

Comparative Market Analysis

McGrath
Karl Garufi | Nundah



12/77 WALKERS WAY NUNDAH QLD 4012

Prepared on 15th October 2026



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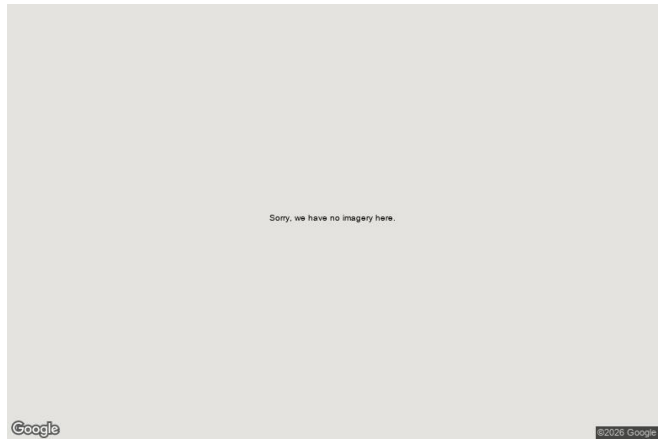
karlgarufi@mcgrath.com.au

Your Property

12/77 WALKERS WAY NUNDAH QLD 4012



247m²



Your Property History

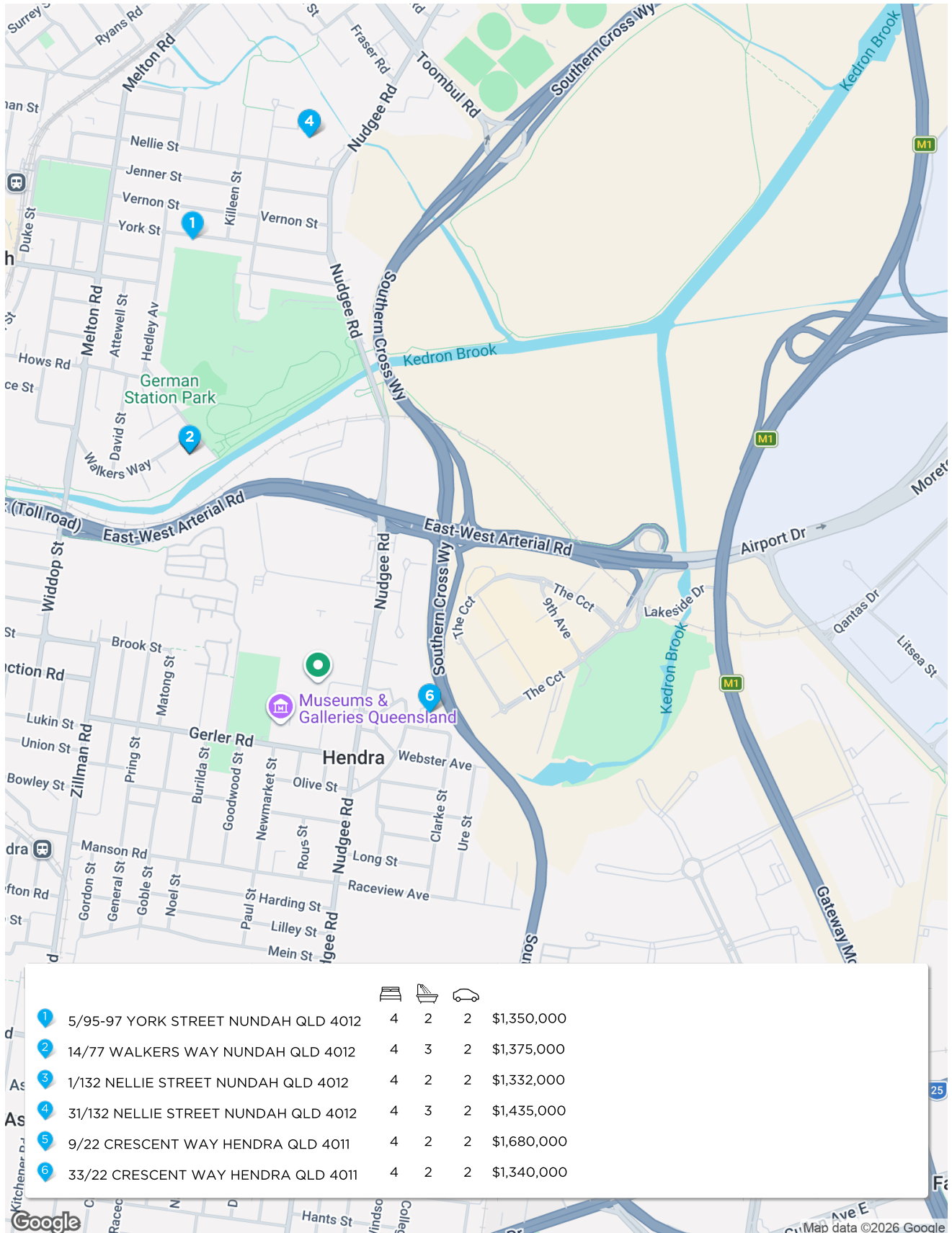
7 May, 2021 - Sold for \$799,000



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.

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

1

5/95-97 YORK STREET NUNDAH QLD 4012

Sold Price

\$1,350,000

4

2

2

207m²

-



Property Insights

Sold Date

18-Jul-26

Distance

0.75km

DOM

46 days

Year Built

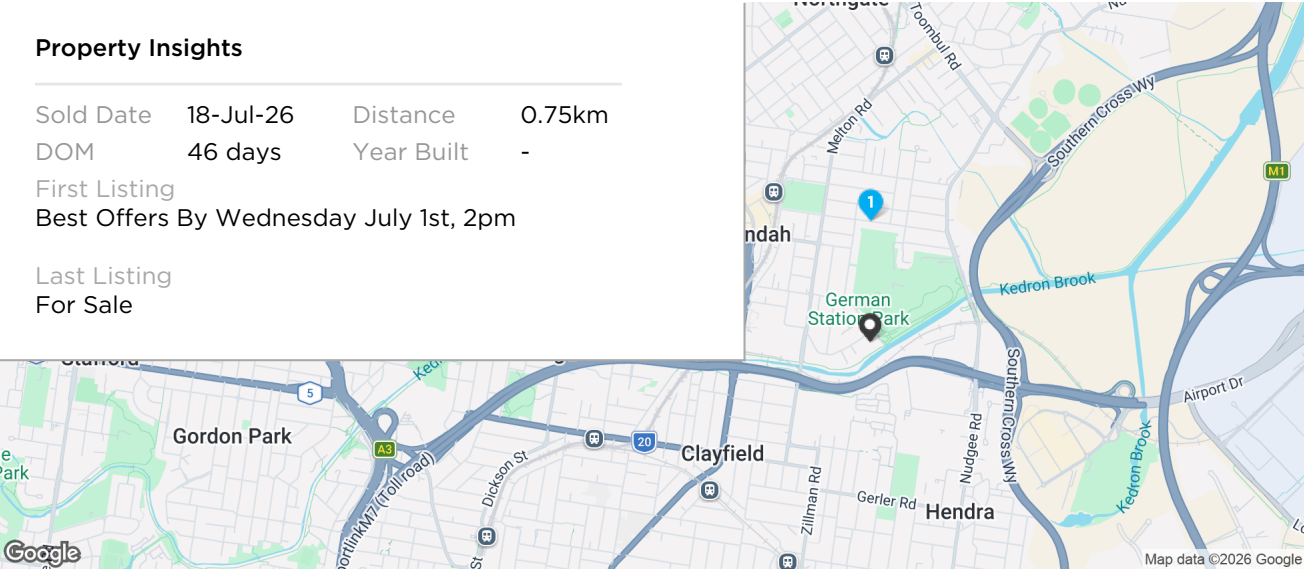
-

First Listing

Best Offers By Wednesday July 1st, 2pm

Last Listing

For Sale



Comparable Sales

2

14/77 WALKERS WAY NUNDAH QLD 4012

Sold Price

\$1,375,000

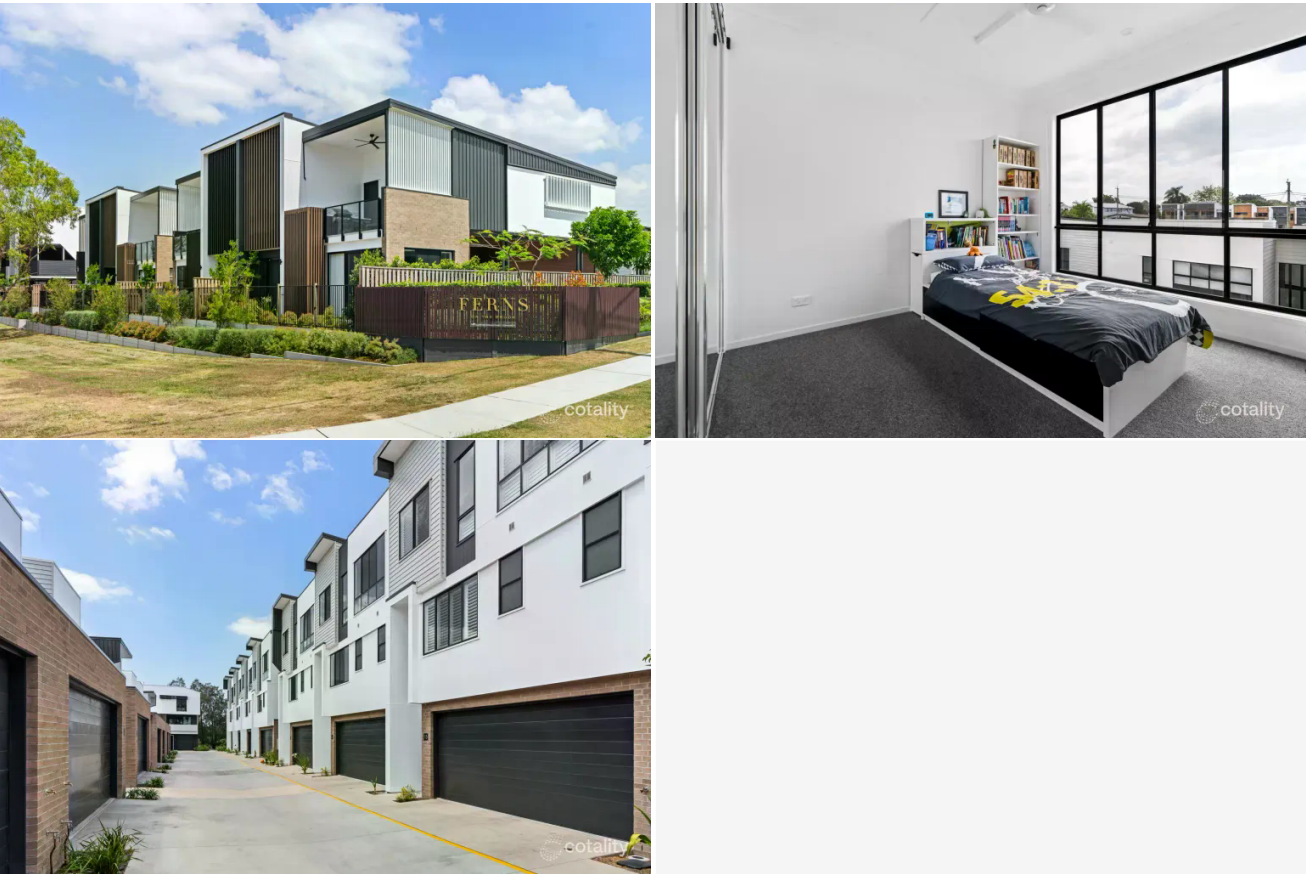
4

3

2

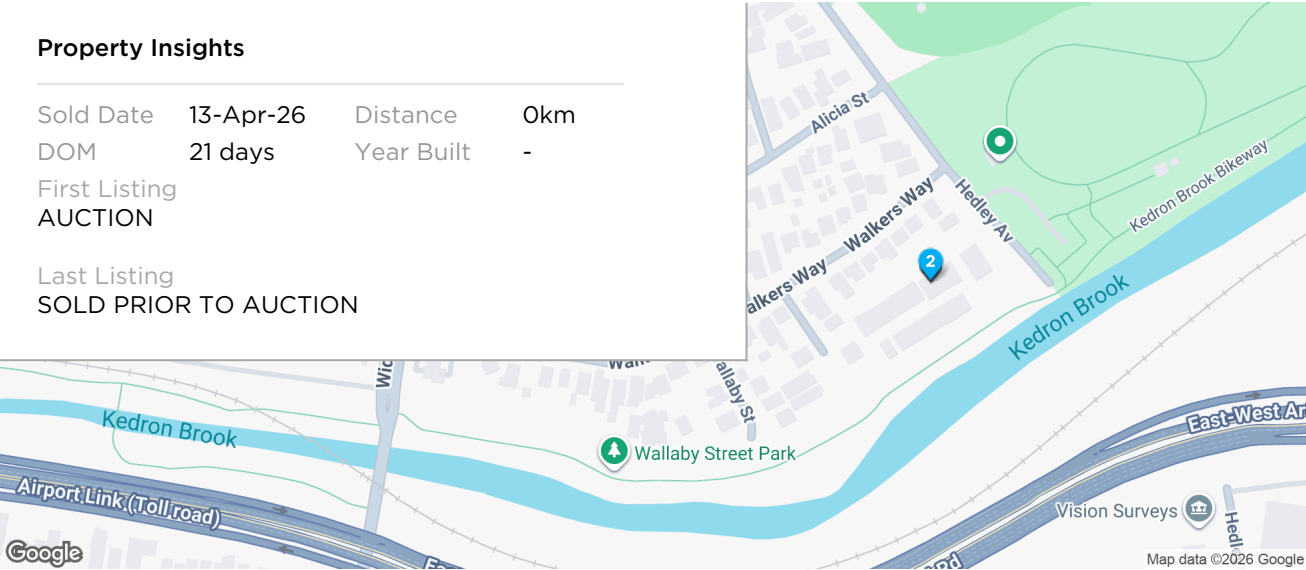
250m²

-



Property Insights

Sold Date	13-Apr-26	Distance	Okm
DOM	21 days	Year Built	-
First Listing	AUCTION		
Last Listing	SOLD PRIOR TO AUCTION		



Comparable Sales

3

1/132 NELLIE STREET NUNDAH QLD 4012

Sold Price

\$1,332,000

4

2

2

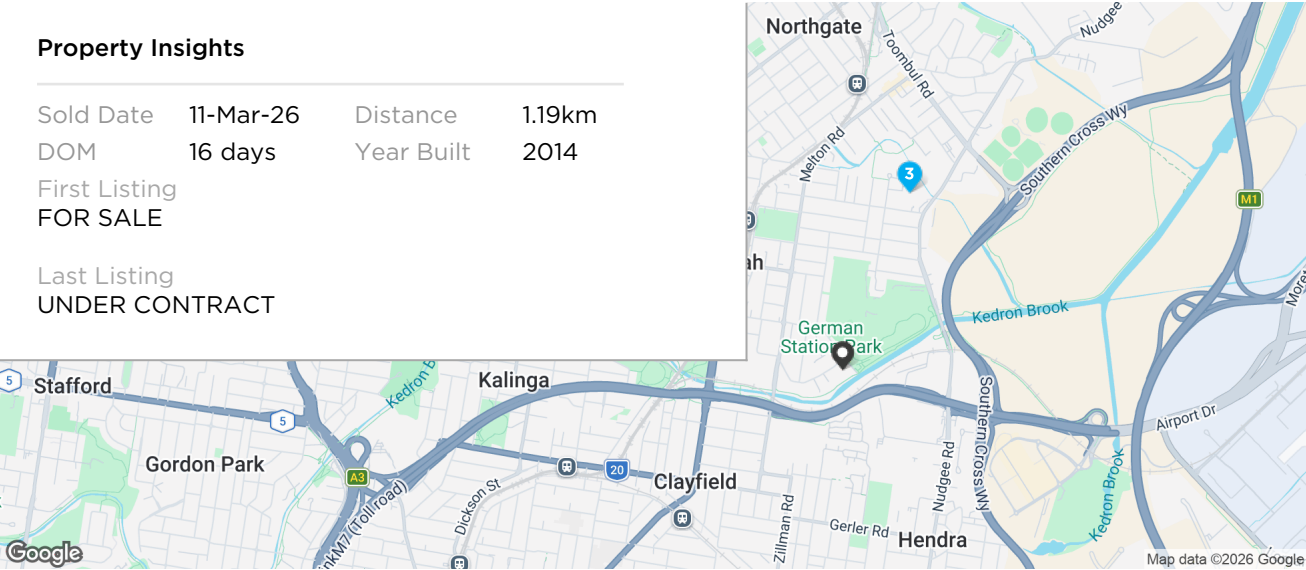
204m²

145m²



Property Insights

Sold Date	11-Mar-26	Distance	1.19km
DOM	16 days	Year Built	2014
First Listing			
FOR SALE			
Last Listing			
UNDER CONTRACT			



Comparable Sales

4

31/132 NELLIE STREET NUNDAH QLD 4012

Sold Price

\$1,435,000

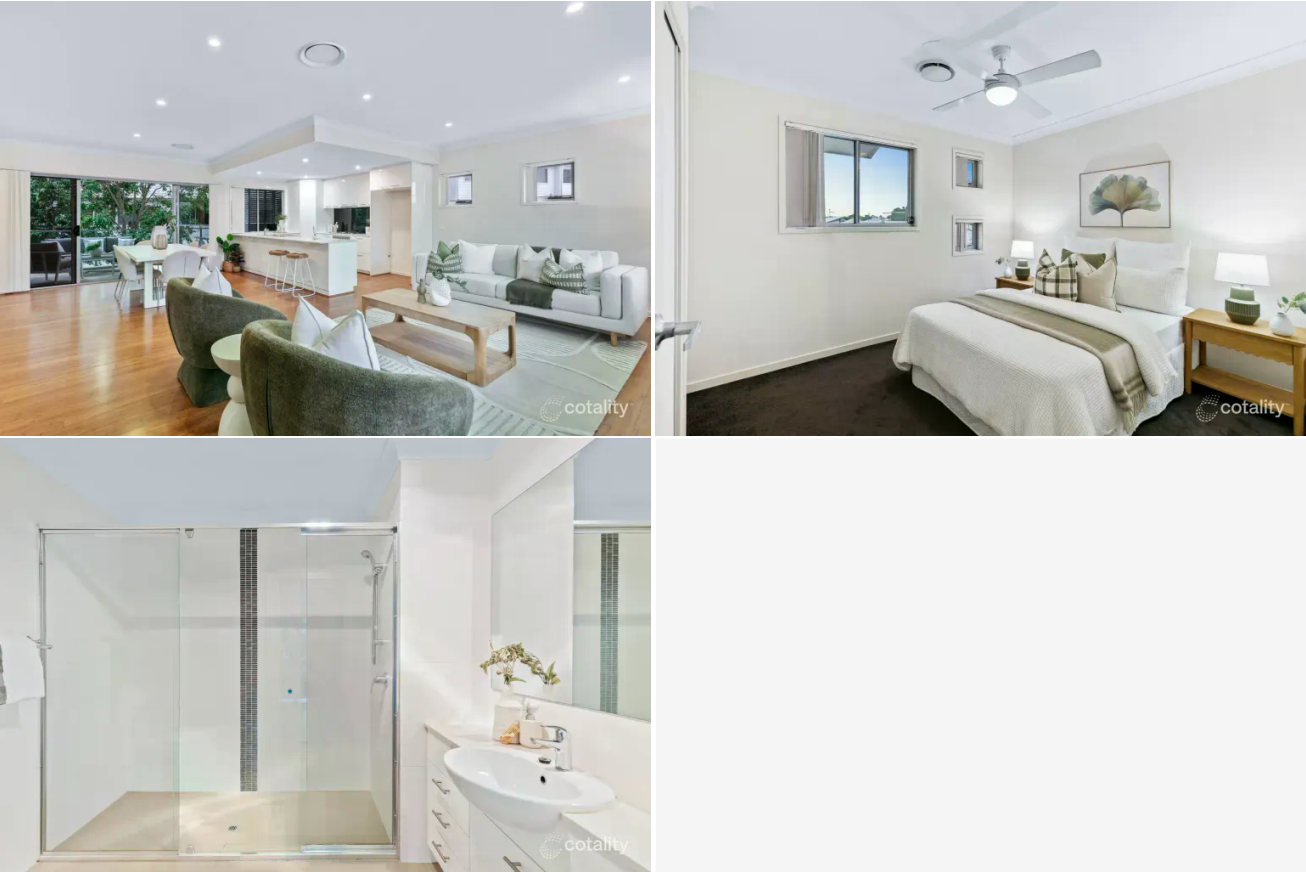
4

3

2

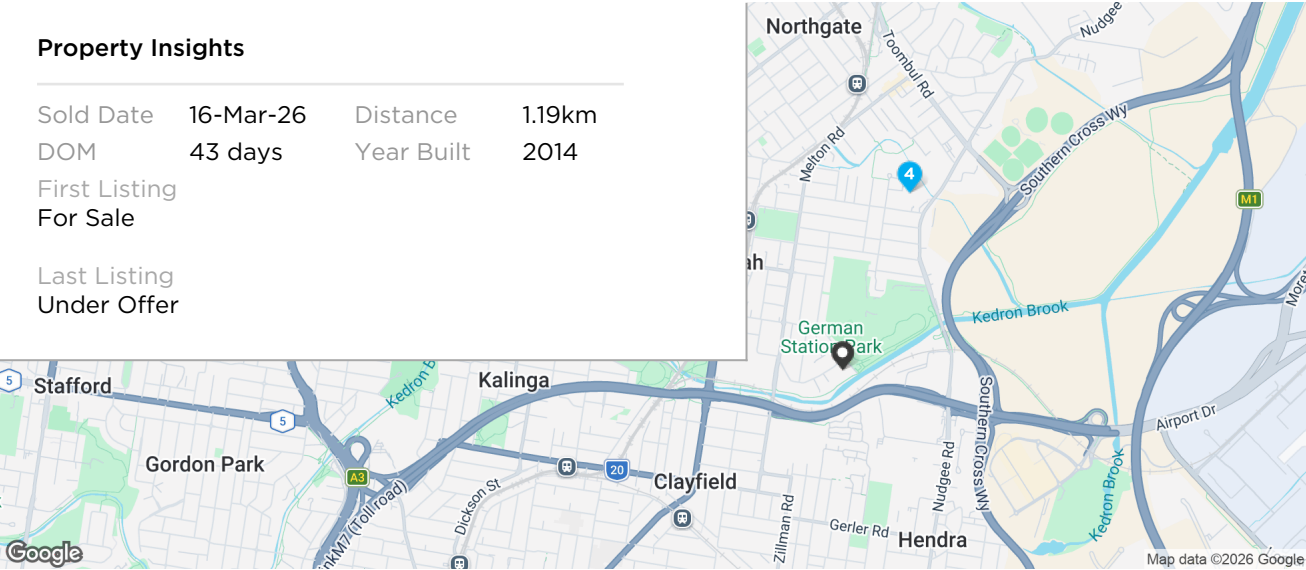
299m²

203m²



Property Insights

Sold Date	16-Mar-26	Distance	1.19km
DOM	43 days	Year Built	2014
First Listing For Sale			
Last Listing Under Offer			



Comparable Sales

5 9/22 CRESCENT WAY HENDRA QLD 4011

Sold Price

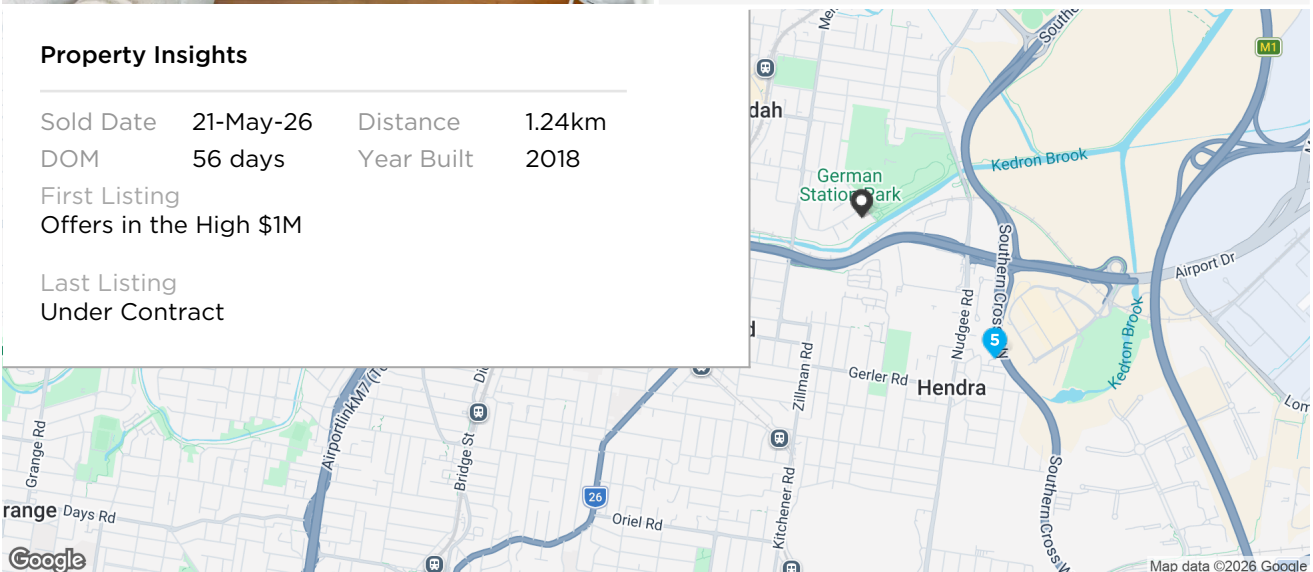
\$1,680,000

4 2 2 224m² 185m²



Property Insights

Sold Date	21-May-26	Distance	1.24km
DOM	56 days	Year Built	2018
First Listing			
Offers in the High \$1M			
Last Listing			
Under Contract			



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

Comparable Sales

6

33/22 CRESCENT WAY HENDRA QLD 4011

Sold Price

\$1,340,000

4

2

2

202m²

147m²

Property Insights

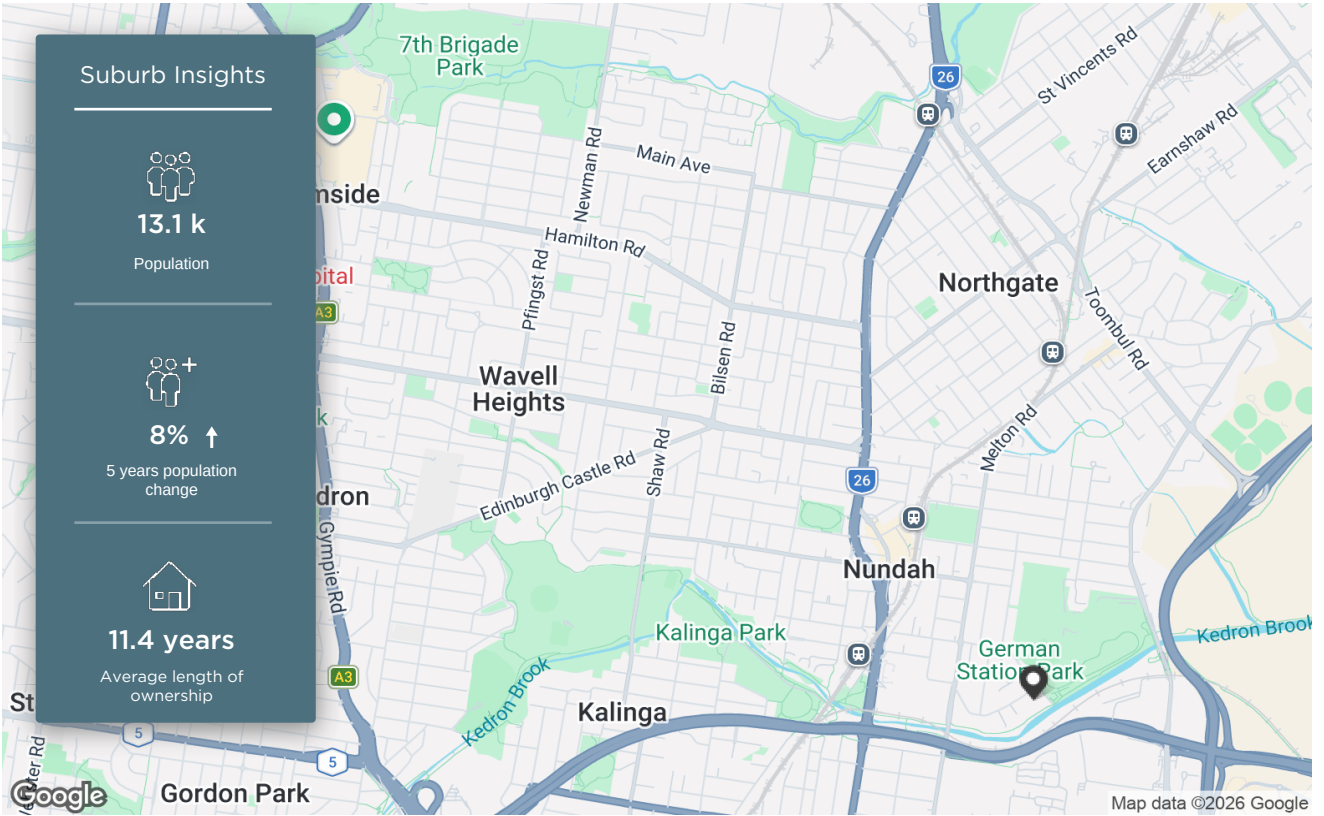
Sold Date	02-Feb-26	Distance	1.24km
DOM	-	Year Built	2017
First Listing	-		
Last Listing	-		

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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Nundah

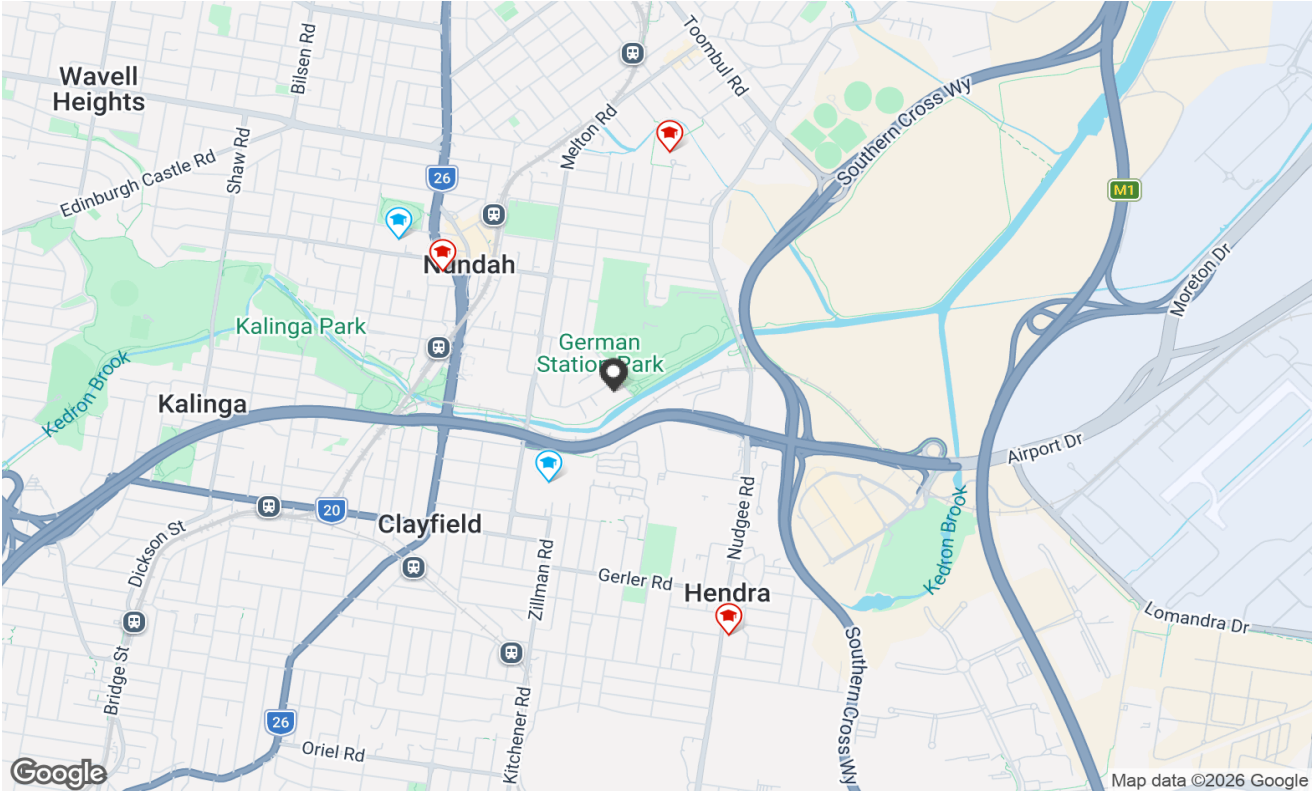
Demographic



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

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Aviation High 67 Widdop Street Hendra QLD 4011	0.57km	Secondary	Mixed	Government	7-12
	Mary MacKillop College 60 Bage Street Nundah QLD 4012	1.06km	Secondary	-	Non-Government	7-12
	Northgate State School 128 Amelia Street Nundah QLD 4012	1.31km	Primary	Mixed	Government	0-6
	Nundah State School 163 Buckland Road Nundah QLD 4012	1.34km	Primary	Mixed	Government	0-6
	Hendra State School 309 Nudgee Road Hendra QLD 4011	1.41km	Primary	Mixed	Government	0-6



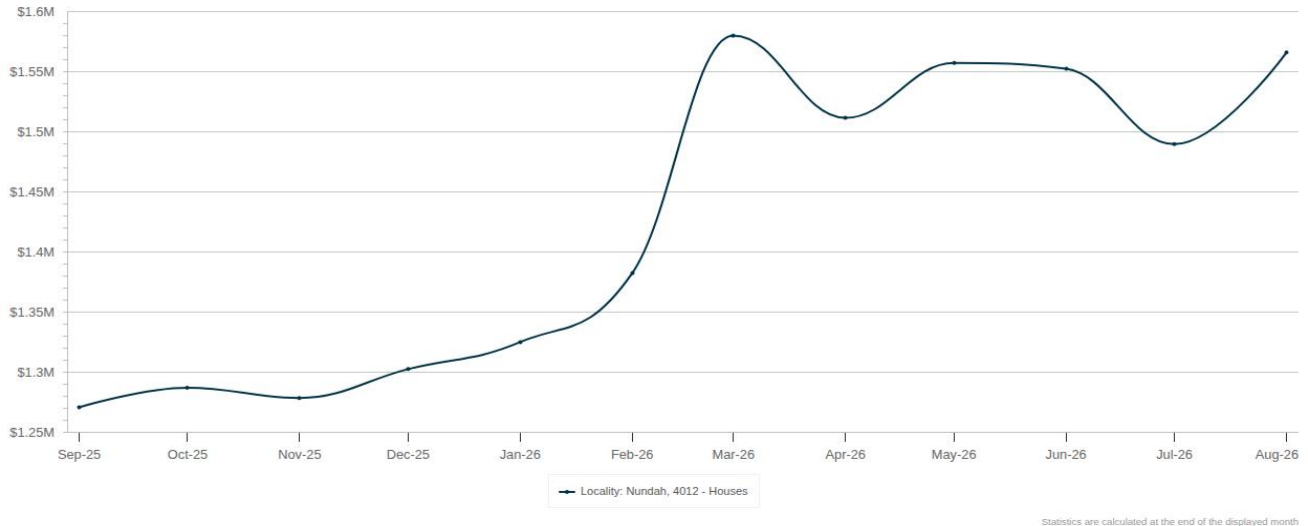
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

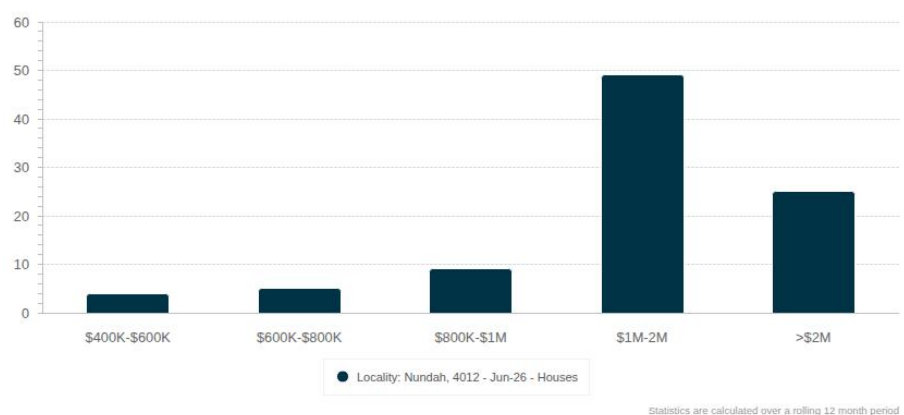
Median Value - 12 Months



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2026	-	\$1,565,560	5.1% ▲	-	18	\$750
Jul 2026	-	\$1,489,320	-4.0% ▼	-	19	\$750
Jun 2026	5	\$1,551,988	-0.3% ▼	19	20	\$750
May 2026	3	\$1,556,824	3.0% ▲	20	18	\$750
Apr 2026	8	\$1,511,208	-4.3% ▼	20	17	\$750
Mar 2026	5	\$1,579,580	14.3% ▲	20	16	\$750
Feb 2026	6	\$1,381,987	4.3% ▲	20	9	\$750
Jan 2026	4	\$1,324,653	1.7% ▲	20	9	\$745
Dec 2025	6	\$1,302,209	1.9% ▲	20	9	\$700
Nov 2025	12	\$1,278,196	-0.7% ▼	18	16	\$695
Oct 2025	12	\$1,286,706	1.3% ▲	19	15	\$690
Sep 2025	8	\$1,270,426	1.4% ▲	17	18	\$693

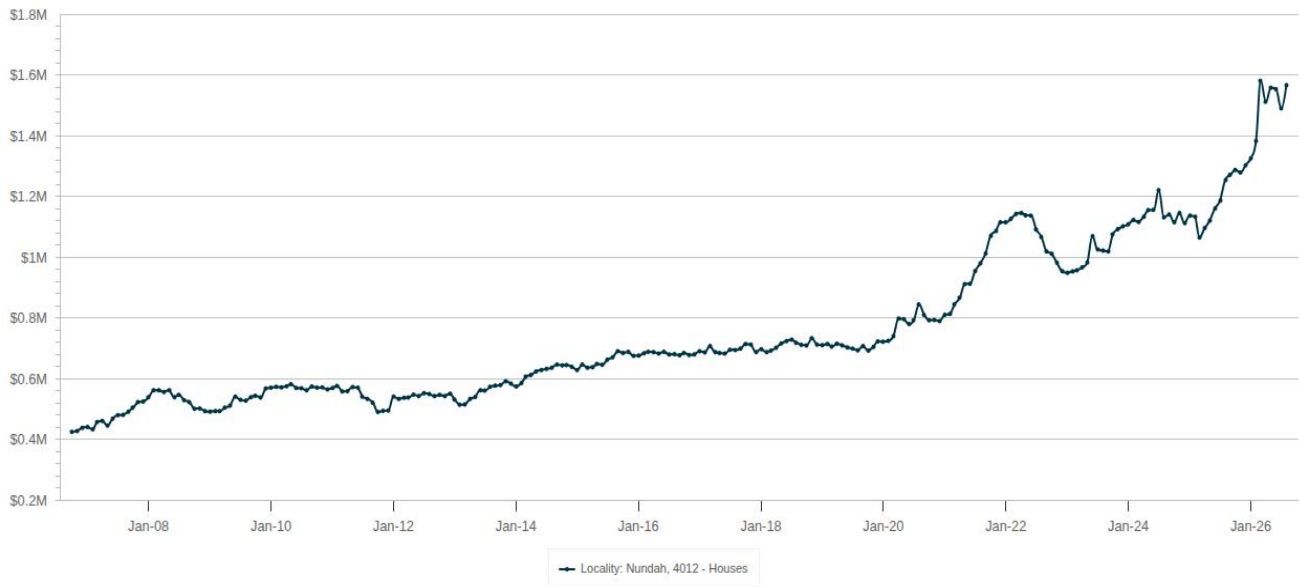
Sales by Price - 12 months

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	4
\$600K-\$800K	5
\$800K-\$1M	9
\$1M-\$2M	49
>\$2M	25



Long Term Market Trends

Median Value - 20 Years



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	92	\$1,565,560	25.0% ▲	19	83	\$750
2025	116	\$1,252,937	10.9% ▲	18	82	\$690
2024	81	\$1,130,085	10.7% ▲	24	90	\$688
2023	87	\$1,020,855	-4.2% ▼	41	97	\$610
2022	88	\$1,066,095	8.9% ▲	15	135	\$530
2021	112	\$978,715	16.0% ▲	18	100	\$520
2020	81	\$843,776	21.8% ▲	27	93	\$465
2019	94	\$692,640	-3.5% ▼	35	113	\$450
2018	80	\$717,497	3.5% ▲	33	124	\$460
2017	72	\$693,293	2.0% ▲	25	108	\$450
2016	102	\$679,900	1.6% ▲	29	138	\$460
2015	81	\$669,338	5.4% ▲	30	110	\$450
2014	73	\$634,773	11.0% ▲	28	89	\$430
2013	69	\$572,035	4.3% ▲	26	70	\$430
2012	62	\$548,621	3.0% ▲	34	97	\$395
2011	65	\$532,594	-5.0% ▼	49	98	\$390
2010	80	\$560,902	6.6% ▲	28	93	\$370
2009	64	\$526,271	-0.4% ▼	41	86	\$380
2008	94	\$528,407	10.0% ▲	32	113	\$340
2007	100	\$480,164	21.8% ▲	21	84	\$320

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