



PROPERTY REPORT

Prepared on: 3 Jul 2026



12/80 Ryans Road

Nundah QLD 4012

🚗 2 🚲 2 🚗 1

🏠 Land: 2022m² 🏠 Floor: 83m²

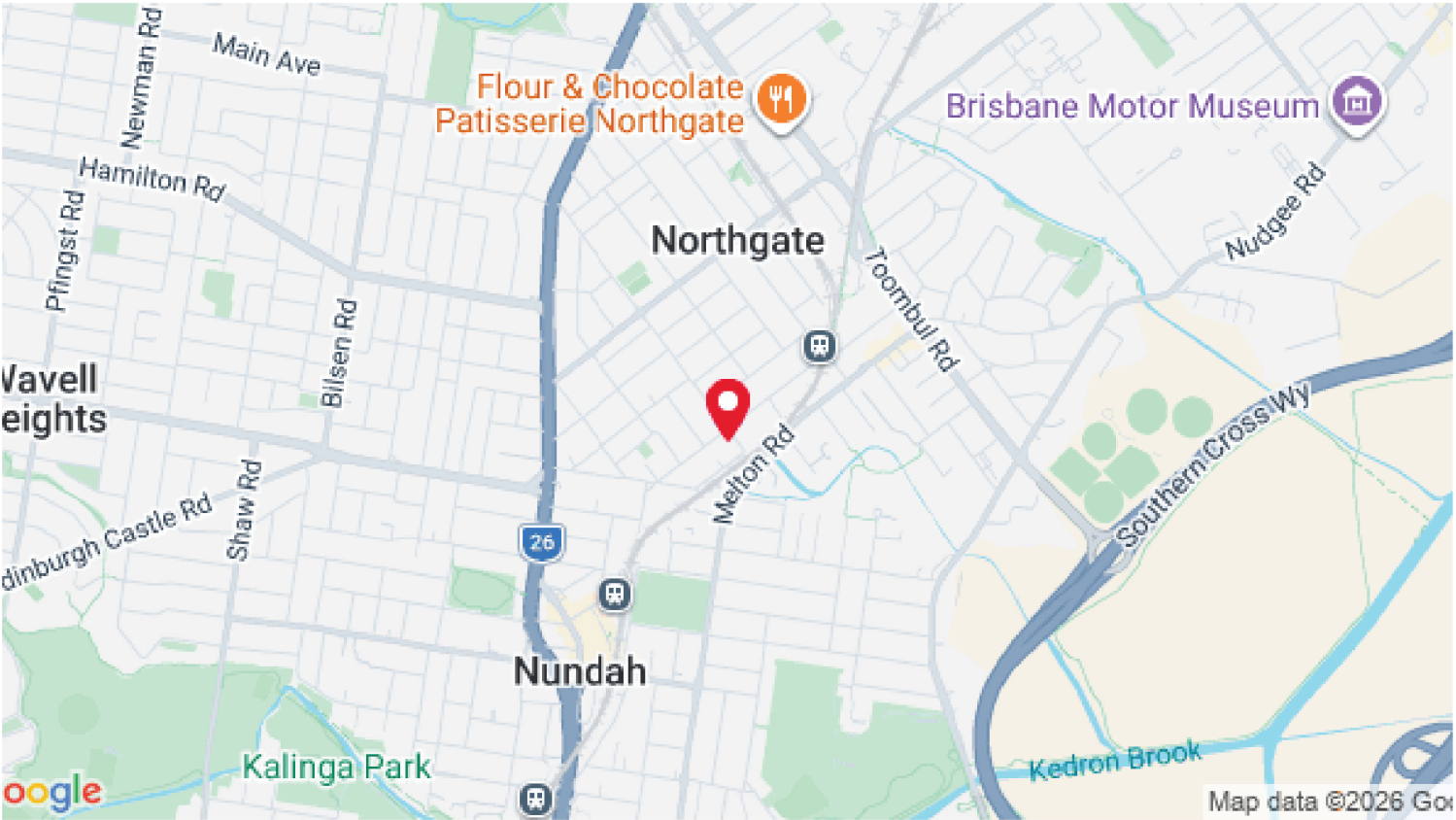
Unit | Plan: SP259389 | Lot: 12

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karlgarufi@mcgrath.com.au



TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
NOW	FOR SALE	Active	
10/02/2025	\$695,000	Privately sold	7 days
25/08/2022	Offers Over \$465,000 Withdrawn		
17/05/2022	\$420 per week**	Leased	12 days
08/06/2021	\$420 per week**	Leased	21 days
02/12/2019	\$430 per week**	Leased	19 days
19/01/2016	\$430 per week**	Leased	39 days



SOLD PROPERTIES



4/53 Hedley Avenue

Nundah QLD 4012

\$931,000.

Last sold 03 Jun 2026

25 days on site

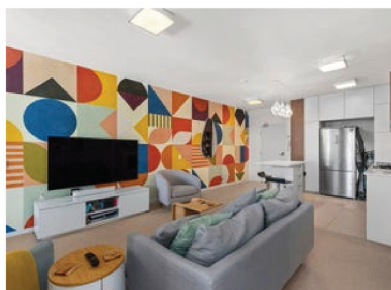
2
 2
 1
 Land: 117m²
 -

Price / m² -

Year built -

Distance 1.0km

Property type Unit



203/1 Aspinall Street

Nundah QLD 4012

\$810,000.

Last sold 02 Jun 2026

55 days on site

2
 2
 1
 Land: 88m²
 Floor: 88m²

Price / m² \$9,204

Year built -

Distance 0.8km

Property type Unit



5/41 Oliver Street

Nundah QLD 4012

\$880,000.

Last sold 19 May 2026

36 days on site

2
 2
 1
 Land: 110m²
 Floor: 91m²

Price / m² \$9,670

Year built 2009

Distance 0.9km

Property type Unit



8/15 Vernon St

Nundah QLD 4012

\$860,000

Last sold 07 May 2026

days on site

2
 2
 1
 Land: 818m²
 -

Price / m² -

Year built -

Distance 0.6km

Property type Unit

**4/14 Kreutzer Street**

Nundah QLD 4012

\$865,000

Last sold 06 May 2026

28 days on site

 2
  2
  1
  Land: 947m²
 -
Price / m² -

Year built -

Distance 1.3km

Property type Unit

**5/19 Bradbury Street**

Nundah QLD 4012

\$860,000

Last sold 29 Apr 2026

15 days on site

 2
  2
  1
  Land: 115m²
 -
Price / m² -

Year built 2006

Distance 1.3km

Property type Unit

**2/29 Oliver St**

Nundah QLD 4012

\$821,000

Last sold 13 Apr 2026

days on site

 2
  2
  1
  Land: 101m²
 Floor: 73m²
Price / m² \$11,246

Year built -

Distance 0.8km

Property type Unit

**6/58 Westacott Street**

Nundah QLD 4012

\$887,000

Last sold 06 Apr 2026

15 days on site

 2
  2
  1
  Land: 115m²
 -
Price / m² -

Year built -

Distance 1.4km

Property type Unit

**14/34 Hows Road**

Nundah QLD 4012

\$915,000

Last sold 05 Apr 2026

28 days on site

 2
  2
  1
  Land: 1201m²
 Floor: 107m²
Price / m² \$8,551

Year built 2018

Distance 1.2km

Property type Unit



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

\$800k

↑ Up 19.3% from this time last year

Sold volume

211

↓ Down 15.6% from this time last year

Price growth

19.3%

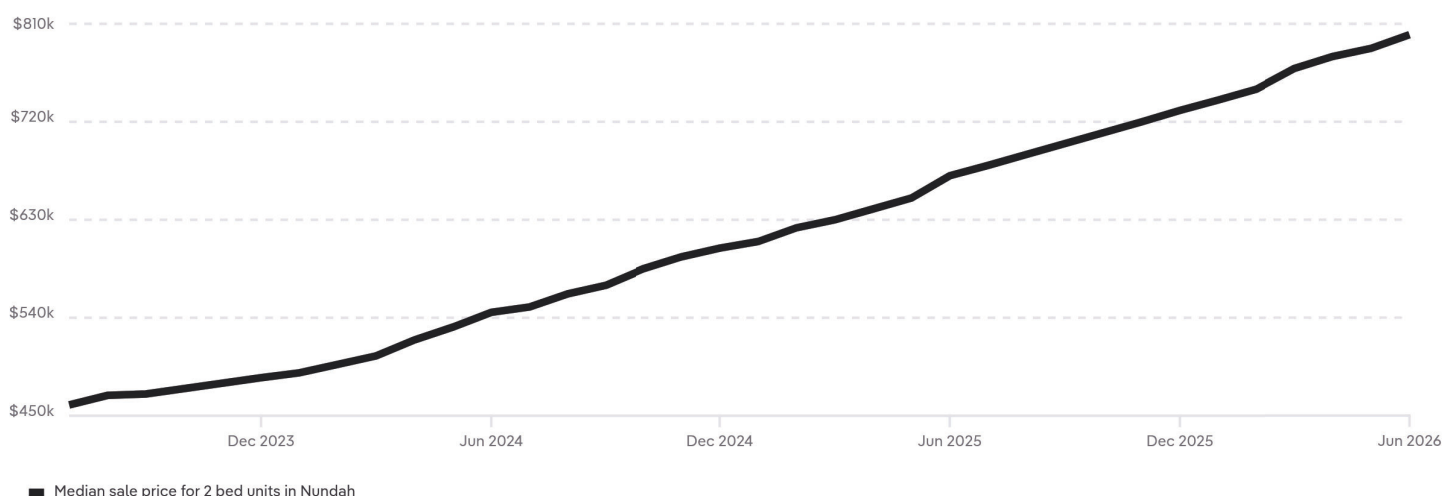
Median days on market

20 days

↑ Up 5.3% from this time last year

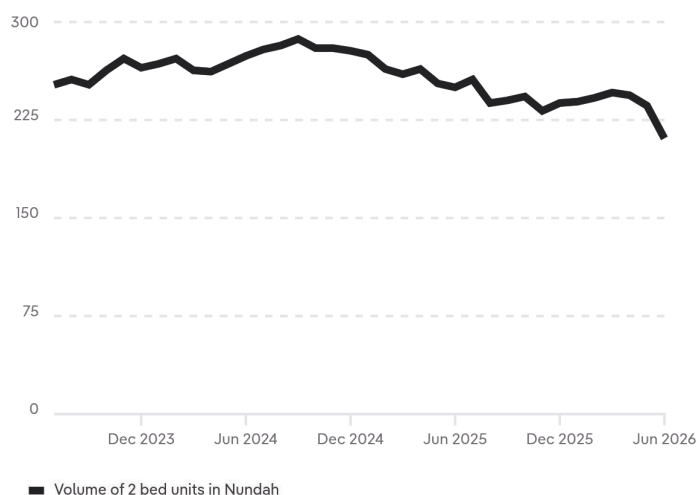
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Nundah



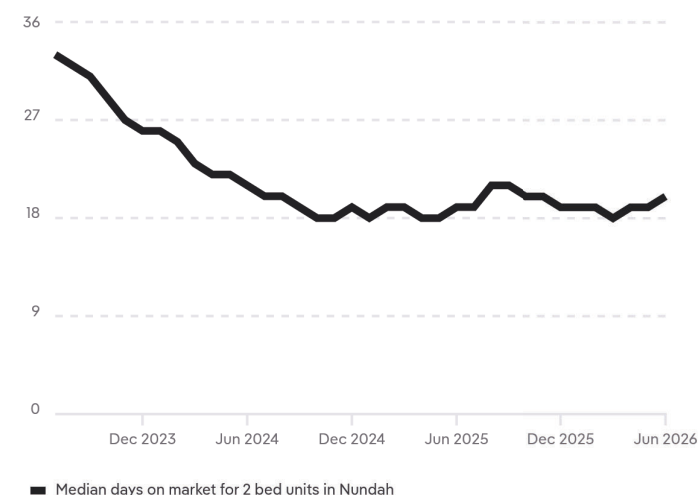
Properties sold - 3 year trend

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





Demand for similar properties

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

Potential buyers

520

↑ Up 26.2% from this time last week

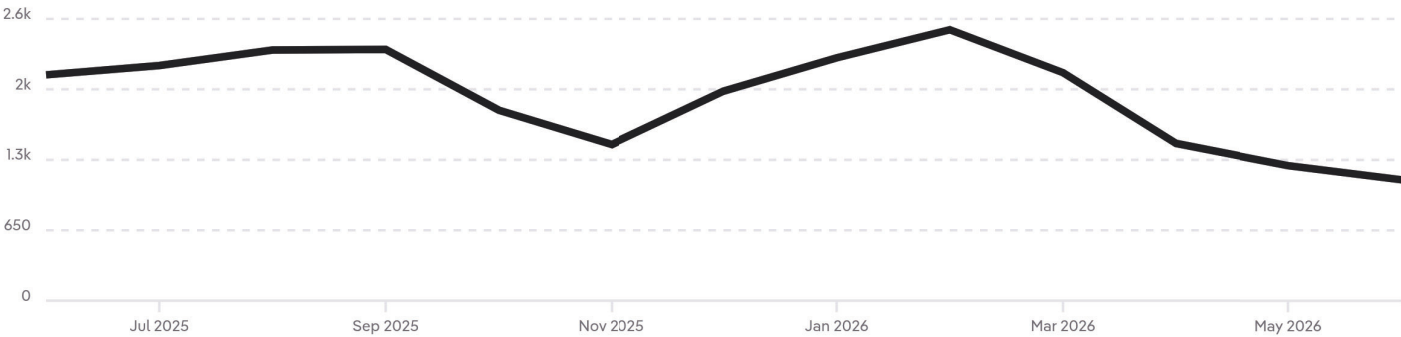
Similar for sale

38

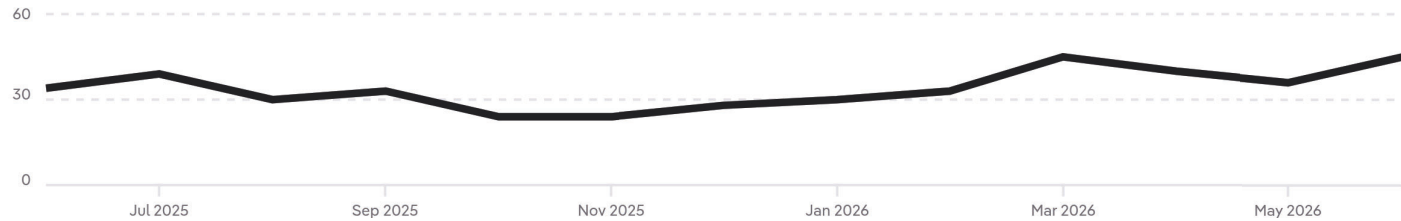
↑ Up 8.6% from this time last week

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.



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

\$650 pw

↑ Up 9.2% from this time last year

Leased volume

441

↓ Down 6.5% from this time last year

Price growth

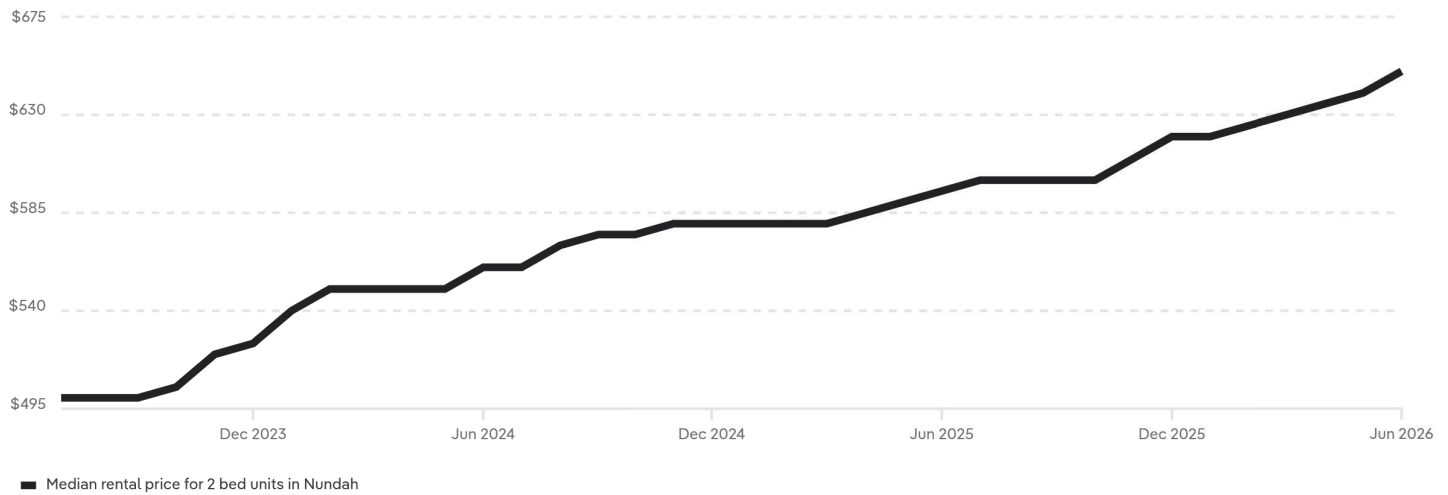
9.2%

Median days on market

13 days

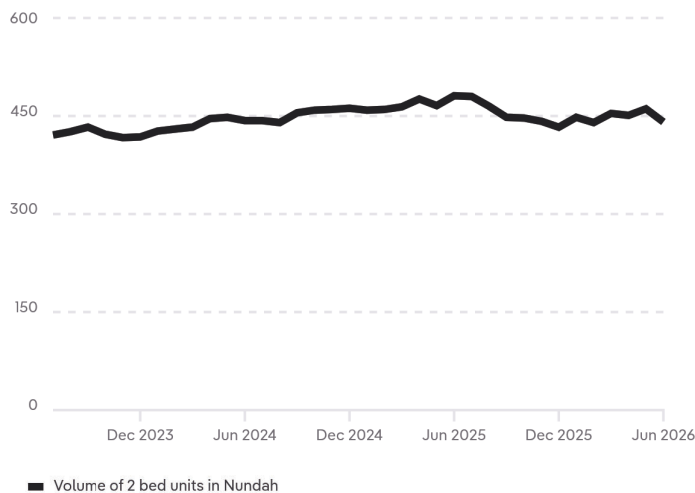
Median rental price - 3 year trend

Showing the median rental price of 2 bed units in Nundah



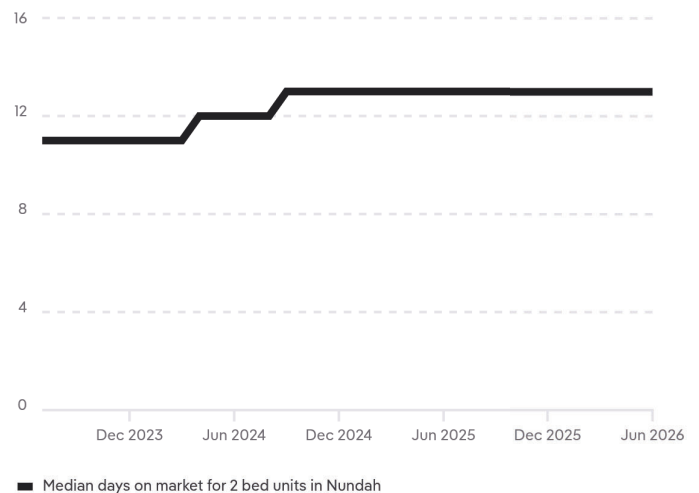
Properties leased - 3 year trend

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





Demand for similar properties

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

Potential renters

423

↑ Up 0.9% from this time last week

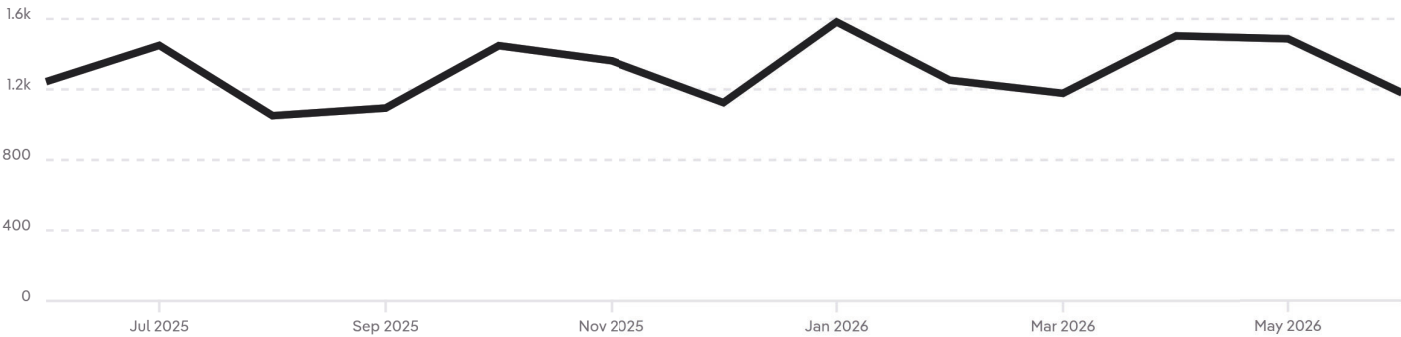
Similar for rent

28

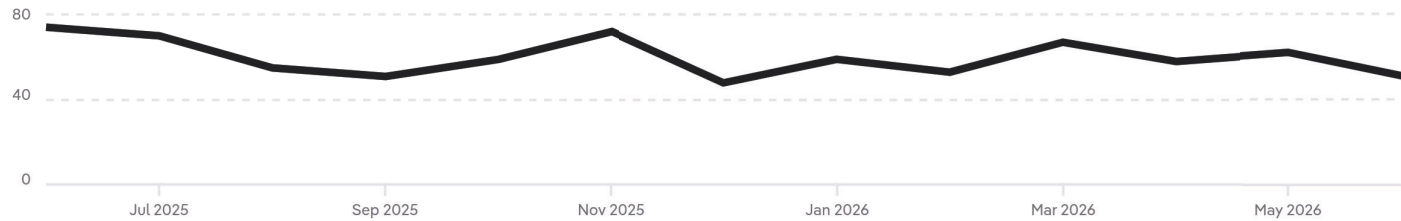
↓ Down 6.7% from this time last week

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.

