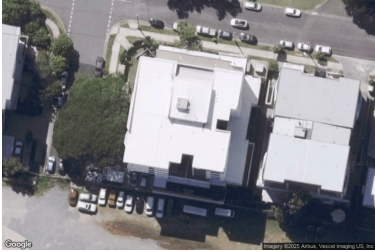

















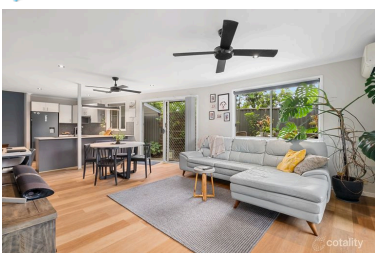





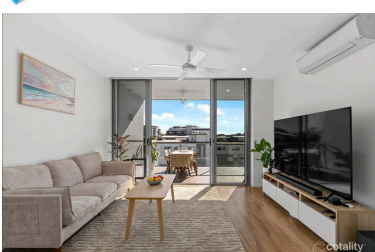







Comparable Sales

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 0.15km		
			First Listing For Sale		
			Last Listing For Sale		
2	7/38 LAWLEY STREET KEDRON QLD 4031		 2  2  1  143m ²  81m ²	Sold	\$880,000
			Year Built 2015 DOM 25		
			Sold Date 14-May-25 Distance 0.17km		
			First Listing For Sale		
			Last Listing Complex Record \$880,000		
3	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 0.17km		
			First Listing For Sale by Negotiation		
			Last Listing For Sale by Negotiation		
4	3/1 ALICE STREET KEDRON QLD 4031		 2  1  1  112m ²  99m ²	Sold	\$780,000
			Year Built 2000 DOM 9		
			Sold Date 04-Jun-25 Distance 0.1km		
			First Listing FOR SALE		
			Last Listing \$780,000		
5	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 0.15km		
			First Listing \$715,000+		
			Last Listing \$715,000+		

DOM = Days on market RS = Recent sale

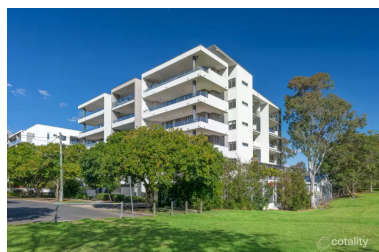
UN = Undisclosed Sale

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

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 0.17km

Sold

\$775,000

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

Comparable Listings



13/8 ALICE STREET KEDRON QLD 4031



 2  2  1  92m²

Year Built 2017

Listing Date 14-Oct-25

Listing Price \$765,000+



DOM

20 days

Distance

0.07km

Notes from your agent

Under Contract for \$795,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

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