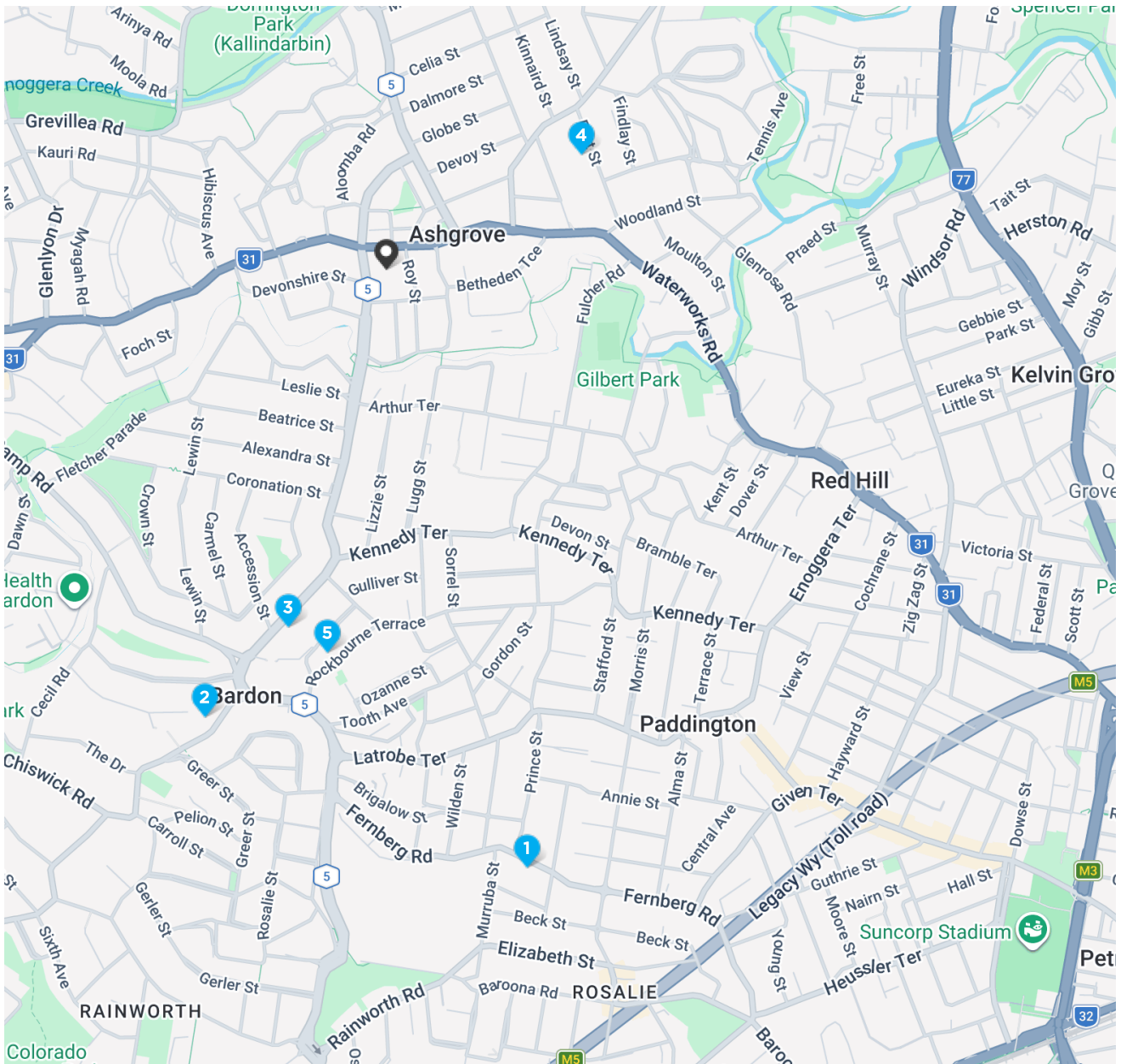














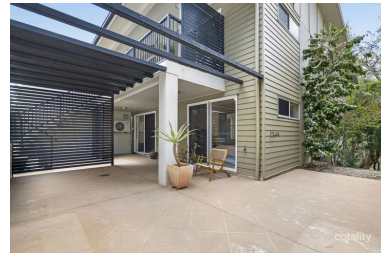

















Comparables Map: Sales



Marker	Address	Bedrooms	Bathrooms	Garage	Price
1	2/130 FERNBERG ROAD PADDINGTON QLD 4064	3	2	2	\$1,350,000
2	3/33 SIMPSONS ROAD BARDON QLD 4065	3	2	2	\$1,170,000
3	5/166-168 JUBILEE TERRACE BARDON QLD 4065	3	2	1	\$1,100,000
4	10/30 BOTT STREET ASHGROVE QLD 4060	3	2	2	\$1,235,000
5	2/123 ROCKBOURNE TERRACE PADDINGTON QLD 4064	3	1	1	\$1,185,000

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

Comparable Sales

1	2/130 FERNBERG ROAD PADDINGTON QLD 4064	Sold \$1,350,000
	<p>  3  2  2  262m²  127m² Year Built 2000 DOM 59 Sold Date 18-Dec-25 Distance 1.84km First Listing Contact Agent Last Listing \$1,350,000 </p>	
2	3/33 SIMPSONS ROAD BARDON QLD 4065	Sold ^{RS} \$1,170,000
	<p>  3  2  2  172m²  132m² Year Built 2000 DOM 28 Sold Date 26-Nov-25 Distance 1.45km First Listing For Sale Last Listing For Sale </p>	
3	5/166-168 JUBILEE TERRACE BARDON QLD 4065	Sold \$1,100,000
	<p>  3  2  1  195m²  112m² Year Built 2005 DOM 10 Sold Date 10-Nov-25 Distance 1.11km First Listing For Sale Last Listing - </p>	
4	10/30 BOTT STREET ASHGROVE QLD 4060	Sold \$1,235,000
	<p>  3  2  2  126m²  125m² Year Built 1997 DOM 129 Sold Date 29-Oct-25 Distance 0.67km First Listing 495000 Last Listing 480000 </p>	
5	2/123 ROCKBOURNE TERRACE PADDINGTON QLD 4064	Sold \$1,185,000
	<p>  3  1  1  175m²  114m² Year Built 1995 DOM 36 Sold Date 23-Oct-25 Distance 1.16km First Listing Tender Closing Tuesday 14th October 12pm Last Listing SOLD BY SAM SCHMIDT </p>	

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

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

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. 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.