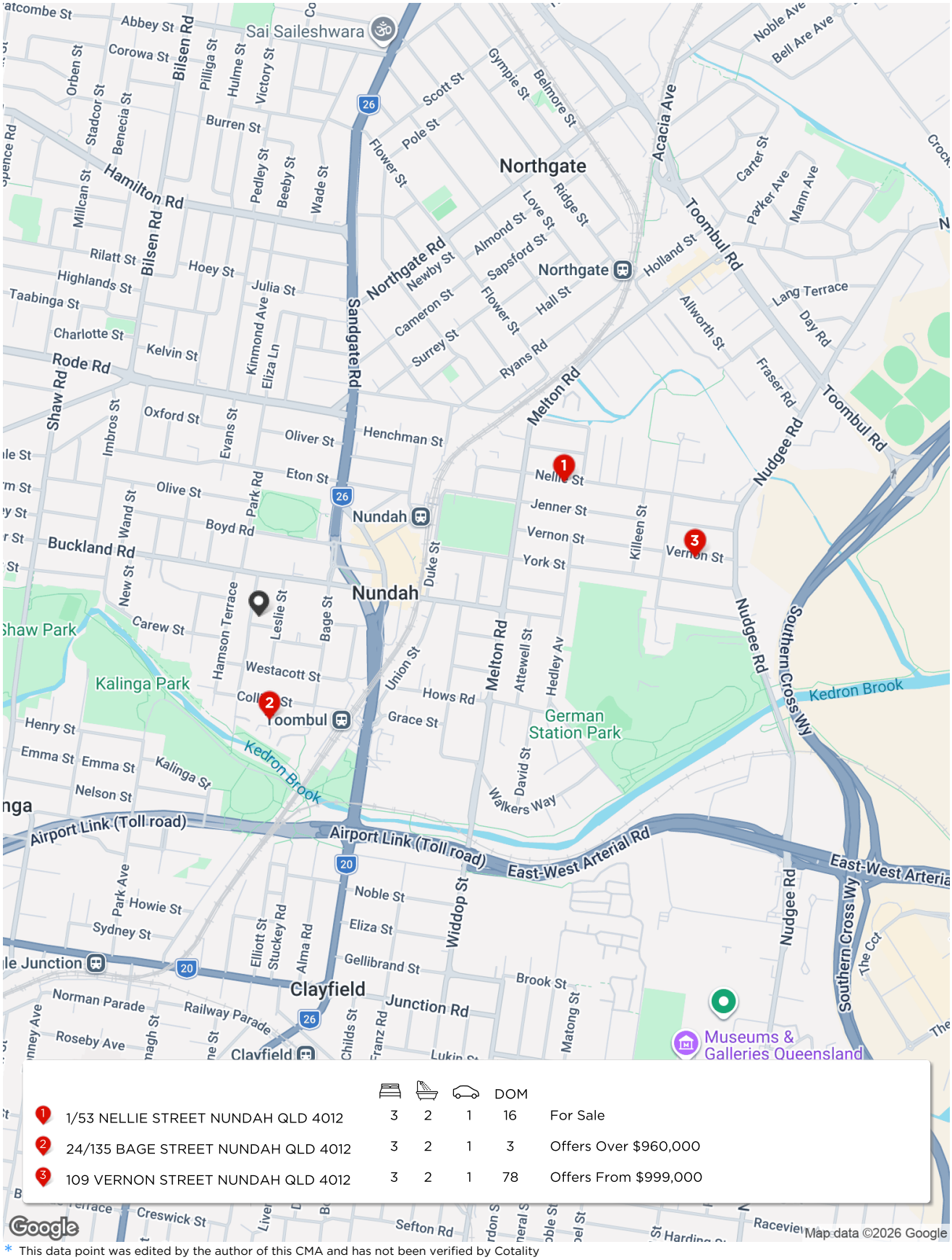


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Comparables Map: Listings



				DOM	
1	1/53 NELLIE STREET NUNDAH QLD 4012	3	2	1	16	For Sale
2	24/135 BAGE STREET NUNDAH QLD 4012	3	2	1	3	Offers Over $960,000
3	109 VERNON STREET NUNDAH QLD 4012	3	2	1	78	Offers From $999,000

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Comparable Listings

1/53 NELLIE STREET NUNDAH QLD 4012

Listing Price **For Sale**

3 2 1 120m² 80m²

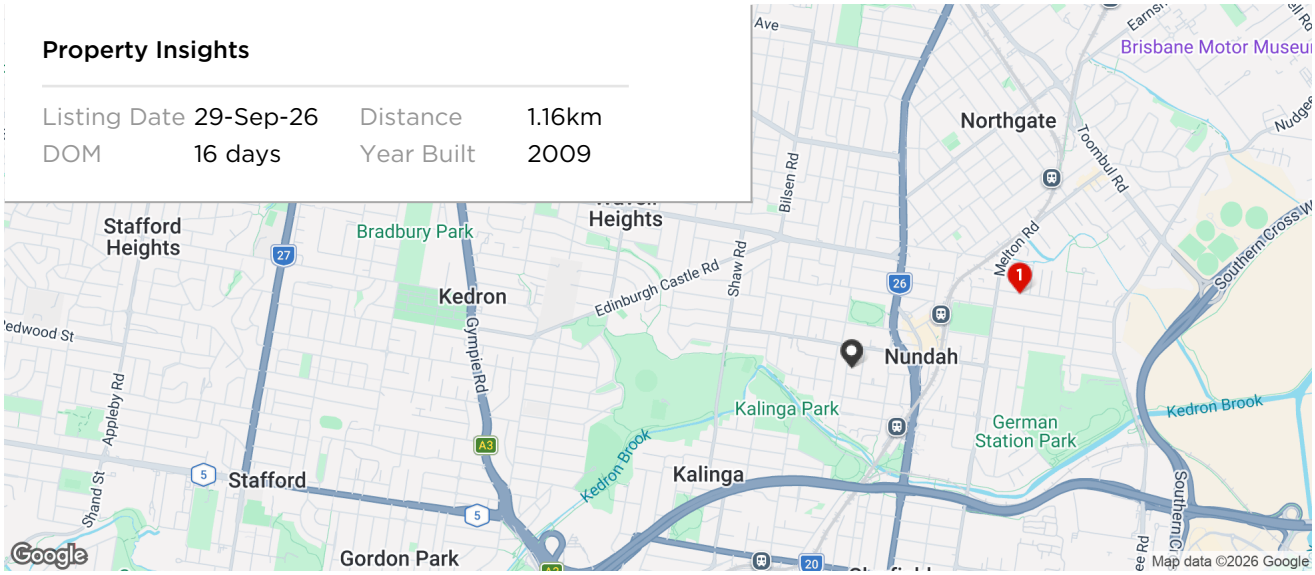






Property Insights

Listing Date	29-Sep-26	Distance	1.16km
DOM	16 days	Year Built	2009



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Comparable Listings

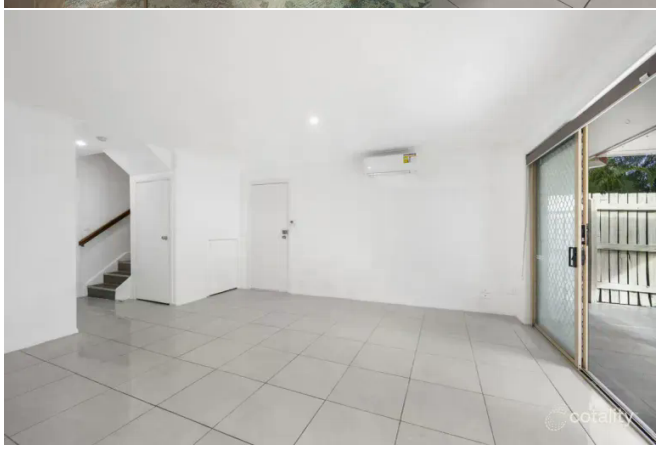
24/135 BAGE STREET NUNDAH QLD 4012

Listing Price **Offers Over $960,000**

3 2 1 154m² 88m²

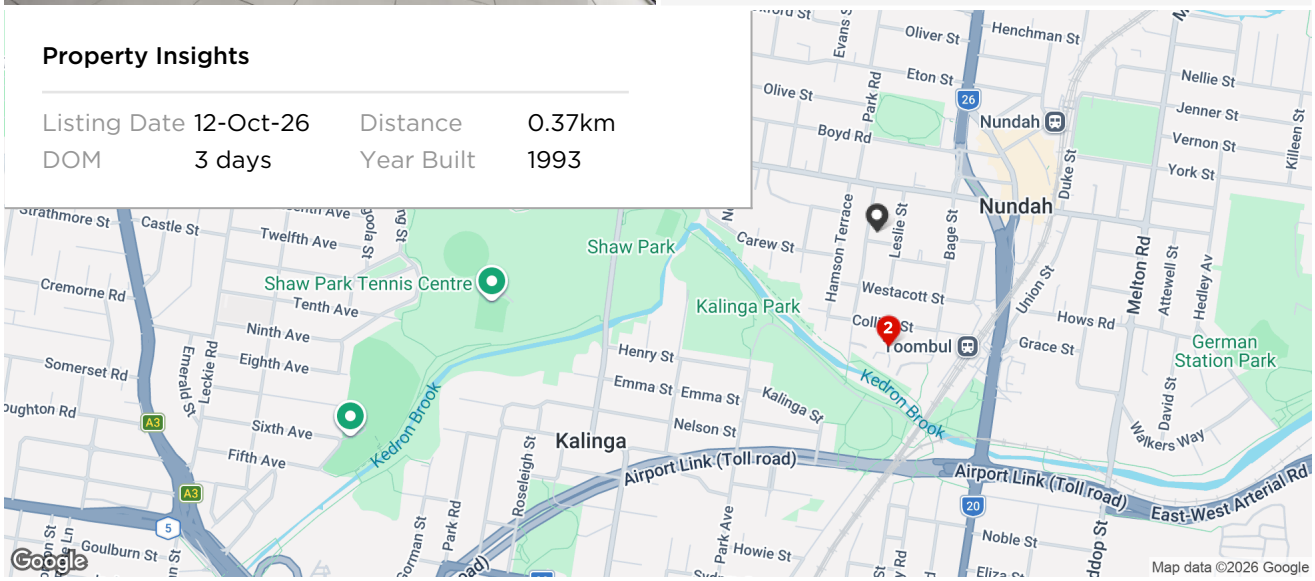






Property Insights

Listing Date	12-Oct-26	Distance	0.37km
DOM	3 days	Year Built	1993



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Comparable Listings

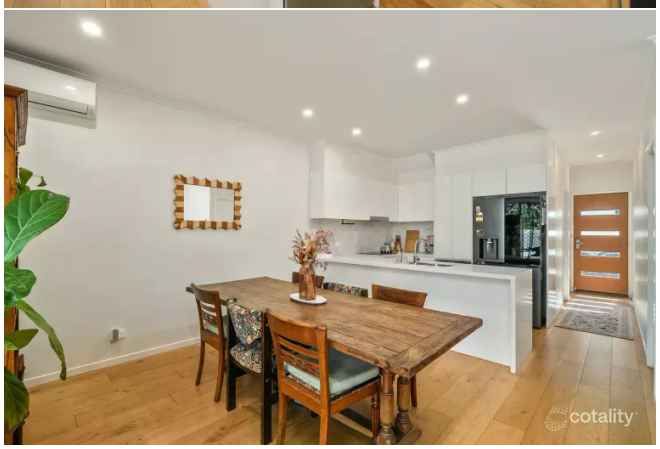
109 VERNON STREET NUNDAH QLD 4012

Listing Price **Offers From $999,000**

3 2 1 810m² 108m²

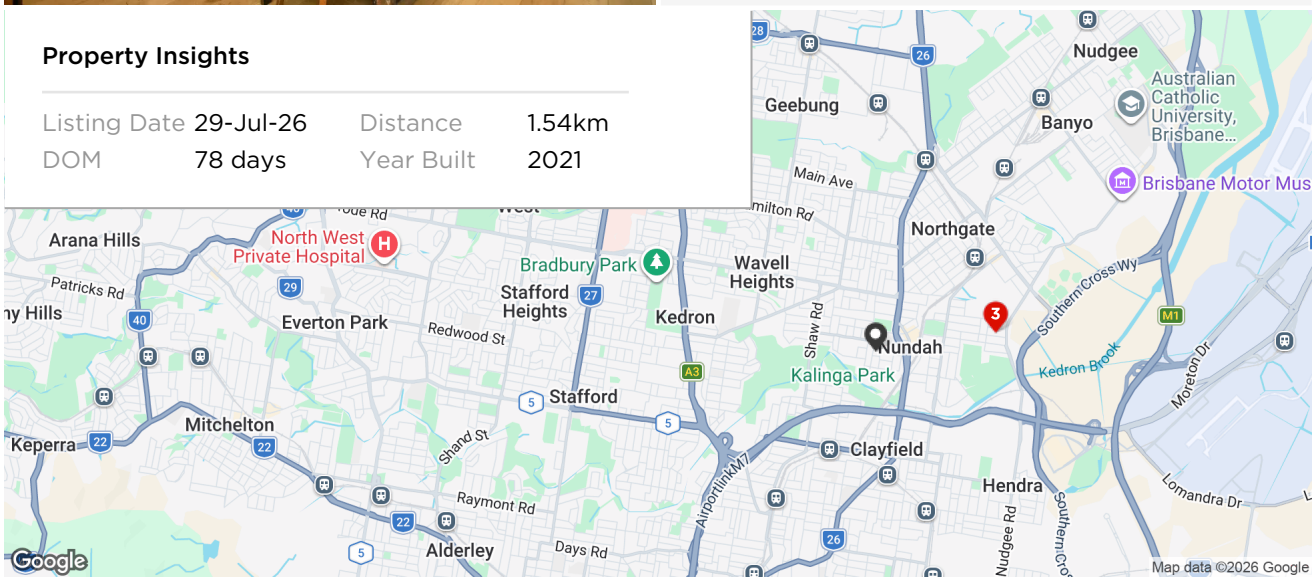






Property Insights

Listing Date	29-Jul-26	Distance	1.54km
DOM	78 days	Year Built	2021

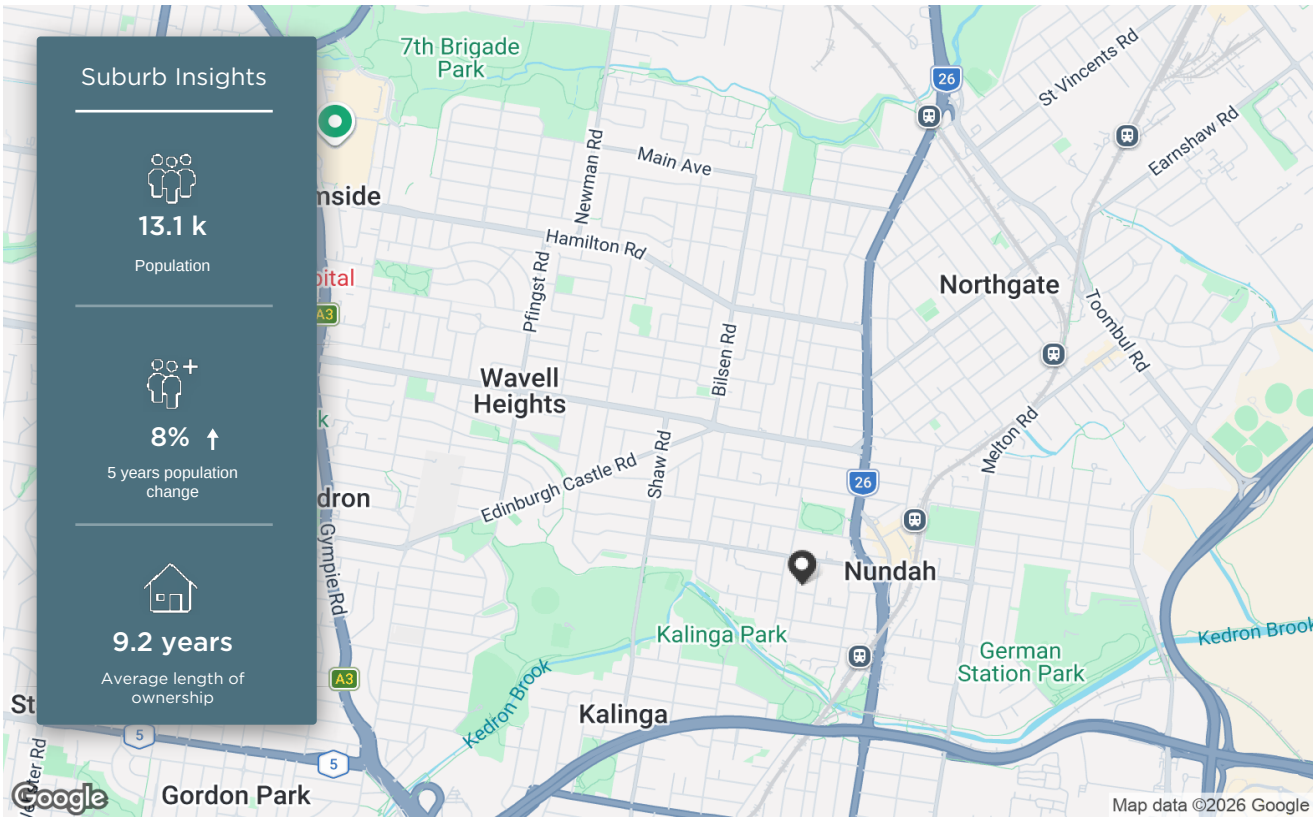


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Nundah

Demographic

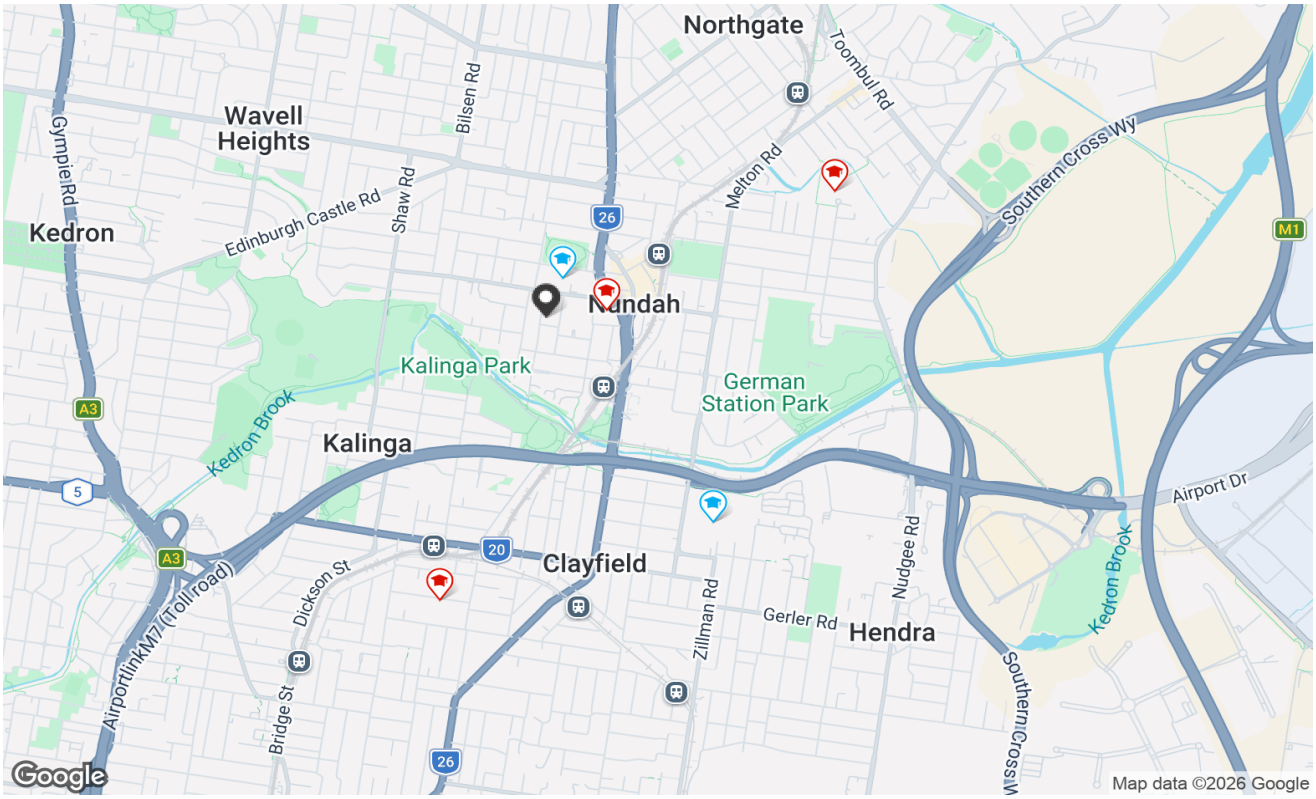


The size of Nundah is approximately 3.9 square kilometres. There are 16 parks, covering nearly 17.5% of the total area. The population of Nundah in 2016 was 12141 people. By 2021 the population was 13098 showing a population growth of 7.9% in the area during that time. The predominant age group in Nundah is 30-39 years. Households in Nundah are primarily childless couples and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Nundah work in a professional occupation.In 2021, 43.00% of the homes in Nundah were owner-occupied compared with 40.00% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	15.0	Not Stated	1.2	52-78K	15.2	20-29	21.3
Childless Couples	49.6	Owns Outright	14.8	0-15.6K	3.1	90-99	0.6
Couples with Children	31.9	Renting	54.8	15.6-33.8K	11.2	10-19	7.2
Other	3.7	Purchaser	28.2	78-130K	27.0	40-49	13.8
		Other	1.1	130-182K	13.5	30-39	21.6
				182K+	14.7	60-69	8.4
				33.8-52K	10.5	100+	0.0
						0-9	8.8
						70-79	5.1
						80-89	1.9

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Local Schools



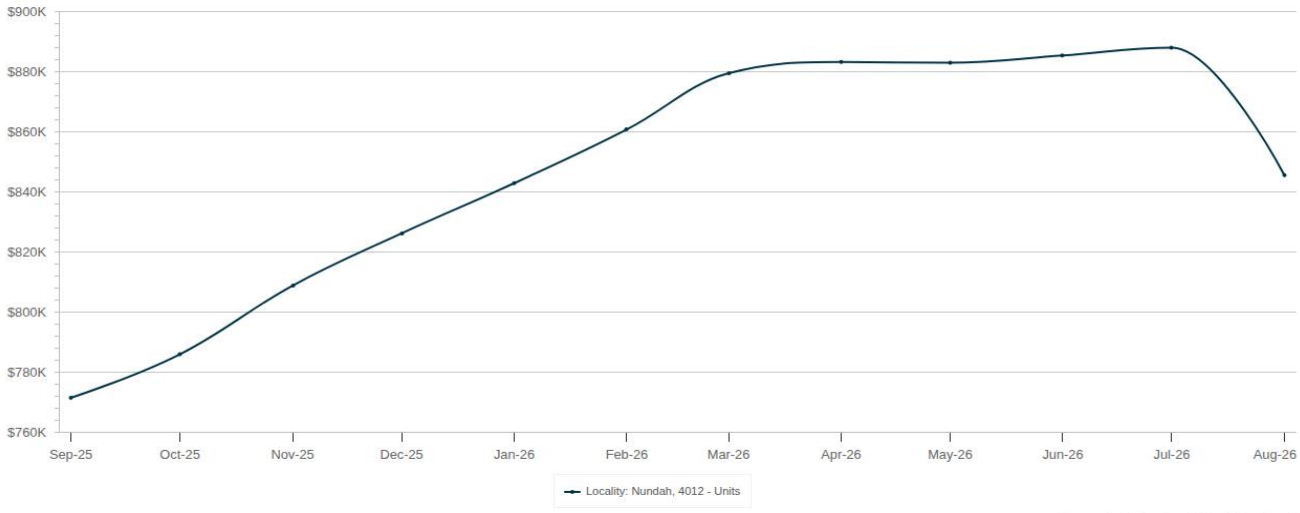
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Nundah State School 163 Buckland Road Nundah QLD 4012	0.23km	Primary	Mixed	Government	0-6
	Mary MacKillop College 60 Bage Street Nundah QLD 4012	0.32km	Secondary	-	Non-Government	7-12
	Aviation High 67 Widdop Street Hendra QLD 4011	1.37km	Secondary	Mixed	Government	7-12
	Eagle Junction State School	1.58km	Primary	Mixed	Government	0-6
	Northgate State School 128 Amelia Street Nundah QLD 4012	1.61km	Primary	Mixed	Government	0-6

Property is within school catchment area Property is outside school catchment area

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Recent Market Trends

Median Value - 12 Months

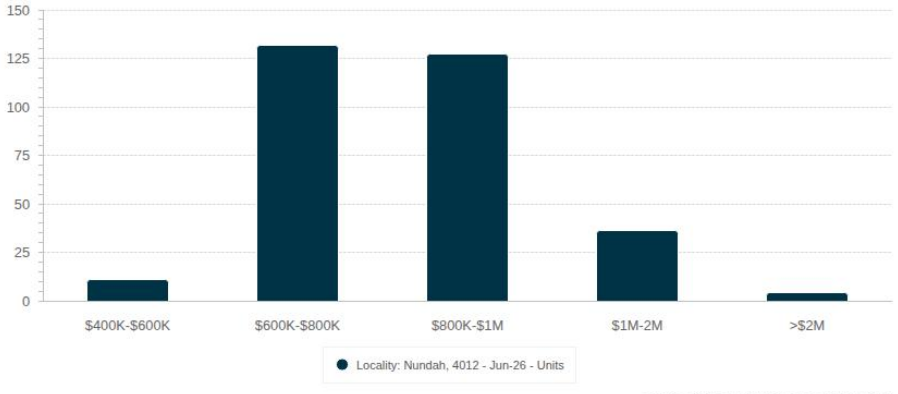


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2026	-	$845,396	-4.8% ▼	-	87	$650
Jul 2026	-	$887,868	0.3% ▲	-	81	$640
Jun 2026	6	$885,219	0.3% ▲	10	59	$640
May 2026	17	$882,858	-0.0%	10	44	$630
Apr 2026	32	$883,042	0.4% ▲	10	52	$630
Mar 2026	40	$879,344	2.2% ▲	9	57	$625
Feb 2026	32	$860,630	2.1% ▲	9	49	$620
Jan 2026	21	$842,745	2.0% ▲	9	43	$610
Dec 2025	23	$826,037	2.1% ▲	10	30	$600
Nov 2025	25	$808,657	2.9% ▲	10	32	$600
Oct 2025	31	$785,828	1.9% ▲	10	36	$600
Sep 2025	34	$771,330	1.3% ▲	10	37	$600

Sales by Price - 12 months

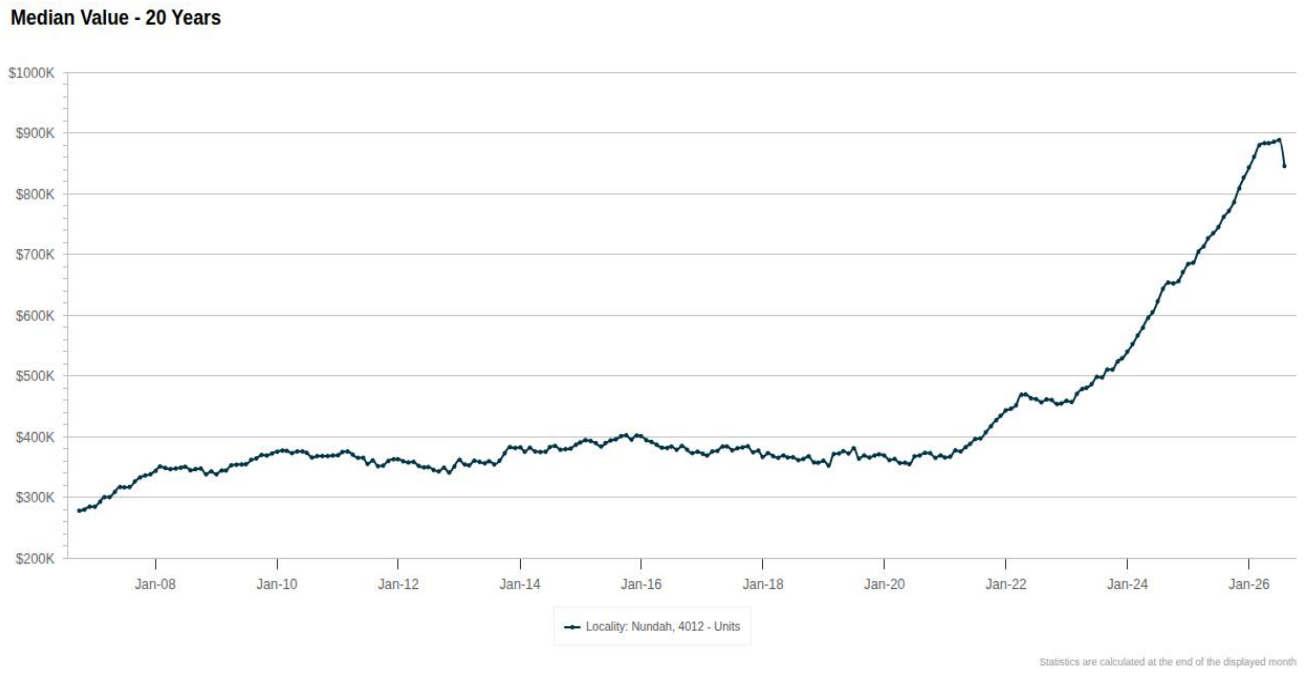
PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	11
$600K-$800K	132
$800K-$1M	127
$1M-$2M	36
>$2M	4



Statistics are calculated over a rolling 12 month period

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Long Term Market Trends



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	310	$845,396	11.0% ▲	10	305	$650
2025	370	$761,434	18.5% ▲	9	317	$600
2024	444	$642,691	29.2% ▲	11	350	$560
2023	362	$497,296	9.0% ▲	16	359	$490
2022	426	$456,298	15.0% ▲	14	411	$420
2021	308	$396,781	7.6% ▲	23	376	$390
2020	177	$368,699	1.4% ▲	30	291	$380
2019	169	$363,525	0.7% ▲	50	311	$370
2018	211	$361,157	-5.1% ▼	51	367	$375
2017	228	$380,524	0.7% ▲	51	396	$380
2016	333	$378,012	-4.3% ▼	34	373	$385
2015	428	$395,186	2.8% ▲	34	284	$380
2014	505	$384,277	8.6% ▲	28	231	$380
2013	299	$353,939	2.7% ▲	52	194	$370
2012	235	$344,525	-4.4% ▼	44	214	$353
2011	176	$360,412	-1.3% ▼	45	218	$340
2010	251	$365,033	1.0% ▲	25	190	$330
2009	397	$361,283	5.0% ▲	36	217	$325
2008	345	$344,142	8.7% ▲	19	233	$290
2007	301	$316,589	19.1% ▲	18	150	$255

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