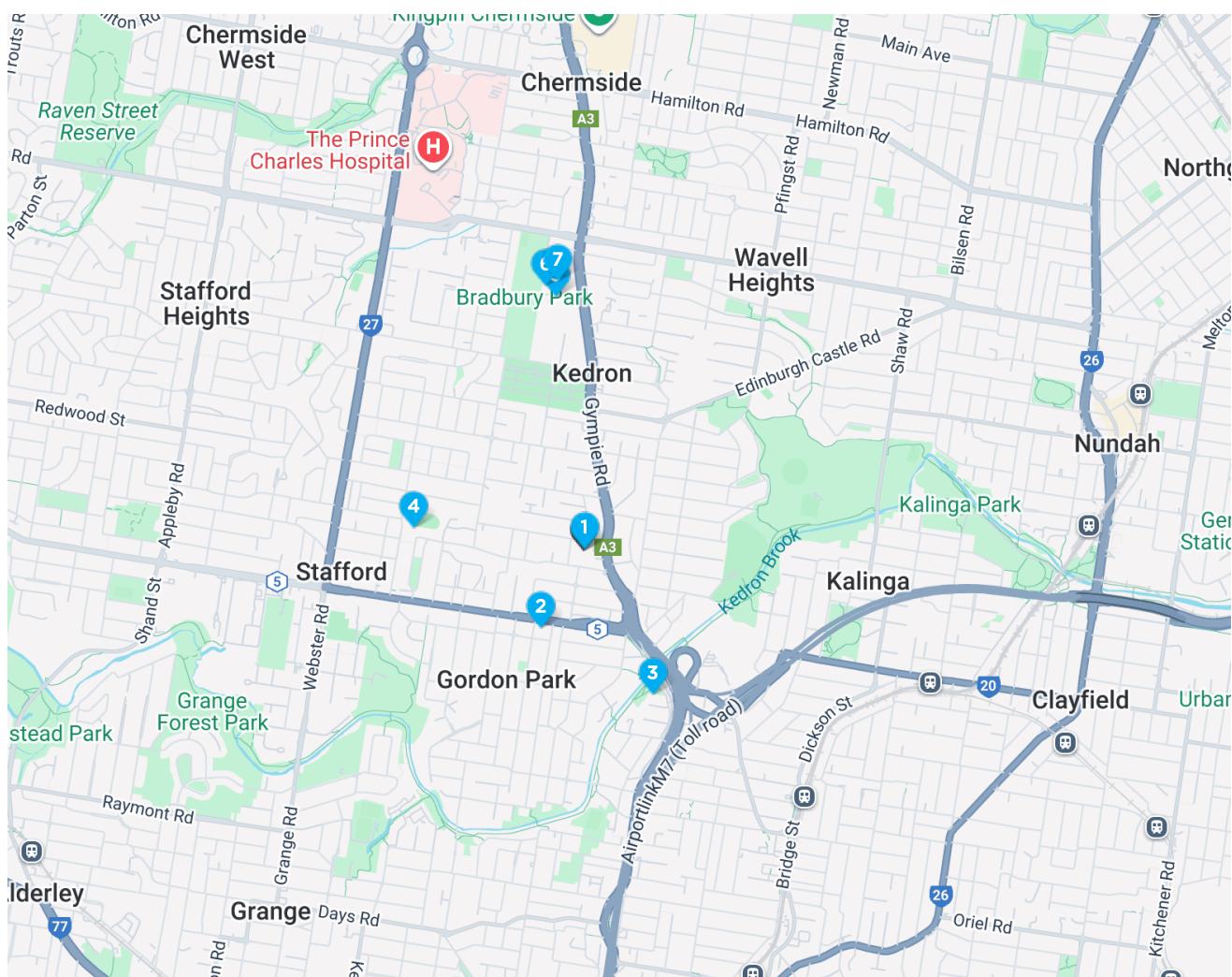


# Comparables Map: Sales



	Address	Beds	Baths	Car Parks	Price
1	7/17 MITCHELL STREET KEDRON QLD 4031	2	2	2	\$835,000
2	3/9 LAMBERT STREET GORDON PARK QLD 4031	2	1	2	\$800,000
3	27/25 COLTON AVENUE LUTWYCHE QLD 4030	2	2	1	\$830,000
4	10/46 LUTANA STREET STAFFORD QLD 4053	2	2	1	\$815,000
5	604/3 GALLAGHER TERRACE KEDRON QLD 4031	2	2	-	\$805,100
6	9/14 GALLAGHER TERRACE KEDRON QLD 4031	2	2	1	\$814,000
7	1/8 ALICE STREET KEDRON QLD 4031	2	2	2	\$850,000

# Comparable Sales

1	7/17 MITCHELL STREET KEDRON QLD 4031	Sold	RS \$835,000
	 2 2 2 2 115m <sup>2</sup> 80m <sup>2</sup> Year Built 1980 DOM 17 Sold Date 12-Dec-25 Distance 0km First Listing Offers Over \$820,000 Last Listing Offers Over \$820,000		
2	3/9 LAMBERT STREET GORDON PARK QLD 4031	Sold	\$800,000
	 2 2 1 2 108m <sup>2</sup> 70m <sup>2</sup> Year Built 1980 DOM 6 Sold Date 07-Nov-25 Distance 0.49km First Listing For Sale Last Listing Under Contract		
3	27/25 COLTON AVENUE LUTWYCHE QLD 4030	Sold	\$830,000
	 2 2 2 1 88m <sup>2</sup> 73m <sup>2</sup> Year Built 2015 DOM 10 Sold Date 18-Sep-25 Distance 0.87km First Listing For Sale Last Listing For Sale		
4	10/46 LUTANA STREET STAFFORD QLD 4053	Sold	\$815,000
	 2 2 2 1 100m <sup>2</sup> 82m <sup>2</sup> Year Built 2012 DOM 7 Sold Date 13-Sep-25 Distance 0.93km First Listing For Sale Last Listing For Sale		
5	604/3 GALLAGHER TERRACE KEDRON QLD 4031	Sold	\$805,100
	 2 2 2 - 108m <sup>2</sup> 85m <sup>2</sup> Year Built 2020 DOM 1 Sold Date 02-Aug-25 Distance 1.38km 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

# Comparable Sales

6	9/14 GALLAGHER TERRACE KEDRON QLD 4031	Sold	\$814,000
	 <span>coreality</span>	<span>2</span> <span>2</span> <span>2</span> <span>1</span> <span>97m<sup>2</sup></span>	<span>80m<sup>2</sup></span>
	Year Built 2016	DOM 6	
	Sold Date 10-Nov-25	Distance 1.44km	
	First Listing For Sale		
	Last Listing For Sale		
7	1/8 ALICE STREET KEDRON QLD 4031	Sold	\$850,000
	 <span>coreality</span>	<span>2</span> <span>2</span> <span>2</span> <span>2</span> <span>135m<sup>2</sup></span>	<span>54m<sup>2</sup></span>
	Year Built 2017	DOM 41	
	Sold Date 03-Oct-25	Distance 1.46km	
	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 Coreality

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. 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](http://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 Cotality ('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. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.<p>While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.</p>