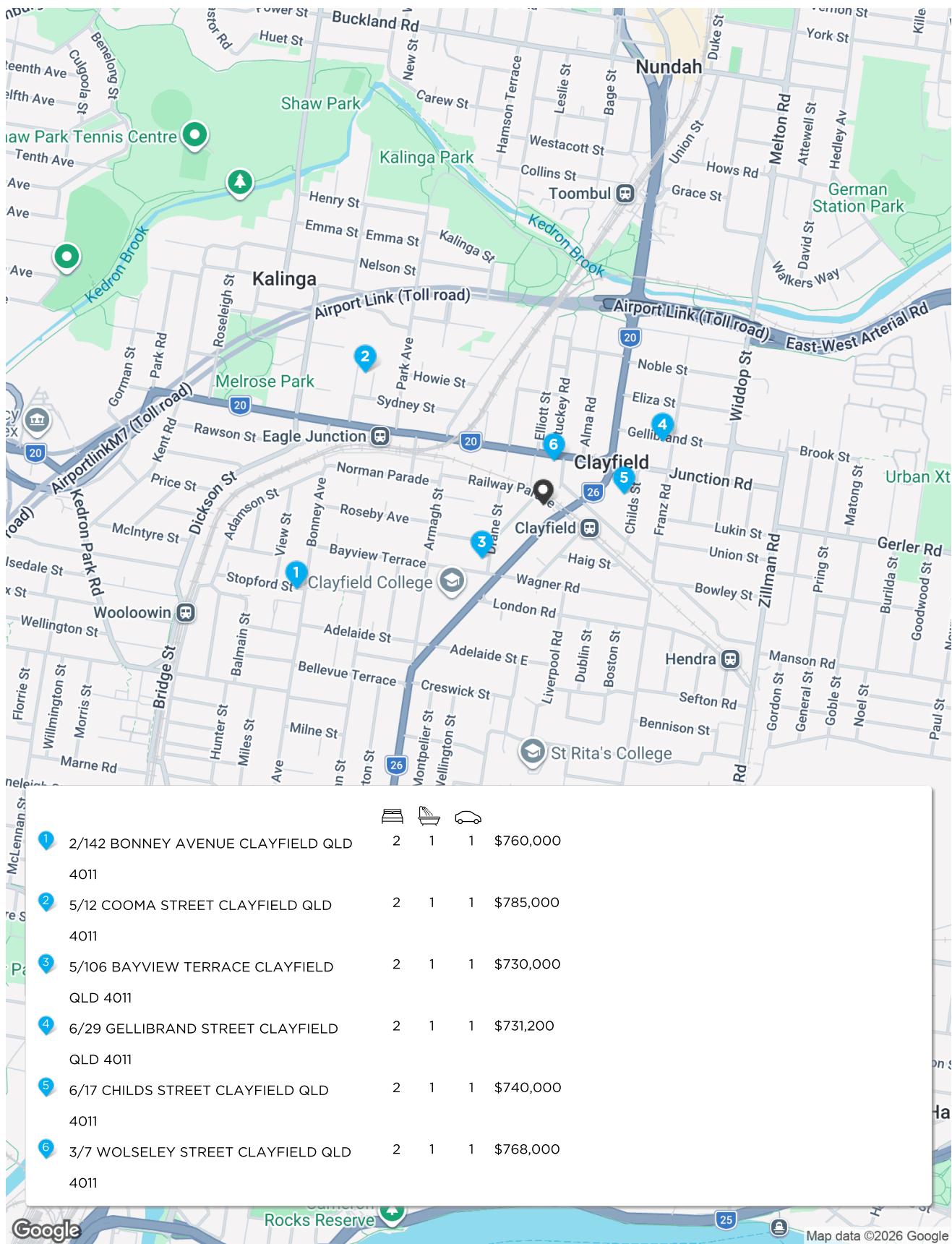


Comparables Map: Sales



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

Comparable Sales

1	2/142 BONNEY AVENUE CLAYFIELD QLD 4011	Sold	\$760,000
	 2 1 1 109m²	109m²	
	Year Built 1974	DOM 21	
	Sold Date 22-Jul-25	Distance 0.92km	
	First Listing For Sale		
	Last Listing For Sale		
2	5/12 COOMA STREET CLAYFIELD QLD 4011	Sold	RS \$785,000
	 2 1 1 95m²	74m²	
	Year Built 1968	DOM 19	
	Sold Date 29-Nov-25	Distance 0.77km	
	First Listing For Sale		
	Last Listing For Sale		
3	5/106 BAYVIEW TERRACE CLAYFIELD QLD 4011	Sold	\$730,000
	 2 1 1 113m²	113m²	
	Year Built 1971	DOM 25	
	Sold Date 09-Aug-25	Distance 0.29km	
	First Listing NEW TO MARKET		
	Last Listing Offers over \$739,000		
4	6/29 GELIBRAND STREET CLAYFIELD QLD 4011	Sold	\$731,200
	 2 1 1 118m²	118m²	
	Year Built 1974	DOM 7	
	Sold Date 14-Oct-25	Distance 0.47km	
	First Listing Just Listed		
	Last Listing For Sale		
5	6/17 CHILDS STREET CLAYFIELD QLD 4011	Sold	\$740,000
	 2 1 1 112m²	112m²	
	Year Built 1980	DOM 20	
	Sold Date 01-Oct-25	Distance 0.29km	
	First Listing For Sale		
	Last Listing Under Offer		

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

6	3/7 WOLSELEY STREET CLAYFIELD QLD 4011	Sold	\$768,000
	2 1 1 1 115m² 92m²		
Year Built	1971	DOM	41
Sold Date	08-Nov-25	Distance	0.15km
First Listing	\$740K plus buyers		
Last Listing	Under Contract		

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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