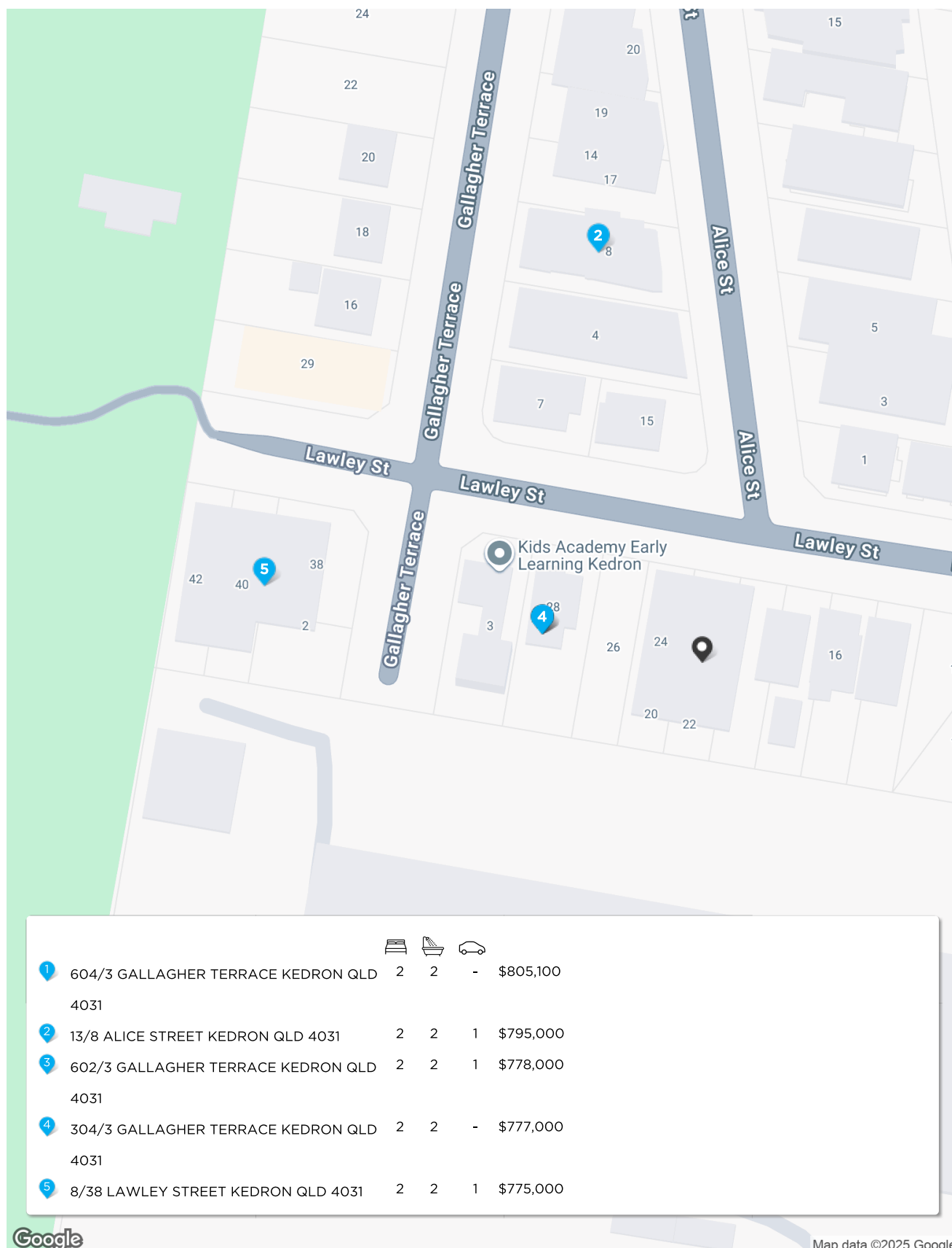
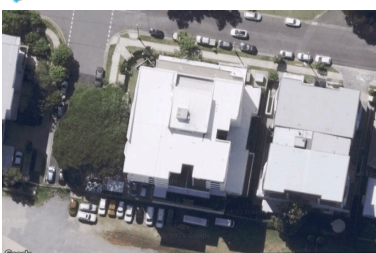
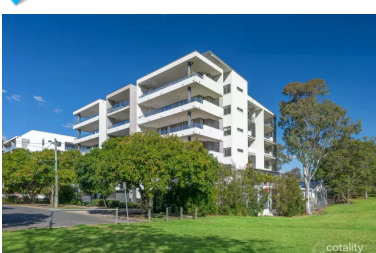


Comparables Map: Sales



* 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 0.04km	
			First Listing For Sale		
			Last Listing For Sale		
2	13/8 ALICE STREET KEDRON QLD 4031		 2  2  1  92m ²  -	Sold	^{RS} \$795,000
			Year Built 2017	DOM 7	
			Sold Date 20-Oct-25	Distance 0.09km	
			First Listing \$765,000+		
			Last Listing \$765,000+		
3	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 0.04km	
			First Listing \$715,000+		
			Last Listing \$715,000+		
4	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 0.04km	
			First Listing -		
			Last Listing -		
5	8/38 LAWLEY STREET KEDRON QLD 4031		 2  2  1  118m ²  83m ²	Sold	\$775,000
			Year Built 2014	DOM 27	
			Sold Date 19-Aug-25	Distance 0.1km	
			First Listing For Sale		
			Last Listing For Sale		

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

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