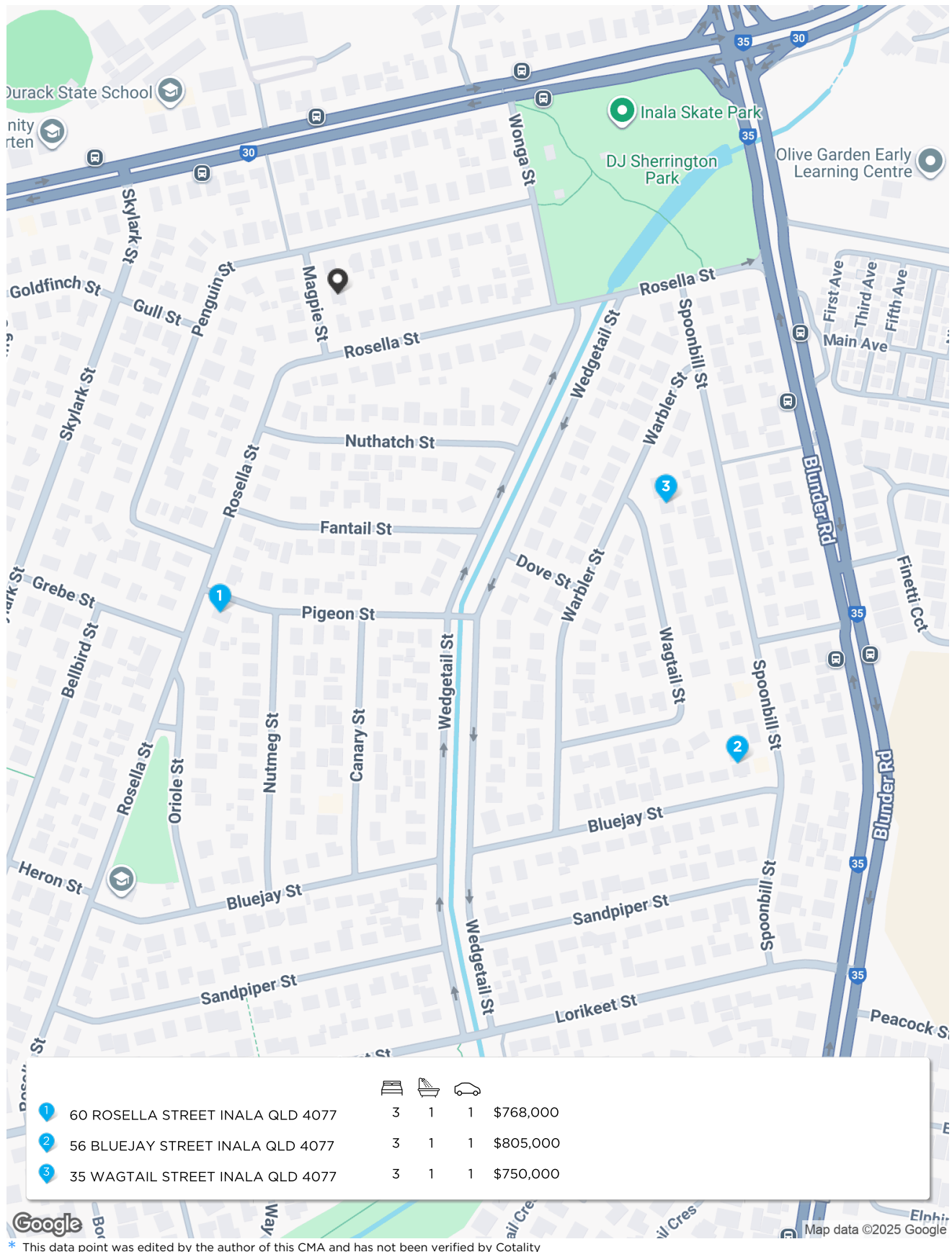


Comparables Map: Sales








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

Comparable Sales

1 60 ROSELLA STREET INALA QLD 4077








 3  1  1  642m ²  100m ²			
Year Built	1980	DOM	-
Sold Date	21-Mar-25	Distance	0.3km
First Listing	-		
Last Listing	-		

Sold	\$768,000
------	-----------

2 56 BLUEJAY STREET INALA QLD 4077








 3	 1	 1	 607m ²	 106m ²
Year Built	1960		DOM	71
Sold Date	25-Jun-25		Distance	0.54km
First Listing	Offers Closing 05/05 - Unless Sold Prior			
Last Listing	Under Contract / Street Record			

Sold	\$805,000
------	-----------

3 35 WAGTAIL STREET INALA QLD 4077



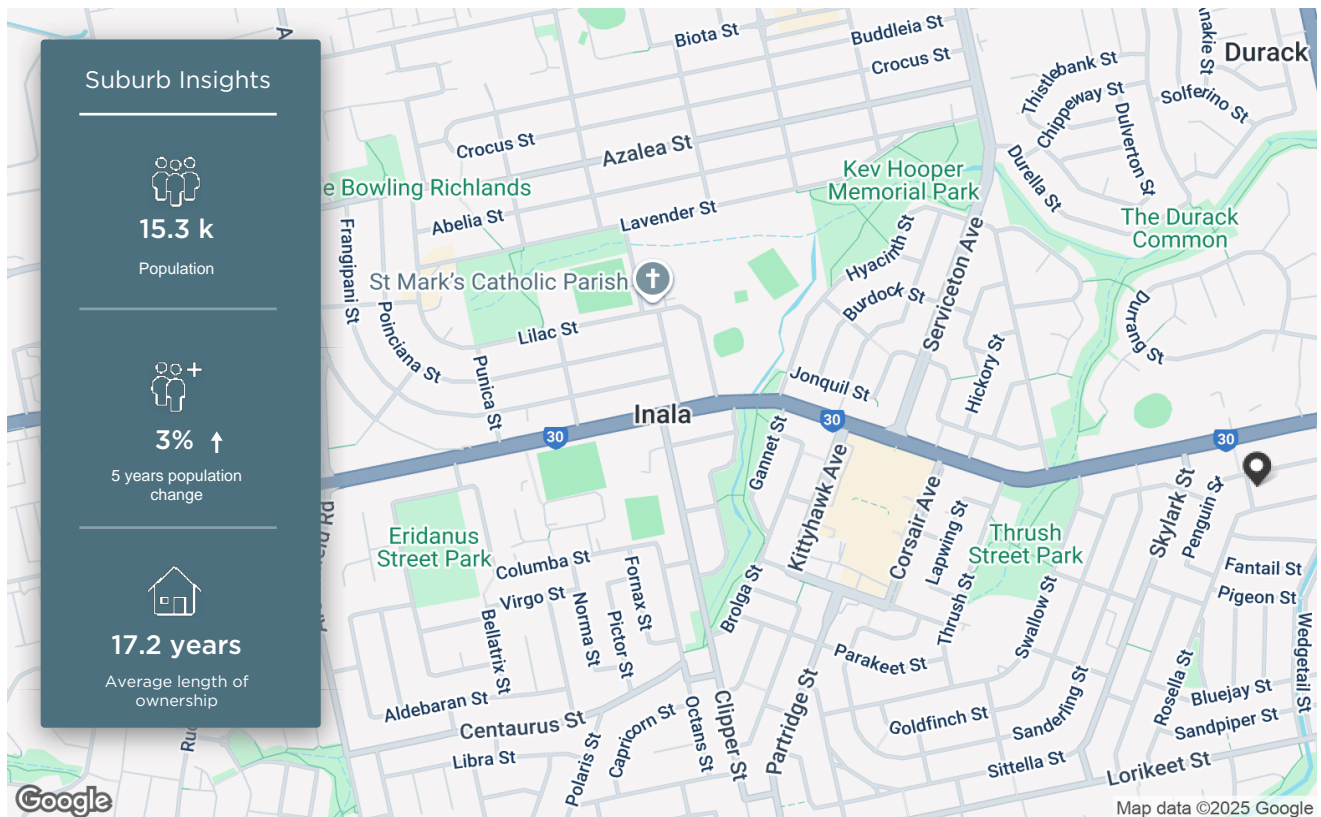
 3  1  1  607m ²  106m ²			
Year Built	1980	DOM	71
Sold Date	16-Feb-25	Distance	0.34km
First Listing	OFFERS OVER \$330,000		
Last Listing	OFFERS OVER \$330,000		

Sold	\$750,000
------	-----------

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

Inala

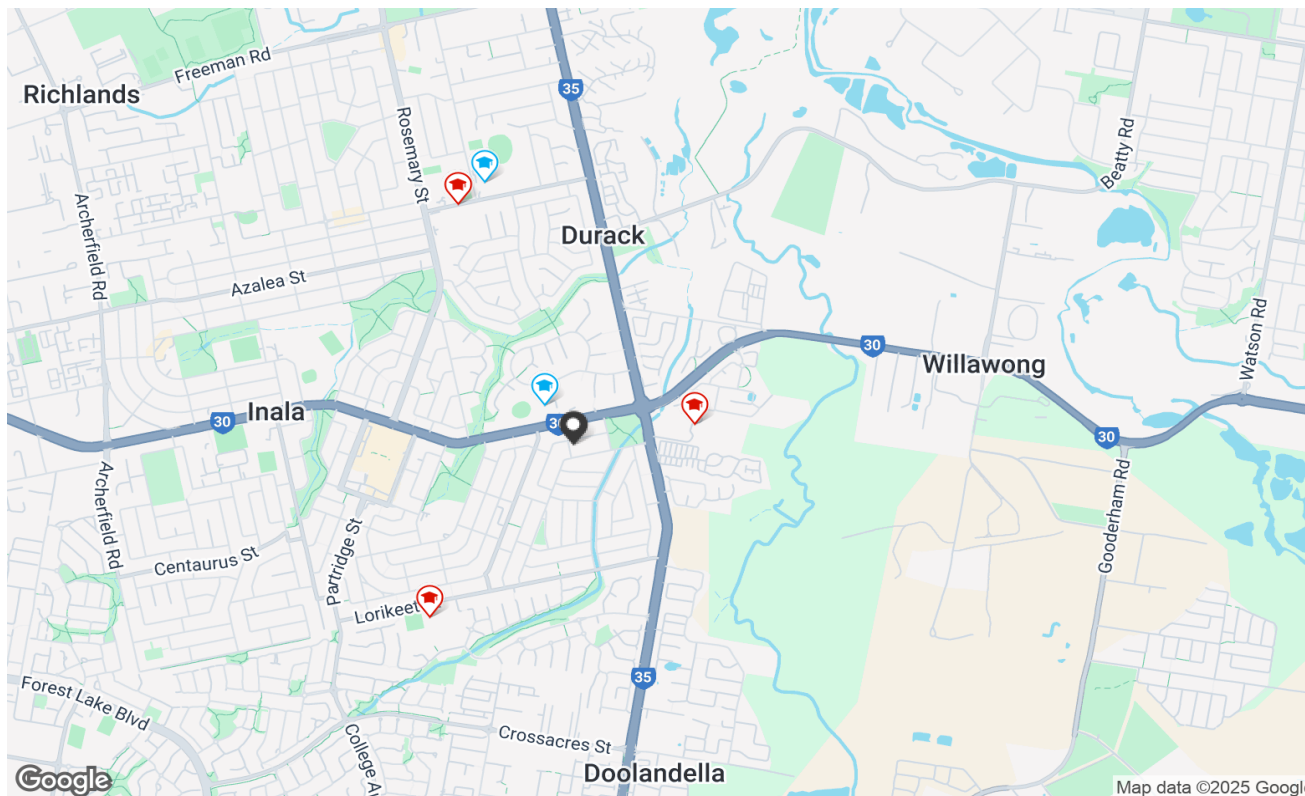
Demographic








The size of Inala is approximately 6.3 square kilometres. It has 22 parks covering nearly 9.6% of total area. The population of Inala in 2016 was 14849 people. By 2021 the population was 15273 showing a population growth of 2.9% in the area during that time. The predominant age group in Inala is 0-9 years. Households in Inala are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Inala work in a labourer occupation. In 2021, 40.50% of the homes in Inala were owner-occupied compared with 41.40% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	21.8	Other	1.4	0-15.6K	6.7	0-9	15.9
Couples with Children	39.6	Not Stated	3.3	15.6-33.8K	21.1	20-29	13.8
Single Parents	35.1	Owns Outright	19.8	52-78K	17.2	30-39	12.3
Other	3.4	Purchaser	20.7	182K+	3.7	100+	0.0
		Renting	54.9	130-182K	6.4	10-19	15.4
				78-130K	18.2	90-99	0.5
				33.8-52K	17.8	80-89	2.9
						70-79	5.7
						50-59	12.0
						60-69	10.1

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Durack State School 67 Inala Avenue Inala QLD 4077	0.24km	Primary	Mixed	Government	0-6
	Australian International Islamic College 724 Blunder Road Durack QLD 4077	0.64km	Combined	Mixed	Non-Government	0-12
	Serviceton South State School 59 Lorikeet Street Inala QLD 4077	1.15km	Primary	Mixed	Government	0-6
	Western Suburbs State Special School 78 Glenala Road Inala QLD 4077	1.39km	Special	Mixed	Government	0-12
	Glenala State High School 138 Hampton Street Durack QLD 4077	1.45km	Secondary	Mixed	Government	7-12



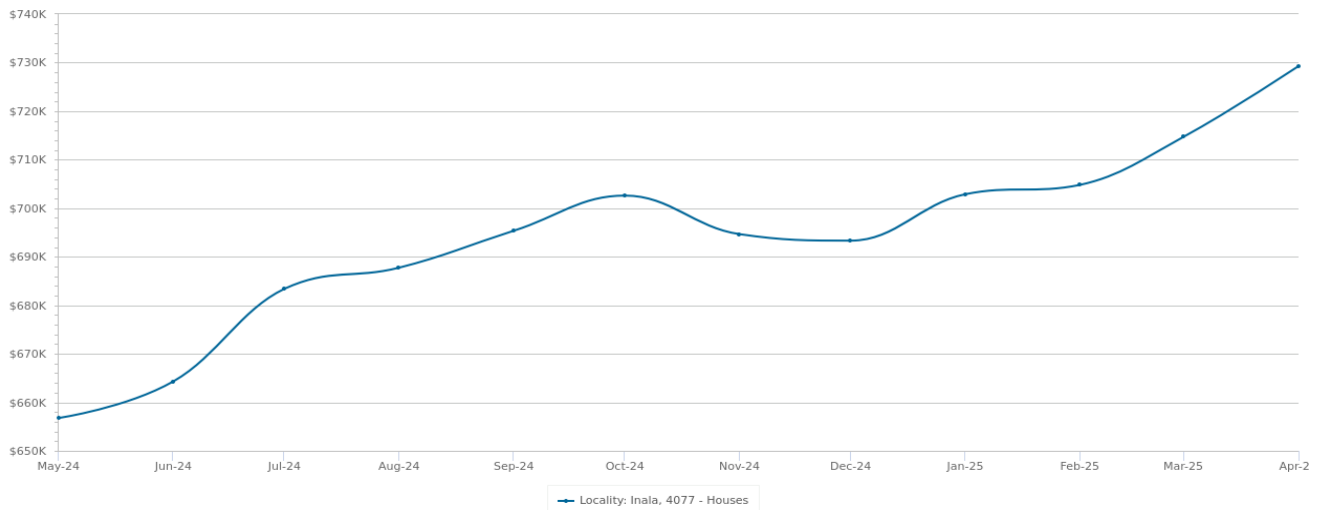
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

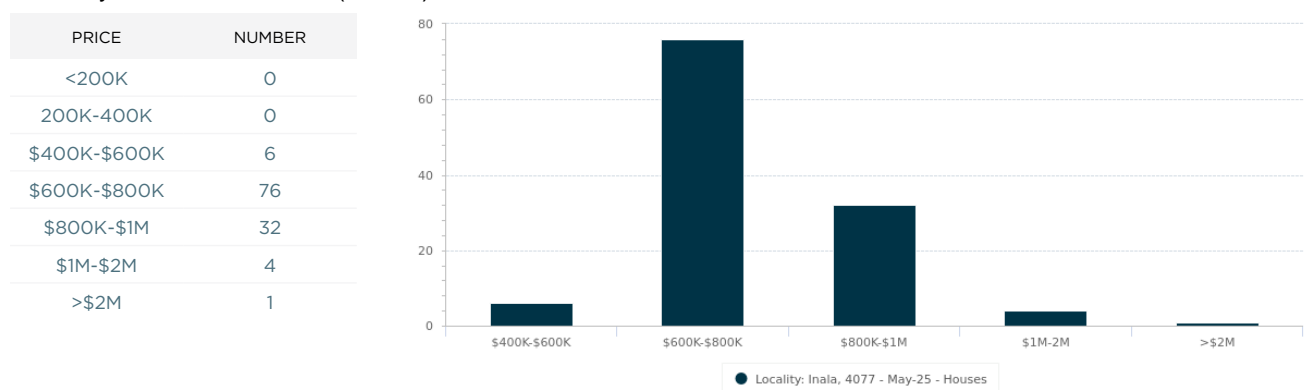
Median Value - 12 Months (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2025	-	-	-	-	-	-
Apr 2025	7	\$729,276	2.0% ▲	20	24	\$520
Mar 2025	6	\$714,738	1.4% ▲	18	24	\$520
Feb 2025	7	\$704,813	0.3% ▲	18	22	\$520
Jan 2025	10	\$702,891	1.4% ▲	17	20	\$520
Dec 2024	6	\$693,317	-0.2% ▼	15	24	\$520
Nov 2024	13	\$694,653	-1.1% ▼	15	28	\$515
Oct 2024	6	\$702,604	1.0% ▲	14	27	\$500
Sep 2024	9	\$695,371	1.1% ▲	13	23	\$500
Aug 2024	20	\$687,751	0.6% ▲	13	28	\$500
Jul 2024	12	\$683,399	2.9% ▲	13	25	\$500
Jun 2024	14	\$664,325	1.2% ▲	13	32	\$500

Sales by Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	119	\$754,300	10.4% ▲	21	118	\$530
2024	133	\$683,399	21.6% ▲	13	126	\$500
2023	119	\$561,879	-0.1% ▼	31	142	\$450
2022	153	\$562,351	38.9% ▲	11	156	\$370
2021	179	\$404,812	21.0% ▲	28	158	\$345
2020	130	\$334,444	-2.9% ▼	49	189	\$330
2019	122	\$344,368	-3.9% ▼	38	185	\$320
2018	147	\$358,201	-2.2% ▼	32	194	\$320
2017	185	\$366,401	5.0% ▲	36	213	\$320
2016	191	\$348,796	12.2% ▲	21	219	\$320
2015	212	\$310,860	3.8% ▲	28	214	\$320
2014	159	\$299,416	5.1% ▲	30	215	\$310
2013	136	\$284,897	3.1% ▲	44	210	\$300
2012	125	\$276,326	-2.7% ▼	50	213	\$300
2011	153	\$284,028	-9.8% ▼	40	238	\$300
2010	222	\$314,986	4.6% ▲	33	230	\$290
2009	172	\$301,069	1.5% ▲	52	247	\$280
2008	214	\$296,564	17.2% ▲	31	227	\$260
2007	286	\$252,976	21.4% ▲	36	146	\$220
2006	240	\$208,436	6.0% ▲	52	146	\$190

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.