

Comparable Sales

1	1 JILPANGI CRESCENT ASHMORE QLD 4214		4 3 2 744m² 176m²	Year Built 1986 DOM 70 Sold Date 19-Jan-26 Distance 0.21km First Listing Offer Over \$1,300,000 Last Listing Offer Over \$1,300,000	Sold \$1,300,000
2	17 RUMBALARA AVENUE ASHMORE QLD 4214		4 3 2 964m² 209m²	Year Built 1979 DOM 15 Sold Date 23-Jan-26 Distance 0.39km First Listing Auction Last Listing Auction	Sold \$1,332,500
3	188 COTLEW STREET ASHMORE QLD 4214		4 3 4 776m² -	Year Built 1985 DOM 10 Sold Date 06-May-26 Distance 0.29km First Listing offers over \$1,495,000 Last Listing \$1,495,000	Sold \$1,430,000

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