

S Balerang c Balal Babarra St Webster Rd Hayward St Mornington St Chelford St 5 Conifer S Bilston St euo Grange Forest Park S Welbeck S Leyton St Billabong S Alcester Longsight St Royal Parade Webster Rd **Emerson Park** Greenway Park 🚺 Plymouth St and ford St Alderley Grove Park Bega St Blandford St mont Rd 4 Ho Yoga Grange 💽 Bearson Terrace Howard St Bruce 3 Raymont Rd Billington St Southerden Ave Raymont Rd 2 Rymont Rd Gracemere St arrington St Prince St Lanham Ave Consort St La Rd S Newton St Boyne , Grange I enman St David St Dennis St Nurseryland Early Childhood... Stevenson St Myrtle St Frome St St Robe S Sellheim S Days Rd Grange Library Alderley Ave 0 Gracemere St Evelyn St Days Rd Days Rd Robe St Wilston Rd erick St Yarradale St St Inglis St Days Rd Thomas s Carroll Cres Nina Parade Moran St Daisy St An dron Brook Rd Wilston State School 😒 2ballerinas Pty Наи St Columba's Primary School Primrose St Ave n St ' Allo Þ 6 2 \$2,510,000 2 106 EVELYN STREET GRANGE QLD 4051 t lis. 24 RAYMONT ROAD GRANGE QLD 4051 5 3 2 \$1,700,000 5 2 \$1.810.000 44 CHERMSIDE STREET GRANGE QLD 4051 1 Μ 6 3 2 \$2,025,000 47 BEATSON TERRACE ALDERLEY QLD RO 4051 lea St-Dove rreather St Wate St Lan Coogle Newmarket 🔛 ē Map data ©2025 Google This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Sales

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Comparable Sales

106 EVELYN STREET GR			Sold	\$2,510,000
	🛱 4 🔄 2 🚗 2 🗔 405m ² Year Built 1935			
	Sold Date 21-Nov-24		0.28km	
	First Listing BY NEGOTIATION			
CoreLogic	Last Listing BY NEGOTIATION			
24 RAYMONT ROAD GRA	ANGE QLD 4051		Sold	\$1,700,000
	☐ 5 🗁 3 ⇔ 2 🗋 401m ² Year Built 2010	[] 236 DOM		
A Bran /	Sold Date 30-Sep-24			
A CTURE I	First Listing For Sale			
	Last Listing Under Contract			
600618100-				
A				
3 44 CHERMSIDE STREET	_		Sold	\$1,810,000
3 44 CHERMSIDE STREET	🛱 5 는 2 🞧 1 🗋 405m ²		m²	\$1,810,000
3 44 CHERMSIDE STREET	_	DOM	m² 20	\$1,810,000
3 44 CHERMSIDE STREET	🛱 5 는 2 ൢ 1 🗋 405m ² Year Built 1920	DOM	m² 20	\$1,810,000
	🛱 5 🔄 2 ൢ 1 🛄 405m ² Year Built 1920 Sold Date 01-Dec-24	DOM	m² 20	\$1,810,000
44 CHERMSIDE STREET	☐ 5 ⓑ 2 ゐ 1 ☐ 405m ² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION	DOM	m² 20	\$1,810,000
	 ☐ 5 → 2 → 1 → 405m² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION Last Listing AUCTION 	DOM	m² 20	\$1,810,000 \$2,025,000
	□ 5 □ 2 □ 1 □ 405m² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION Last Listing AUCTION ALDERLEY QLD 4051 □ 6 □ 3 □ 2 □ 607m²	DOM Distance	m ² 20 0.43km Sold	
	□ 5 □ 2 □ 1 □ 405m² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION Last Listing AUCTION ALDERLEY QLD 4051 □ 6 □ 3 □ 2 □ 607m² Year Built 1980 1980 1980 1	DOM Distance	m ² 20 0.43km Sold 9m ² 30	
	□ 5 □ 2 □ 1 □ 405m² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION Last Listing AUCTION ALDERLEY QLD 4051 □ 6 □ 3 □ 2 □ 607m² Year Built 1980 Sold Date 05-Sep-24 05-Sep-24	DOM Distance	m ² 20 0.43km Sold 9m ² 30	
 47 BEATSON TERRACE A 	□ 5 □ 2 □ 1 □ 405m² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION Last Listing AUCTION ALDERLEY QLD 4051 □ 6 □ 3 □ 2 □ 607m² Year Built 1980 Sold Date 05-Sep-24 First Listing Auction	DOM Distance	m ² 20 0.43km Sold 9m ² 30	
 47 BEATSON TERRACE A 	□ 5 □ 2 □ 1 □ 405m² Year Built 1920 Sold Date 01-Dec-24 First Listing AUCTION Last Listing AUCTION ALDERLEY QLD 4051 □ 6 □ 3 □ 2 □ 607m² Year Built 1980 Sold Date 05-Sep-24 05-Sep-24	DOM Distance	m ² 20 0.43km Sold 9m ² 30	



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