

705/16 Aspinall Street Nundah QLD 4012

2 1 1

Land: 1798m²

Unit | Plan: SP253365 | Lot: 705

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TARGET PROPERTY

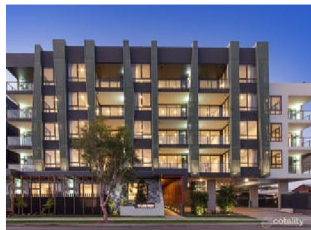


Property history

| Date | Price | Event Type | Days Listed |
|------------|------------------|------------|-------------|
| 18/04/2016 | \$341 per week** | Leased | 19 days |



SOLD PROPERTIES



303/42 Jenner Street

Nundah QLD 4012

2 1 1 Land: 1520m² -

Price / m² - Year built -

Distance 0.4km Property type Unit

Price withheld

Last sold 12 Mar 2026

days on site



5/32 Oliver Street

Nundah QLD 4012

2 1 1 Land: 824m² Floor: 75m²

Price / m² \$10,960 Year built 1980

Distance 0.6km Property type Unit

\$822,000

Last sold 25 Mar 2026

24 days on site



6/26 Grace Street

Nundah QLD 4012

2 1 1 Land: 801m² Floor: 117m²

Price / m² \$6,923 Year built -

Distance 0.6km Property type Unit

\$810,000

Last sold 08 Feb 2026

11 days on site



2/95 Eton Street

Nundah QLD 4012

2 1 1 Land: 145m² Floor: 145m²

Price / m² \$6,379 Year built -

Distance 0.7km Property type Unit

\$925,000

Last sold 13 Mar 2026

15 days on site



1/15 Melton Road

Nundah QLD 4012

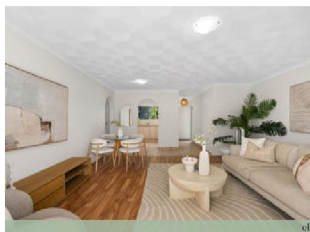
2 1 1 Land: 181m² Floor: 96m²

Price / m² \$10,000 Year built -
Distance 0.8km Property type Unit

\$960,000

Last sold 13 Mar 2026

12 days on site



1/40 Vernon Street

Nundah QLD 4012

2 1 1 Land: 245m² -

Price / m² - Year built 1970
Distance 0.6km Property type Unit

\$817,000

Last sold 11 Mar 2026

15 days on site



5/54 Westacott Street

Nundah QLD 4012

2 1 1 Land: 92m² Floor: 92m²

Price / m² \$8,663 Year built 1975
Distance 0.7km Property type Unit

\$797,000

Last sold 25 Feb 2026

9 days on site



5/95 Eton Street

Nundah QLD 4012

2 1 1 Land: 811m² -

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

\$795,000

Last sold 05 Feb 2026

days on site



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

\$760k

↑ Up 20.6% from this time last year

Sold volume

234

↓ Down 10% from this time last year

Price growth

20.6%

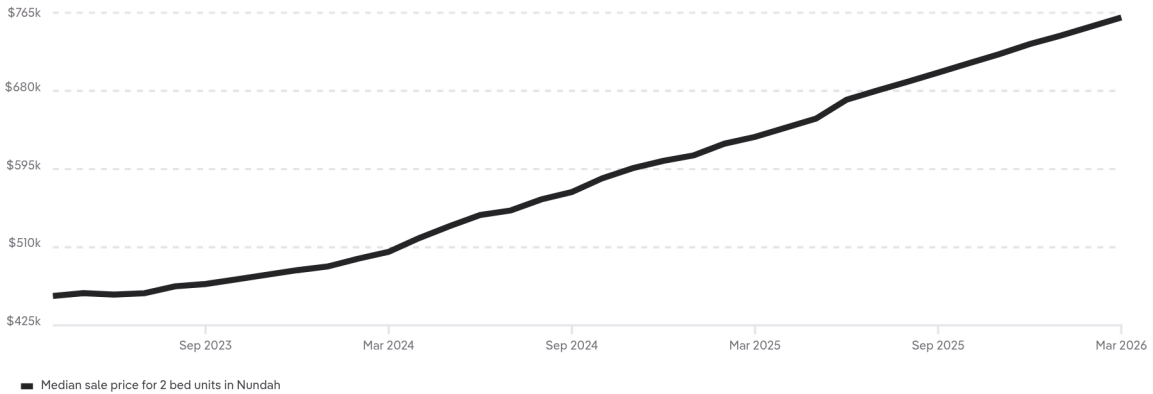
Median days on market

18 days

↓ Down 5.3% from this time last year

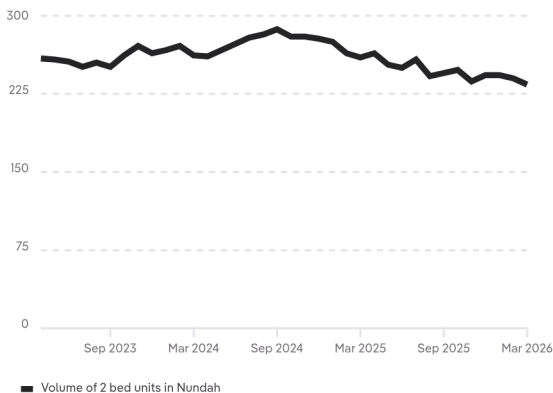
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Nundah



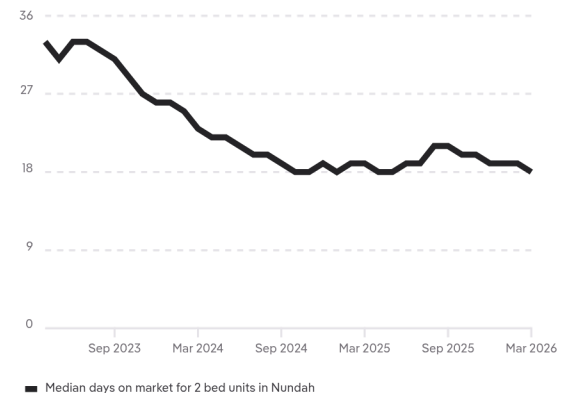
Properties sold - 3 year trend

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

697

↓ Down 4.1% from this time last week

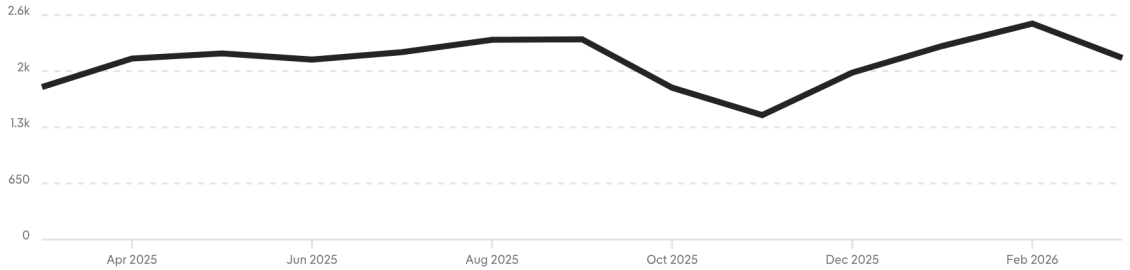
Similar for sale

24

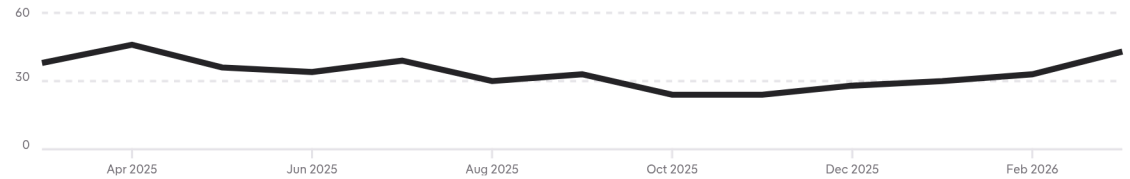
↓ Down 7.7% from this time last week

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

\$630 pw

↑ Up 7.7% from this time last year

Leased volume

447

↓ Down 0.4% from this time last year

Price growth

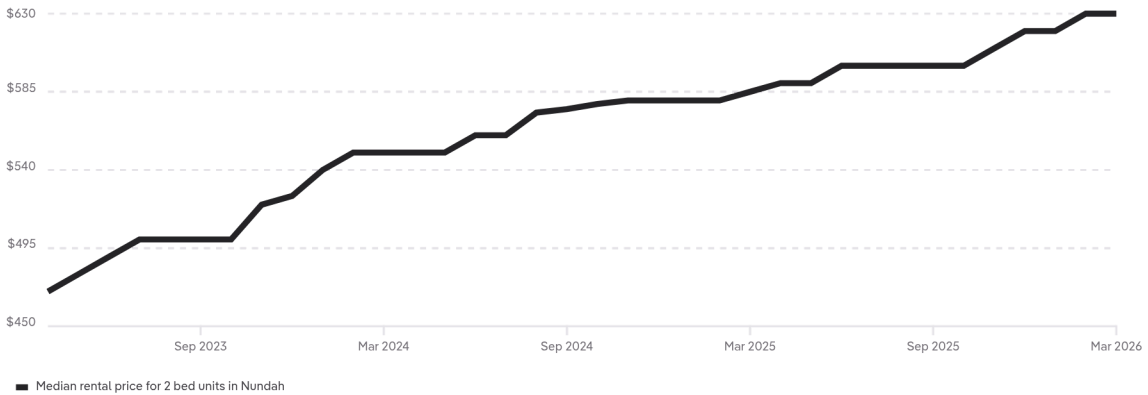
7.7%

Median days on market

13 days

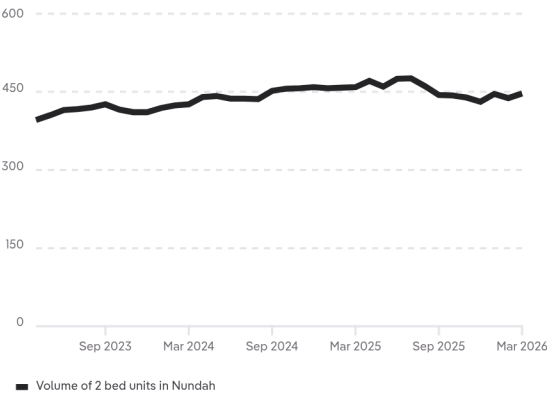
Median rental price - 3 year trend

Showing the median rental price of 2 bed units in Nundah



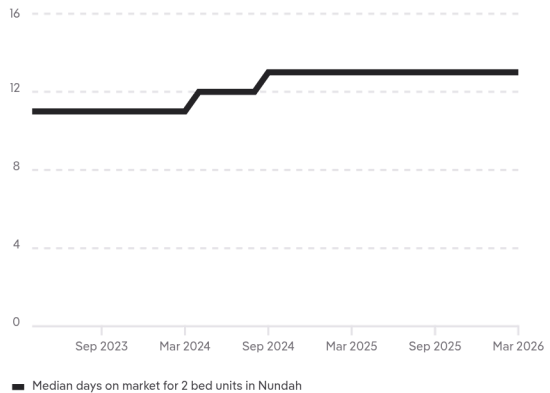
Properties leased - 3 year trend

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

379

↓ Down 1.8% from this time last week

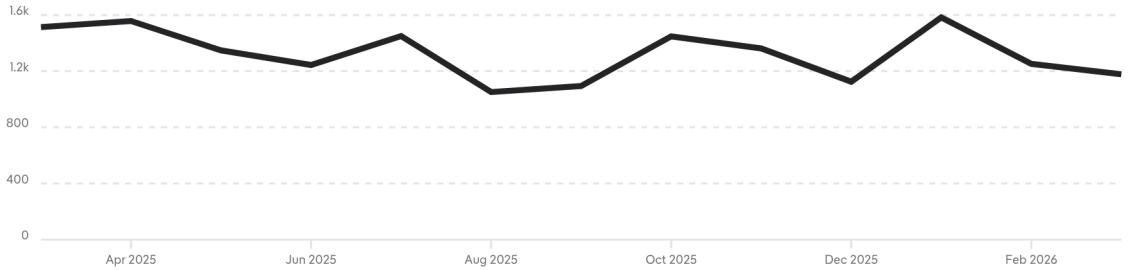
Similar for rent

22

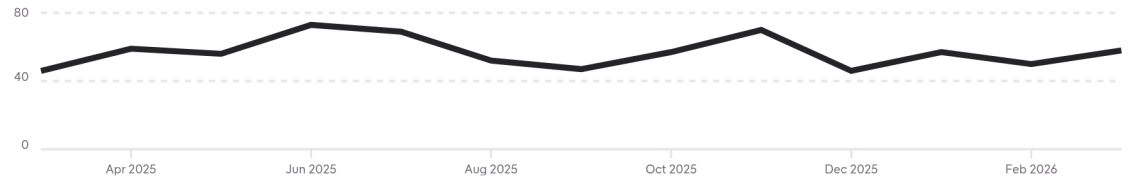
↓ Down 24.1% from this time last week

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.



APPRAISAL PRICE

705/16 Aspinall Street

Nundah QLD 4012

 2 1 1 1798m² | Unit**Conservative Price Range: \$775,000 To \$825,000**

MY SALE ESTIMATE

Please note: This price point is based on historical sales within the Nundah market over the past three months. While this provides a guide, it does not determine the exact value of your property. The true market value will be revealed through the qualified buyers we're currently working with, who will view your property as part of our exclusive pre-market sales process. If required, we can also activate our full marketing execution plan to achieve the premium price we're aiming for.





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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.

