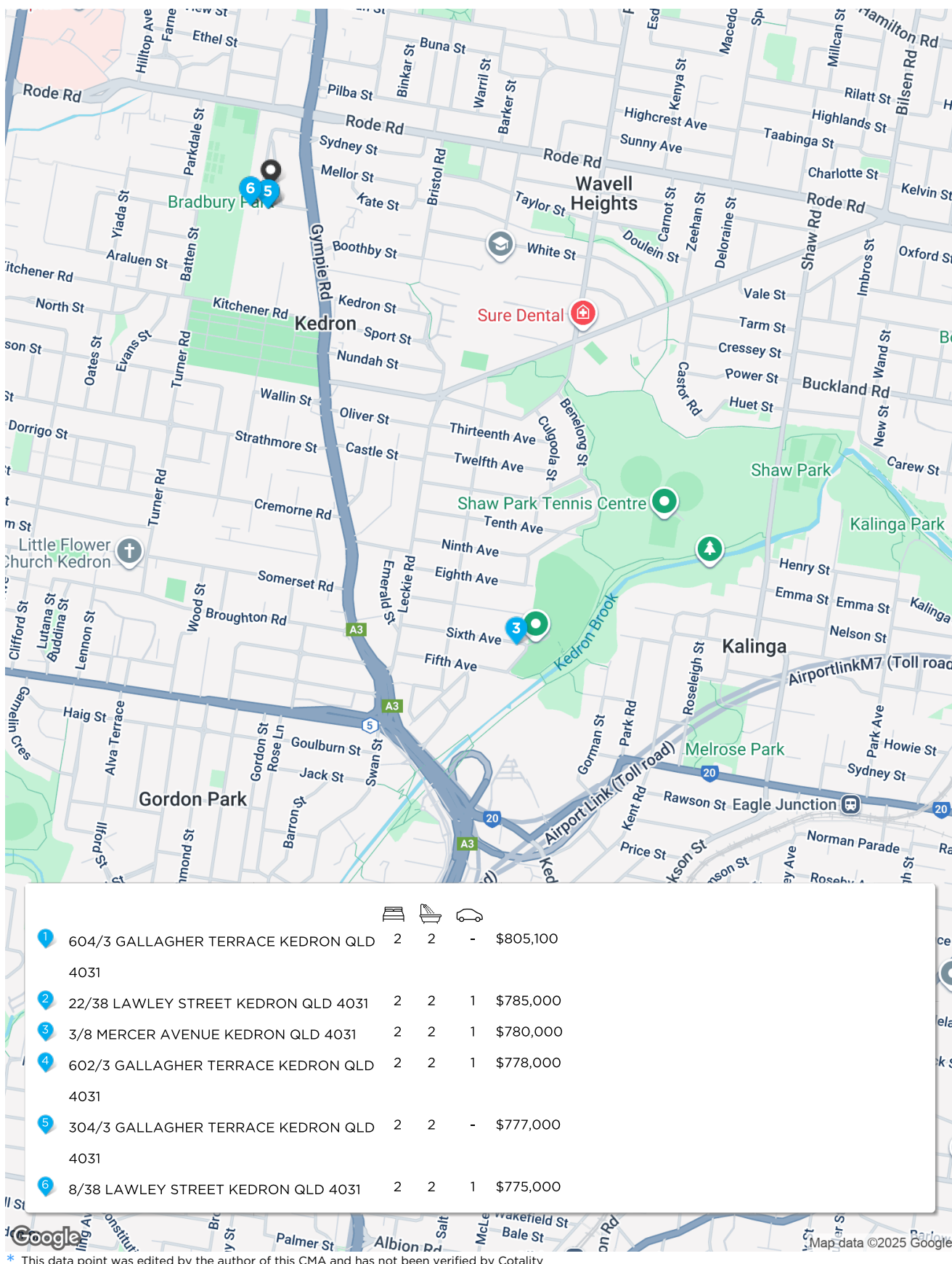
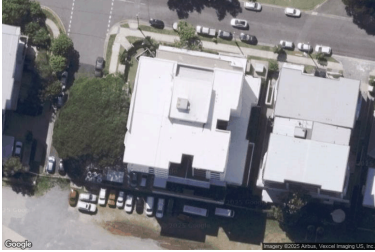























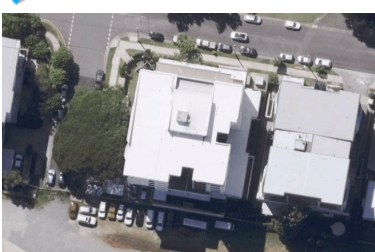







Comparables Map: Sales



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

Comparable Sales

1	604/3 GALLAGHER TERRACE KEDRON QLD 4031		 2  2  -  108m ²  85m ²	Sold	\$805,100
			Year Built 2020	DOM 1	
			Sold Date 02-Aug-25	Distance 0.08km	
			First Listing For Sale		
			Last Listing For Sale		
2	22/38 LAWLEY STREET KEDRON QLD 4031		 2  2  1  107m ²  81m ²	Sold	\$785,000
			Year Built 2015	DOM 22	
			Sold Date 14-Aug-25	Distance 0.1km	
			First Listing For Sale by Negotiation		
			Last Listing For Sale by Negotiation		
3	3/8 MERCER AVENUE KEDRON QLD 4031		 2  2  1  116m ²  75m ²	Sold	\$780,000
			Year Built 2014	DOM 78	
			Sold Date 17-Jun-25	Distance 1.83km	
			First Listing FOR SALE		
			Last Listing OFFERS OVER \$475,000		
4	602/3 GALLAGHER TERRACE KEDRON QLD 4031		 2  2  1  107m ²  83m ²	Sold	\$778,000
			Year Built 2020	DOM 9	
			Sold Date 24-Jun-25	Distance 0.08km	
			First Listing \$715,000+		
			Last Listing \$715,000+		
5	304/3 GALLAGHER TERRACE KEDRON QLD 4031		 2  2  -  109m ²  84m ²	Sold	\$777,000
			Year Built 2020	DOM -	
			Sold Date 09-Jul-25	Distance 0.08km	
			First Listing -		
			Last Listing -		

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

Comparable Sales



8/38 LAWLEY STREET KEDRON QLD 4031



2 2 1 118m²

Year Built 2014

Sold Date 19-Aug-25

First Listing For Sale

Last Listing For Sale

83m²

DOM 27

Distance 0.1km

Sold

\$775,000

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

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