Comparative Market Analysis

McGrath
Karl Garufi | Nundah



8/5 ROBINSON ROAD NUNDAH QLD 4012

Prepared on **15th October 2026**



Karl Garufi
MCGRATH ESTATE AGENTS NUNDAH

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Your Property

8/5 ROBINSON ROAD NUNDAH QLD 4012

2 2 1 79m² 67m²





Your Property History

13 Oct, 2023	-	Sold for $495,500
1 Sep, 2023	-	Listed for sale as Under Contract
21 Jul, 2021	-	Listed for rent at $395 per week
24 Jul, 2020	-	Listed for rent at $380 per week
5 Sep, 2016	-	Listed for rent at $340.00 weekly
9 May, 2014	-	Sold for $390,000



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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Floor Plan



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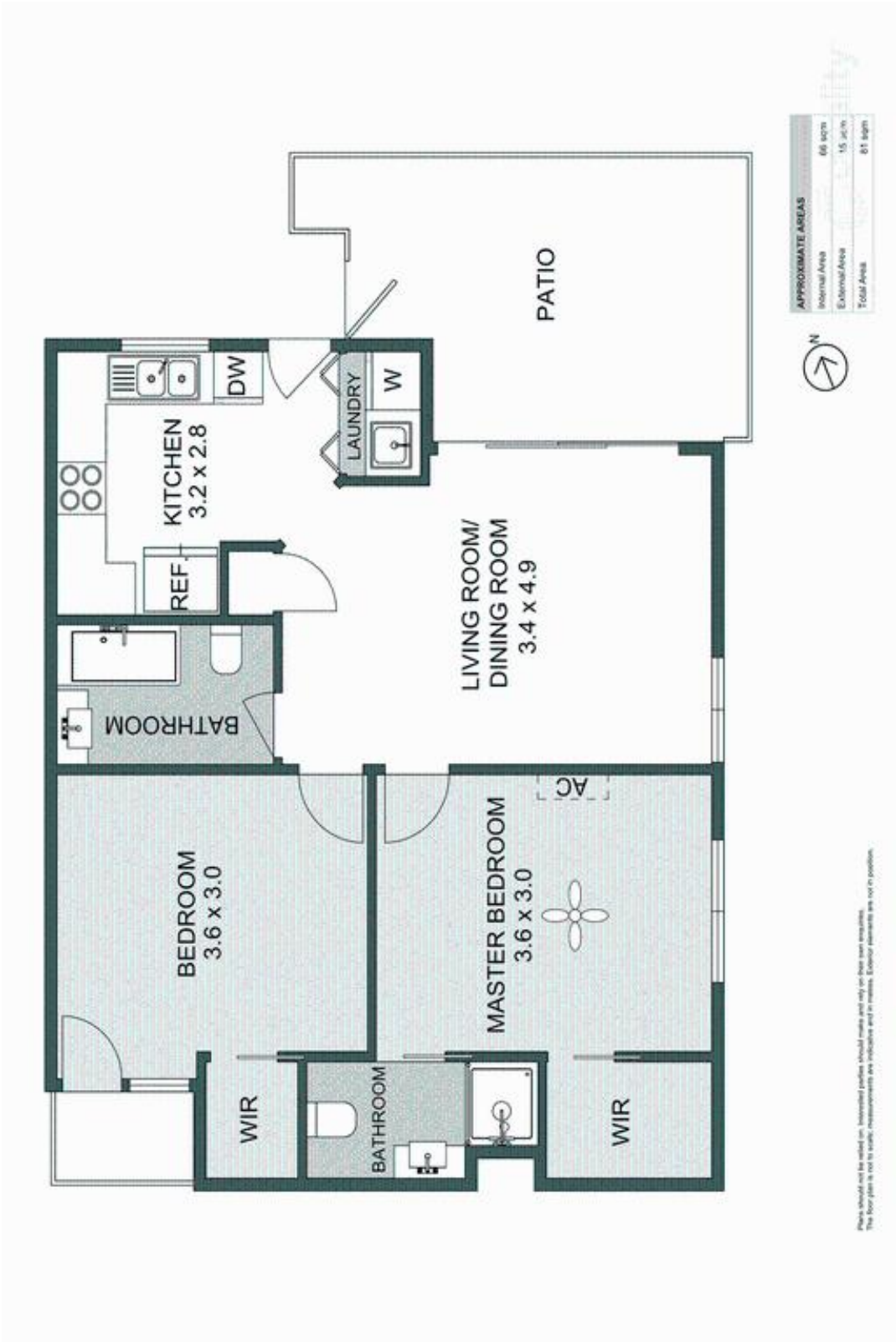
Floor Plan



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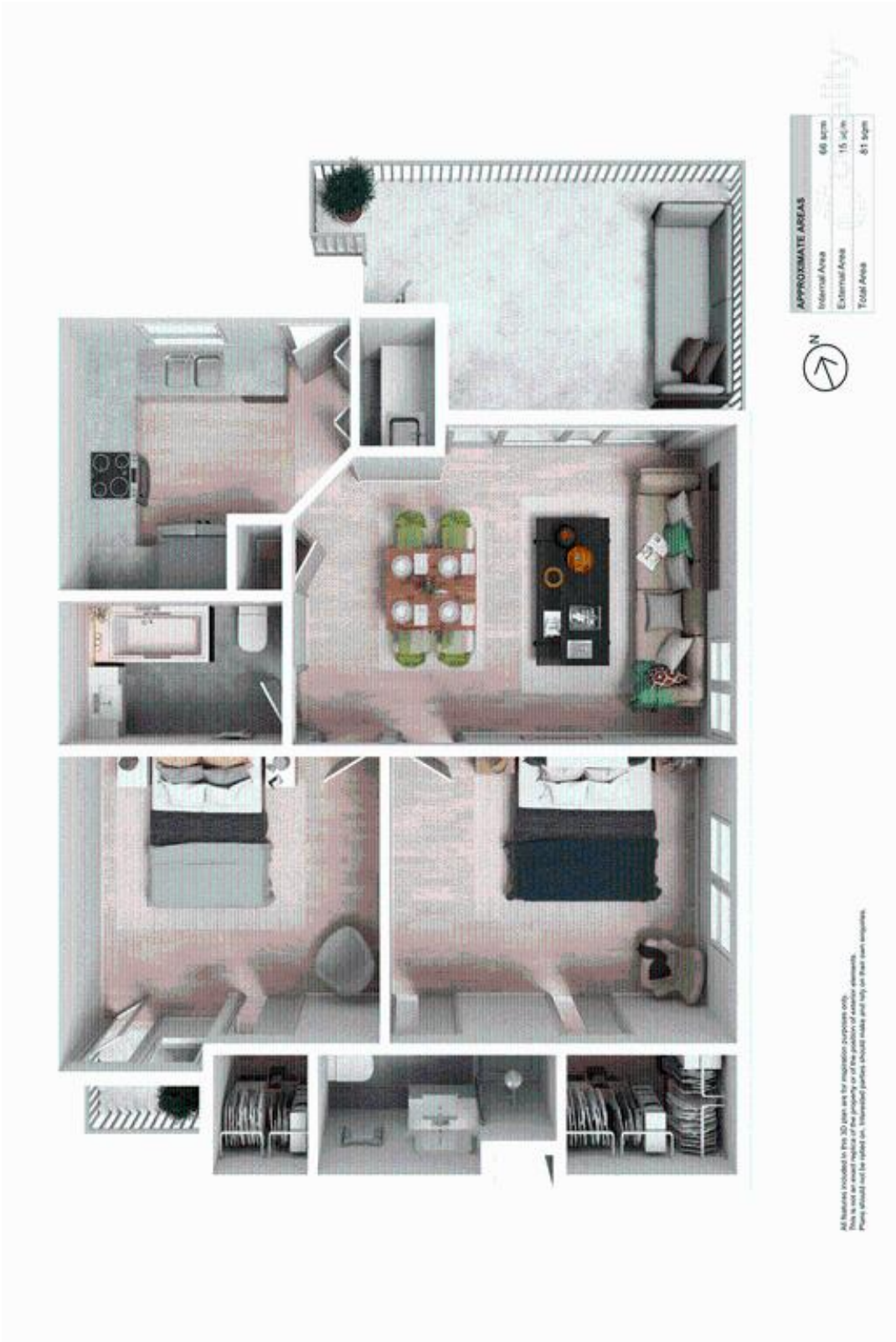
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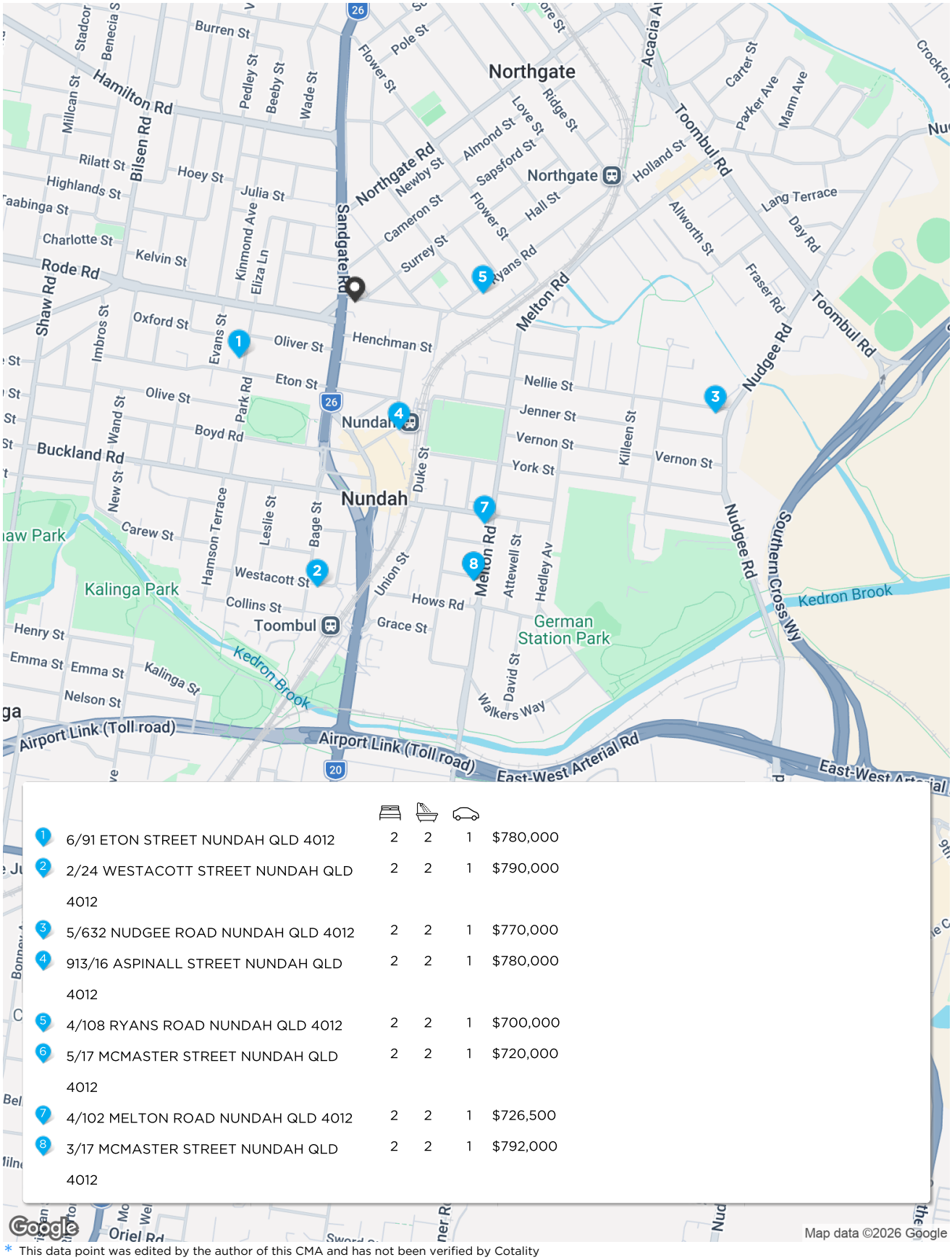
Floor Plan



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Comparables Map: Sales



1	6/91 ETON STREET NUNDAH QLD 4012	2	2	1	$780,000
2	2/24 WESTACOTT STREET NUNDAH QLD 4012	2	2	1	$790,000
3	5/632 NUDGEE ROAD NUNDAH QLD 4012	2	2	1	$770,000
4	913/16 ASPINALL STREET NUNDAH QLD 4012	2	2	1	$780,000
5	4/108 RYANS ROAD NUNDAH QLD 4012	2	2	1	$700,000
6	5/17 MCMASTER STREET NUNDAH QLD 4012	2	2	1	$720,000
7	4/102 MELTON ROAD NUNDAH QLD 4012	2	2	1	$726,500
8	3/17 MCMASTER STREET NUNDAH QLD 4012	2	2	1	$792,000

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Comparable Sales

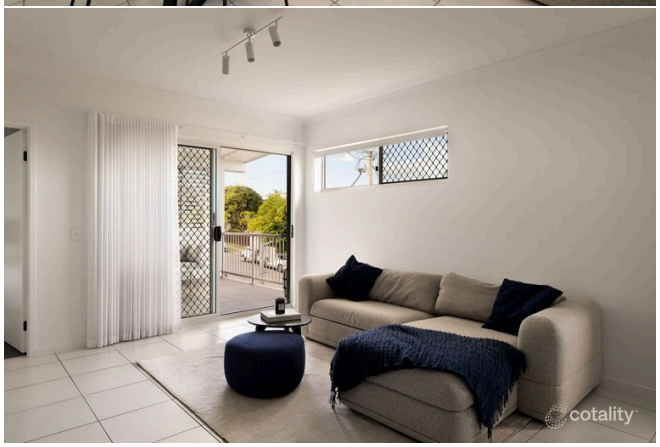
1 6/91 ETON STREET NUNDAH QLD 4012

Sold Price RS $780,000

2 2 1 119m² 81m²





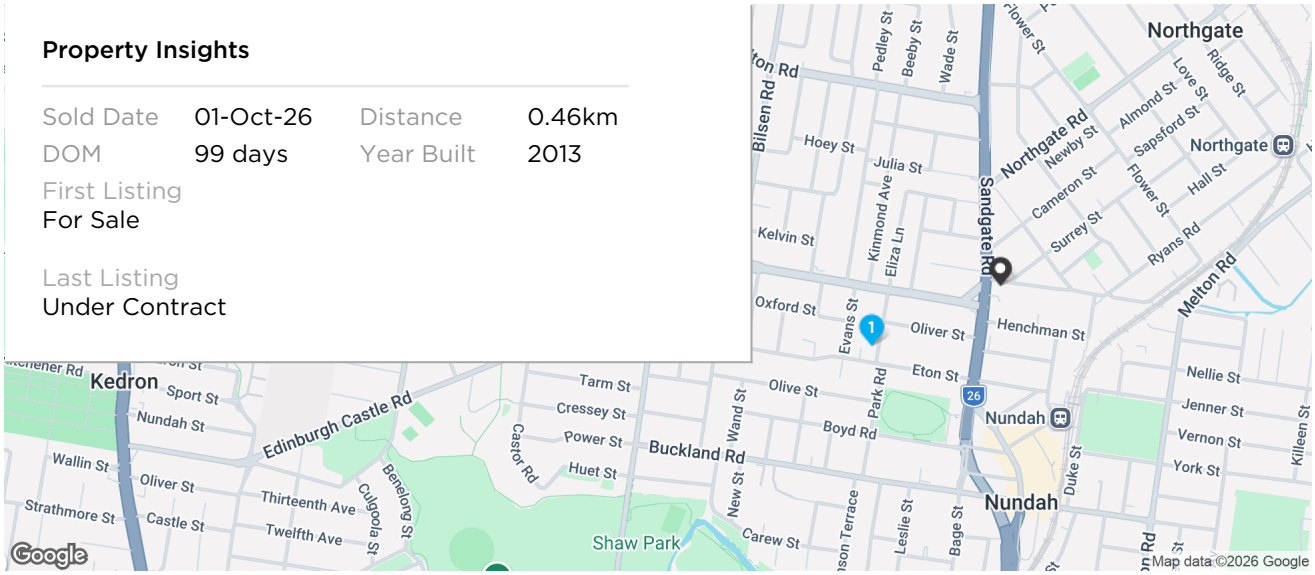


Property Insights

Sold Date	01-Oct-26	Distance	0.46km
DOM	99 days	Year Built	2013

First Listing
For Sale

Last Listing
Under Contract



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Comparable Sales

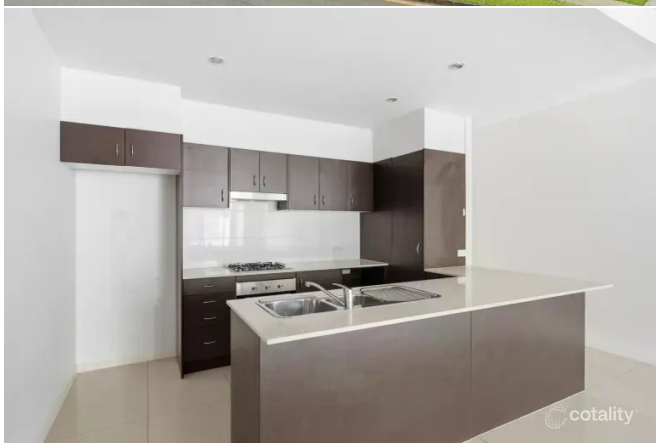
2/24 WESTACOTT STREET NUNDAH QLD 4012

Sold Price **$790,000**

2 | 2 | 1 | 104m² | 83m²





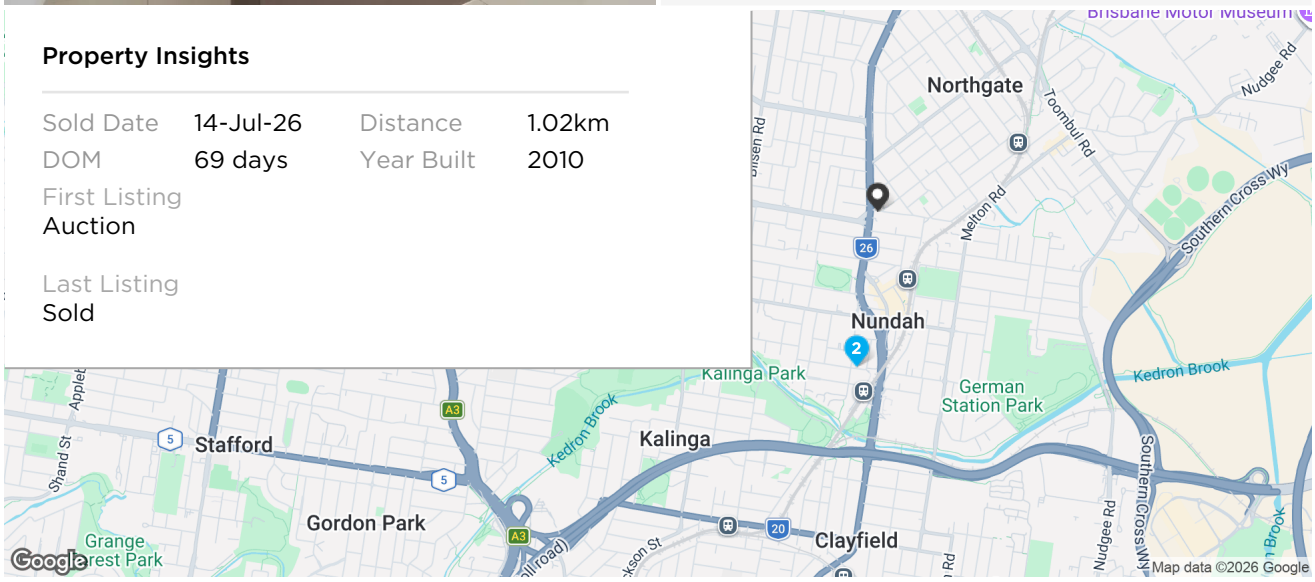


Property Insights

Sold Date	14-Jul-26	Distance	1.02km
DOM	69 days	Year Built	2010

First Listing
Auction

Last Listing
Sold



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Comparable Sales

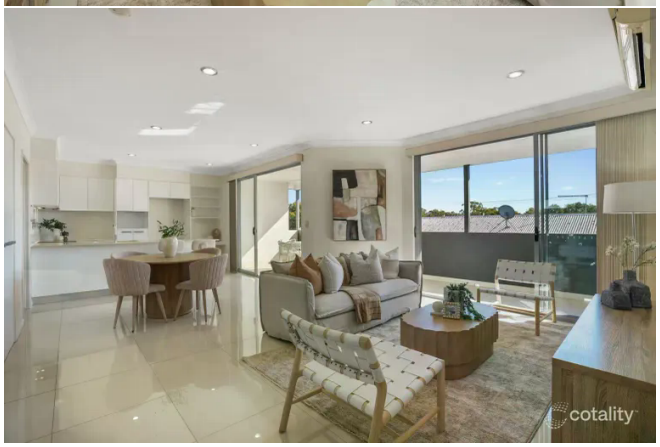
5/632 NUDGEE ROAD NUNDAH QLD 4012

Sold Price RS $770,000

2 2 1 99m² 79m²





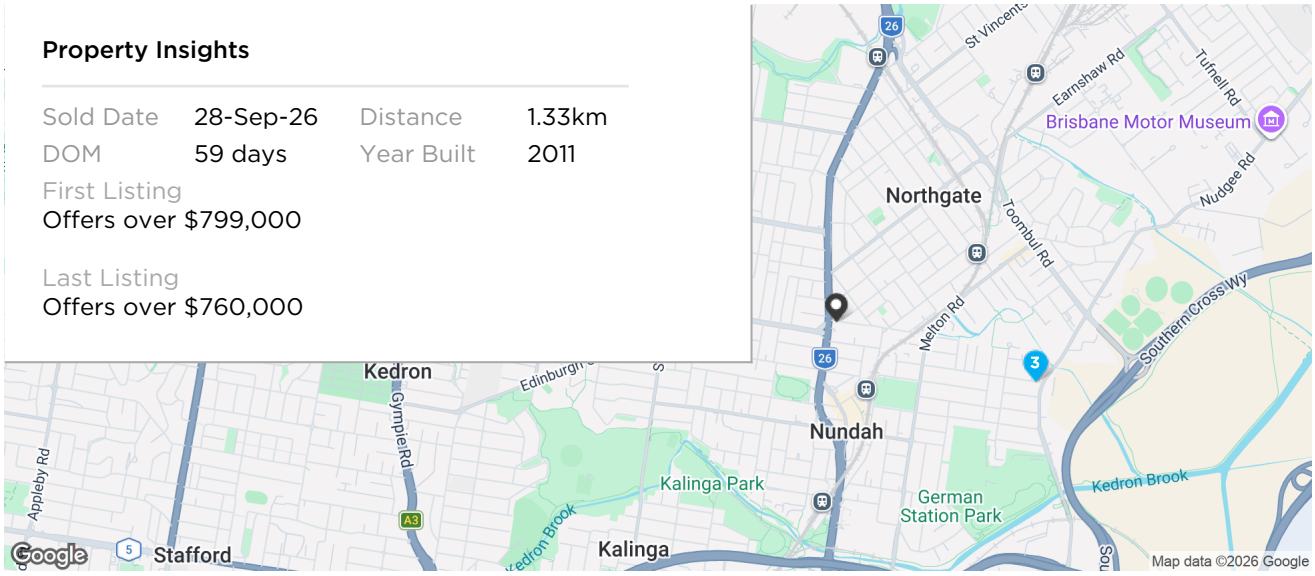


Property Insights

Sold Date	28-Sep-26	Distance	1.33km
DOM	59 days	Year Built	2011

First Listing
Offers over $799,000

Last Listing
Offers over $760,000



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Comparable Sales

913/16 ASPINALL STREET NUNDAH QLD 4012

Sold Price **$780,000**

2 2 1 78m² 67m²





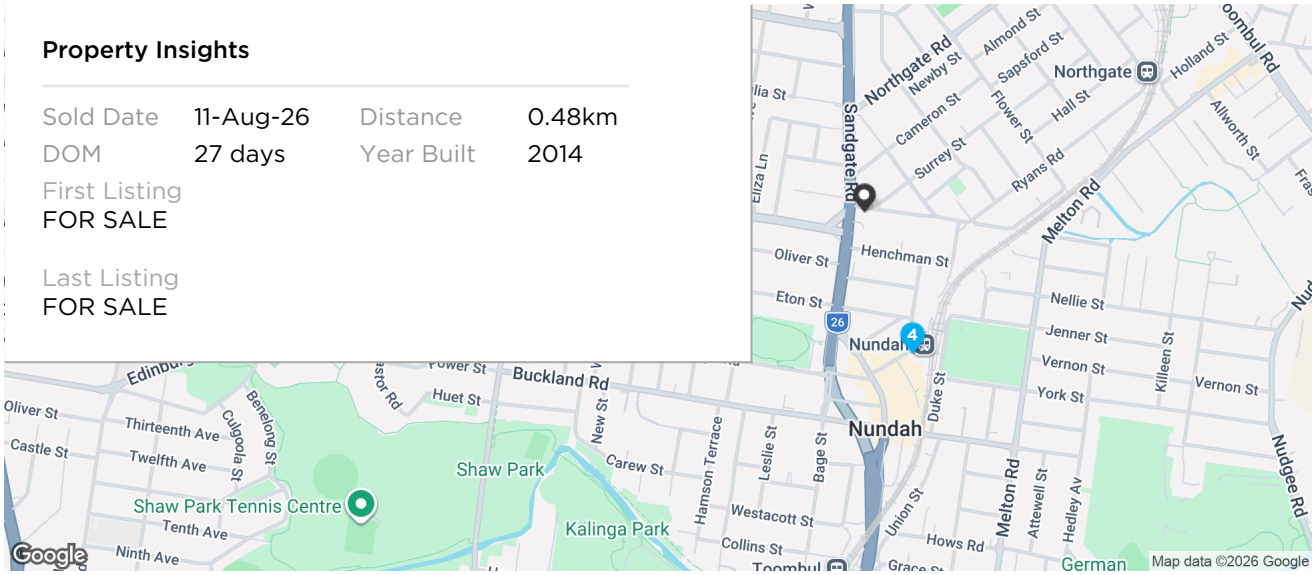


Property Insights

Sold Date	11-Aug-26	Distance	0.48km
DOM	27 days	Year Built	2014

First Listing
FOR SALE

Last Listing
FOR SALE



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Comparable Sales

4/108 RYANS ROAD NUNDAH QLD 4012

Sold Price RS $700,000

2 2 1 103m² 103m²





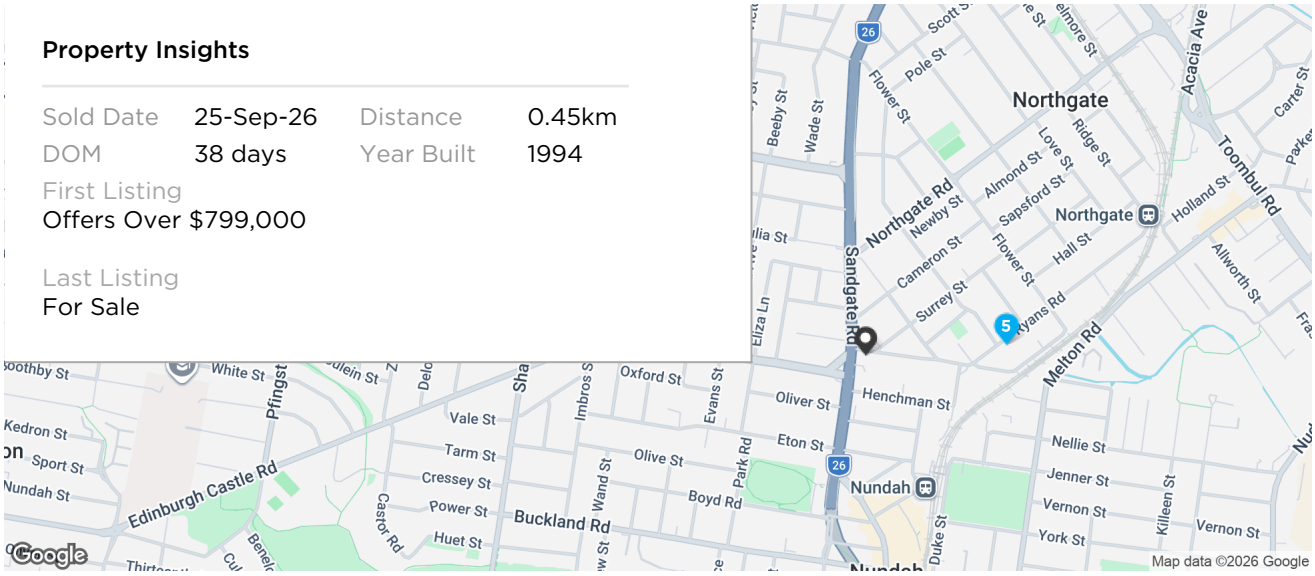


Property Insights

Sold Date	25-Sep-26	Distance	0.45km
DOM	38 days	Year Built	1994

First Listing
Offers Over $799,000

Last Listing
For Sale



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Comparable Sales

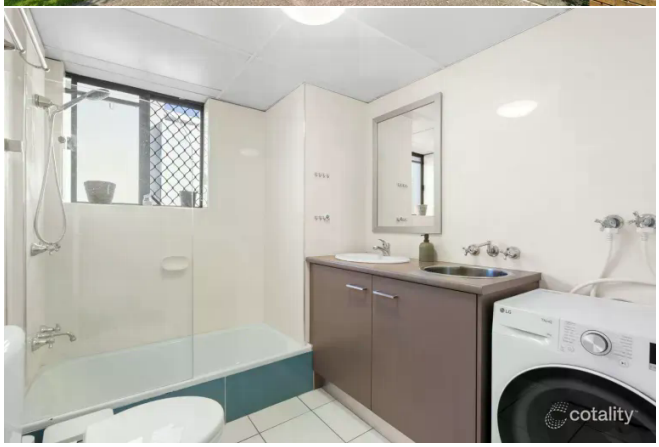
5/17 MCMASTER STREET NUNDAH QLD 4012

Sold Price **$720,000**

2 2 1 97m² 97m²





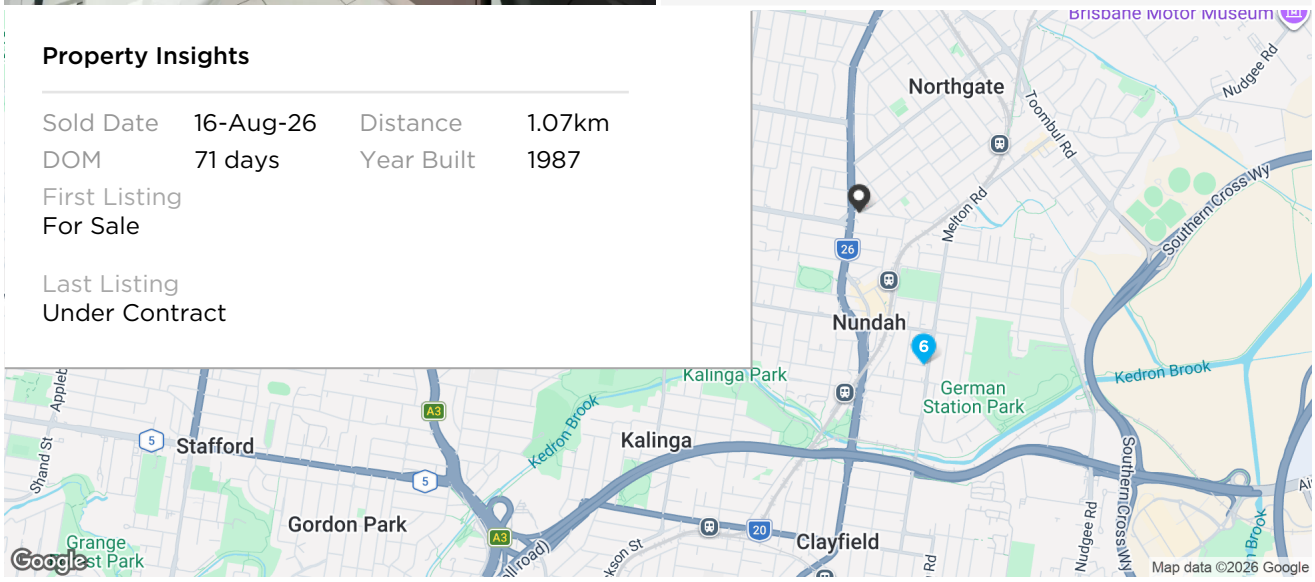


Property Insights

Sold Date	16-Aug-26	Distance	1.07km
DOM	71 days	Year Built	1987

First Listing
For Sale

Last Listing
Under Contract



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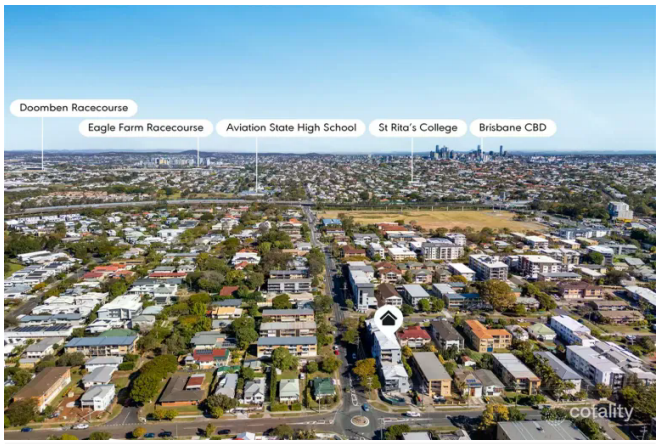
Comparable Sales

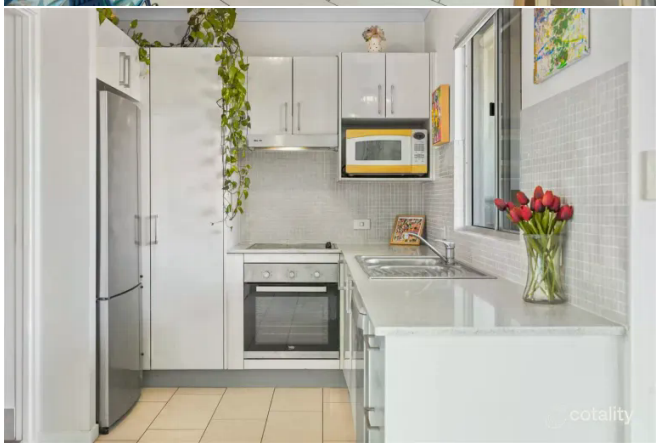
4/102 MELTON ROAD NUNDAH QLD 4012

Sold Price RS **$726,500**

2 | 2 | 1 | 100m² | 65m²





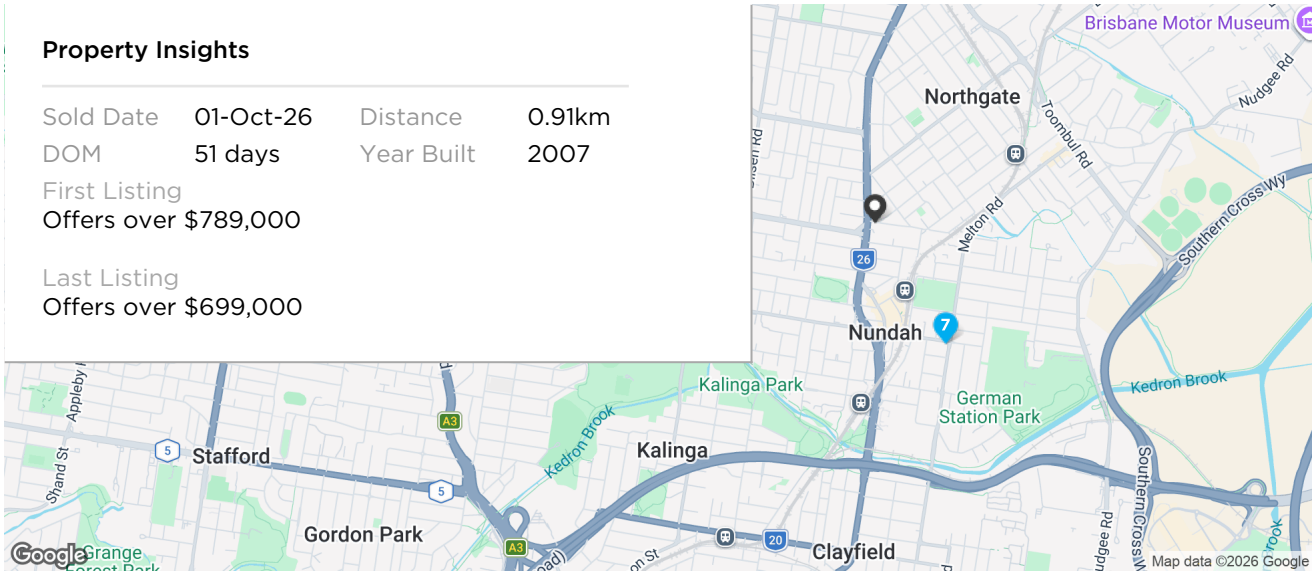


Property Insights

Sold Date	01-Oct-26	Distance	0.91km
DOM	51 days	Year Built	2007

First Listing
Offers over $789,000

Last Listing
Offers over $699,000



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Comparable Sales

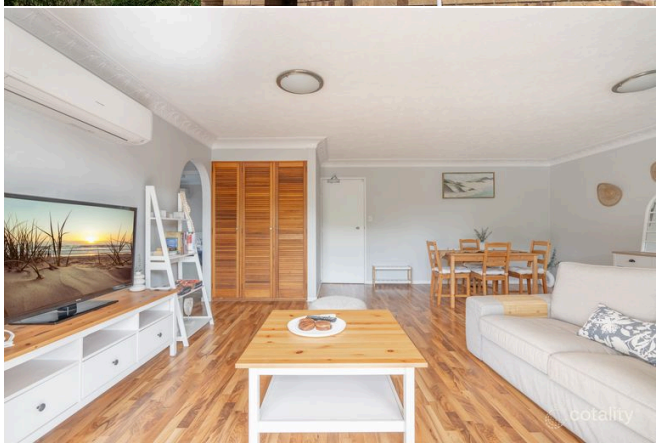
3/17 MCMASTER STREET NUNDAH QLD 4012

Sold Price **$792,000**

2 2 1 99m² 70m²





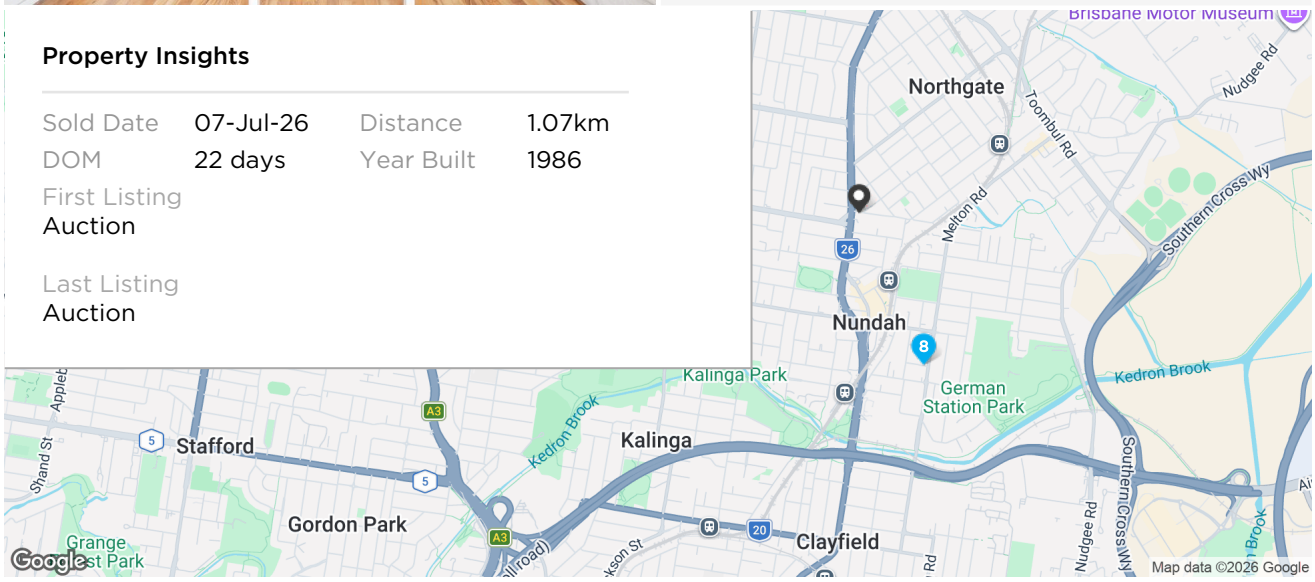


Property Insights

Sold Date	07-Jul-26	Distance	1.07km
DOM	22 days	Year Built	1986

First Listing
Auction

Last Listing
Auction



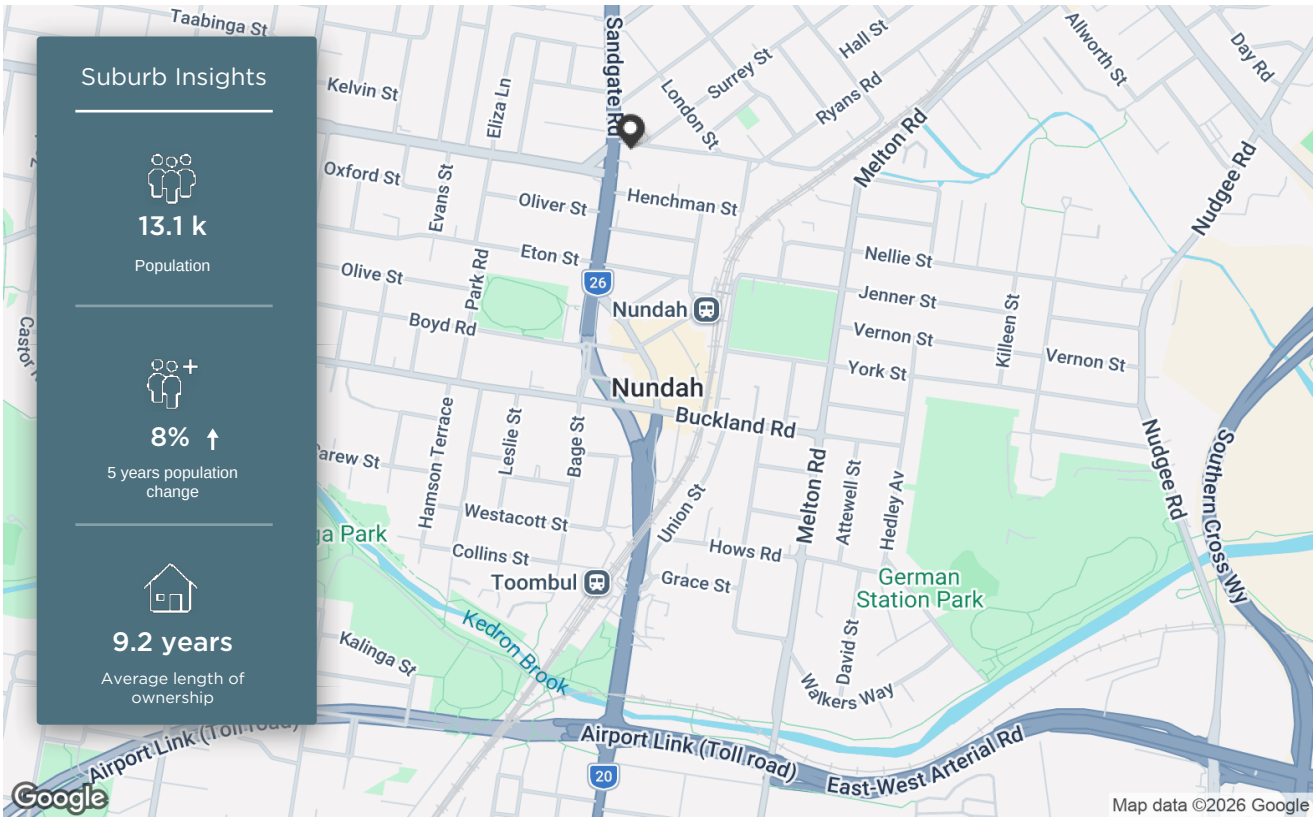
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Nundah

Demographic

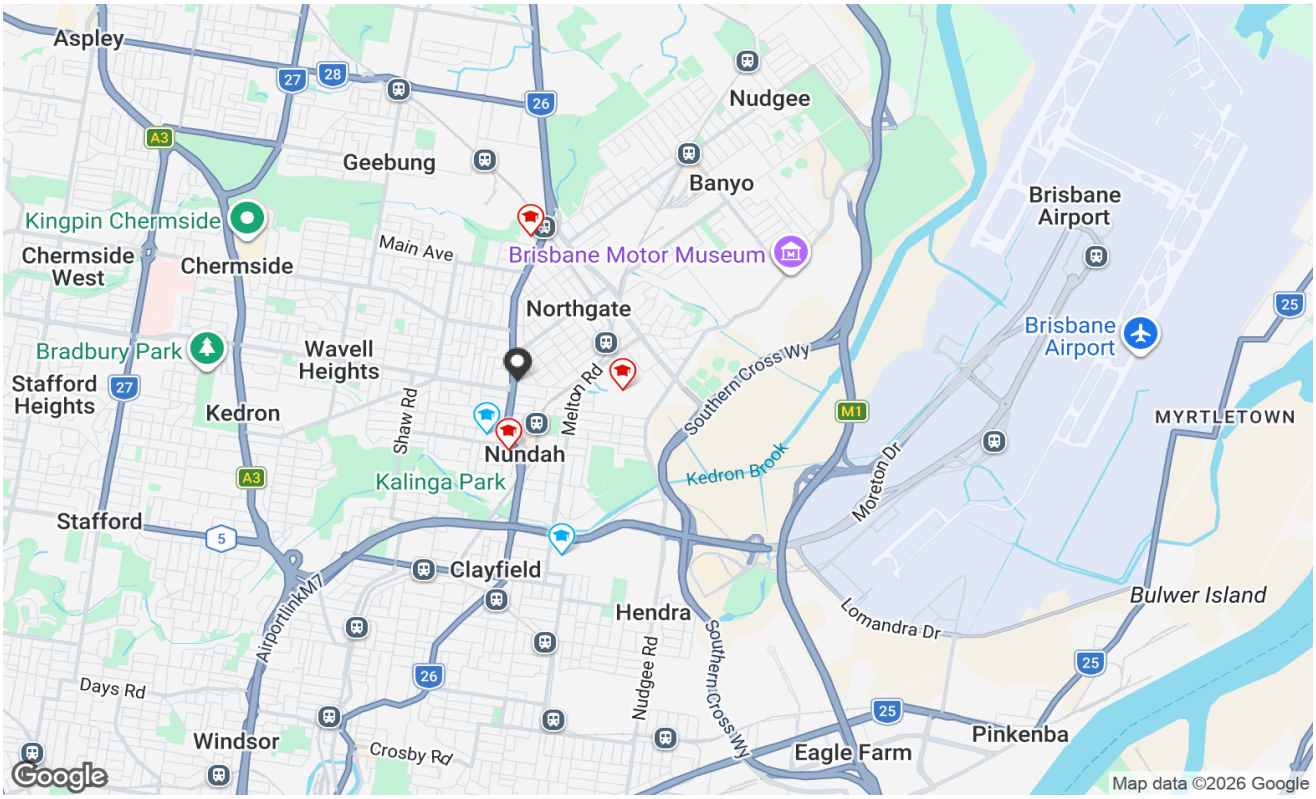


The size of Nundah is approximately 3.9 square kilometres. There are 16 parks, covering nearly 17.5% of the total area. The population of Nundah in 2016 was 12141 people. By 2021 the population was 13098 showing a population growth of 7.9% in the area during that time. The predominant age group in Nundah 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



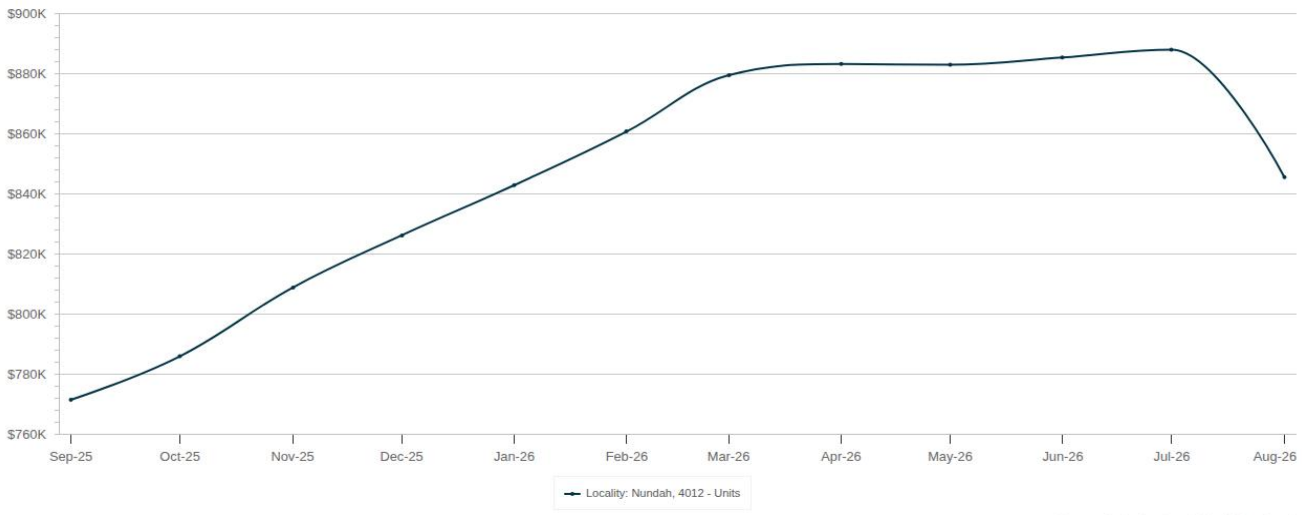
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Nundah State School 163 Buckland Road Nundah QLD 4012	0.61km	Primary	Mixed	Government	0-6
	Mary MacKillop College 60 Bage Street Nundah QLD 4012	0.71km	Secondary	-	Non-Government	7-12
	Northgate State School 128 Amelia Street Nundah QLD 4012	1.09km	Primary	Mixed	Government	0-6
	Virginia State School 1690 Sandgate Road Virginia QLD 4014	1.55km	Primary	Mixed	Government	0-6
	Aviation High 67 Widdop Street Hendra QLD 4011	1.89km	Secondary	Mixed	Government	7-12

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

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Recent Market Trends

Median Value - 12 Months

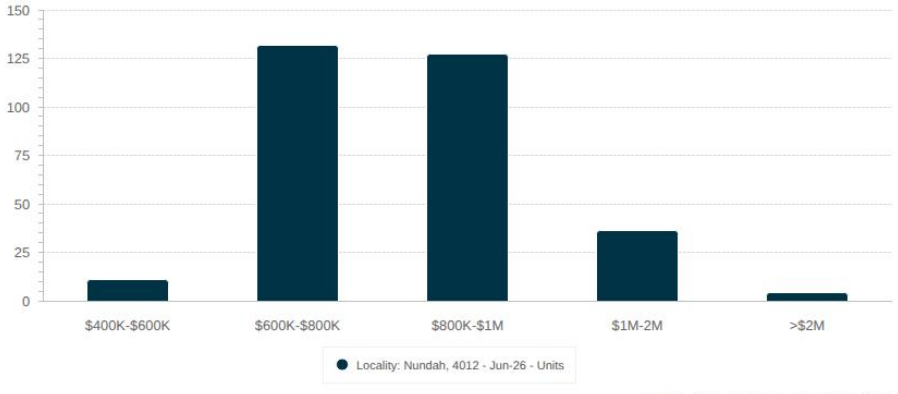


Statistics are calculated at the end of the displayed month

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

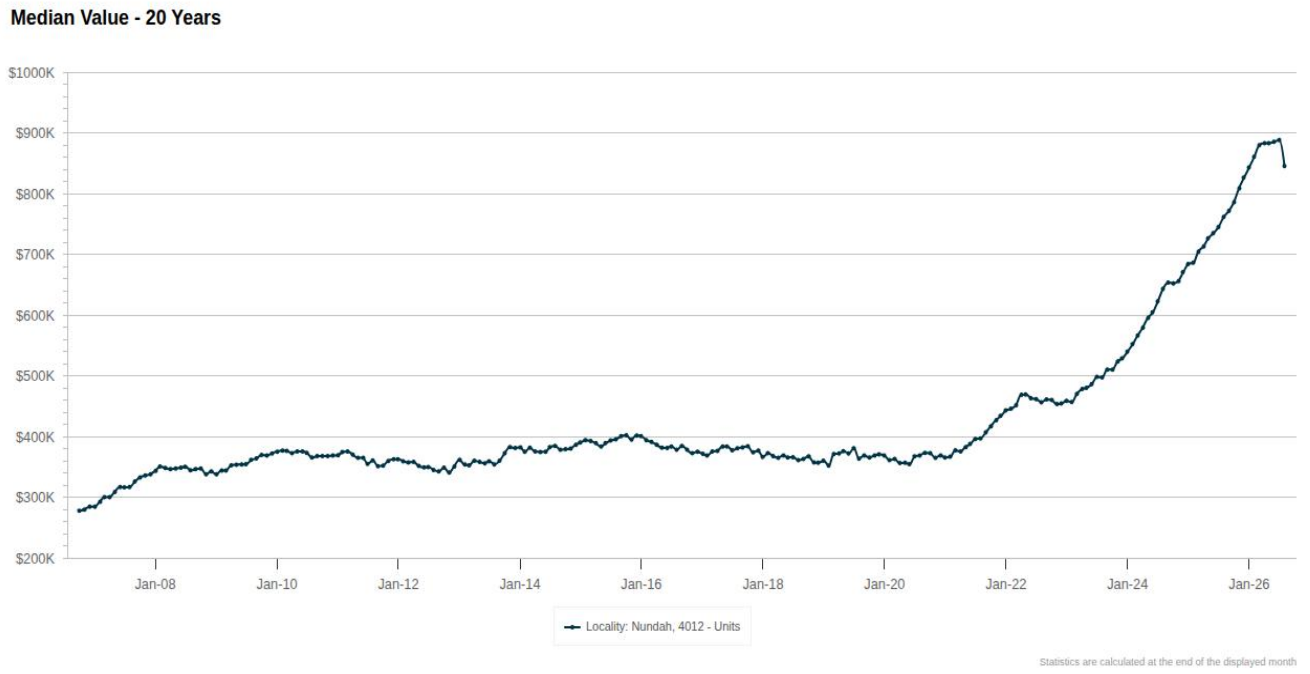
PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	11
$600K-$800K	132
$800K-$1M	127
$1M-$2M	36
>$2M	4



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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