

Comparable Sales

1	4 FIG STREET ELANORA QLD 4221	Sold ^{RS} \$1,505,000	
	4 2 - 1,077m² 172m²		
	Year Built 2002 DOM 21		
	Sold Date 07-Aug-25 Distance 0.94km		
	First Listing Price on Request		
	Last Listing 1,505,000.00		
2	16 SAFFRON STREET ELANORA QLD 4221	Sold ^{RS} \$1,400,000*	
	4 2 2 607m² 147m²		
	Year Built 1992 DOM 14		
	Sold Date 04-Aug-17 Distance 1.37km		
	First Listing Offers Over \$1,375,000		
	Last Listing SOLD - Another Record Price \$1,400,000		
3	21 OTTELIA DRIVE ELANORA QLD 4221	Sold ^{RS} \$1,455,000	
	4 2 2 664m² 212m²		
	Year Built 1996 DOM 29		
	Sold Date 21-Jul-25 Distance 0.95km		
	First Listing Expressions of Interest Closing 7th July		
	Last Listing Sold		

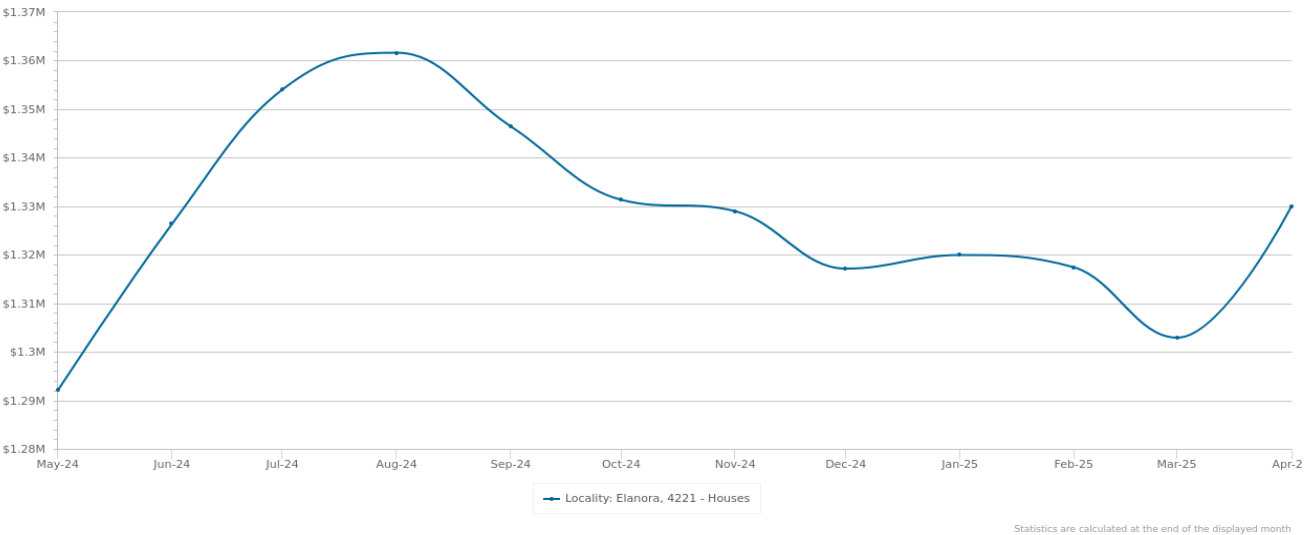
DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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

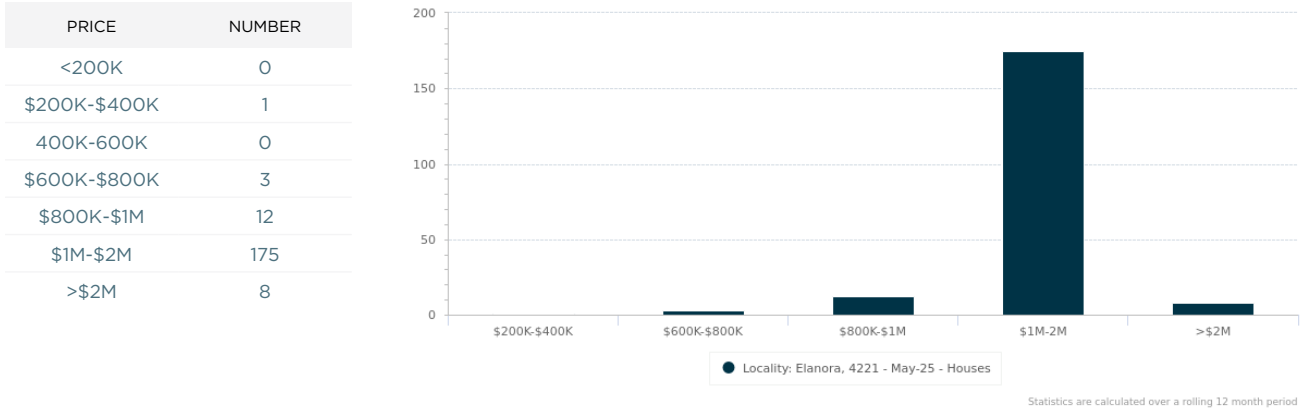
Recent Market Trends

Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2025	-	-	-	-	-	-
Apr 2025	23	\$1,329,980	2.1% ▲	22	37	\$980
Mar 2025	16	\$1,302,909	-1.1% ▼	21	40	\$975
Feb 2025	11	\$1,317,404	-0.2% ▼	21	34	\$980
Jan 2025	11	\$1,319,950	0.2% ▲	21	40	\$980
Dec 2024	14	\$1,317,138	-0.9% ▼	20	34	\$950
Nov 2024	26	\$1,328,966	-0.2% ▼	20	49	\$950
Oct 2024	24	\$1,331,309	-1.1% ▼	20	56	\$935
Sep 2024	20	\$1,346,433	-1.1% ▼	20	45	\$920
Aug 2024	10	\$1,361,626	0.6% ▲	20	35	\$950
Jul 2024	18	\$1,354,076	2.1% ▲	20	32	\$920
Jun 2024	16	\$1,326,380	2.7% ▲	20	39	\$920

Sales by Price - 12 months (House)



Long Term Market Trends

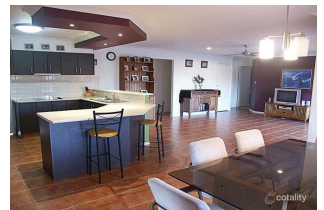
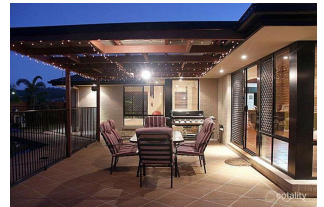
Median Value - 20 Years (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	199	\$1,436,326	6.1% ▲	22	181	\$990
2024	188	\$1,354,076	14.8% ▲	20	169	\$920
2023	198	\$1,179,402	0.5% ▲	33	221	\$877
2022	240	\$1,173,575	17.6% ▲	14	264	\$830
2021	185	\$998,094	32.6% ▲	13	195	\$695
2020	180	\$752,934	7.3% ▲	25	211	\$640
2019	176	\$702,008	-0.5% ▼	34	222	\$585
2018	225	\$705,303	6.0% ▲	26	268	\$600
2017	229	\$665,300	6.7% ▲	21	270	\$580
2016	215	\$623,442	9.0% ▲	23	281	\$550
2015	231	\$572,083	7.4% ▲	28	301	\$490
2014	194	\$532,572	12.5% ▲	29	269	\$480
2013	170	\$473,454	-7.3% ▼	54	276	\$460
2012	144	\$510,584	0.6% ▲	70	288	\$450
2011	129	\$507,499	-6.5% ▼	55	301	\$450
2010	206	\$542,664	5.5% ▲	43	320	\$450
2009	183	\$514,436	-7.8% ▼	61	324	\$440
2008	245	\$558,106	9.9% ▲	37	360	\$425
2007	272	\$507,751	14.6% ▲	42	318	\$387
2006	271	\$443,115	9.6% ▲	59	336	\$350

Summary

1 PULTENEA COURT ELANORA QLD 4221



Appraisal price range

Approx \$1,350,000

Notes from your agent

Disclaimer

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