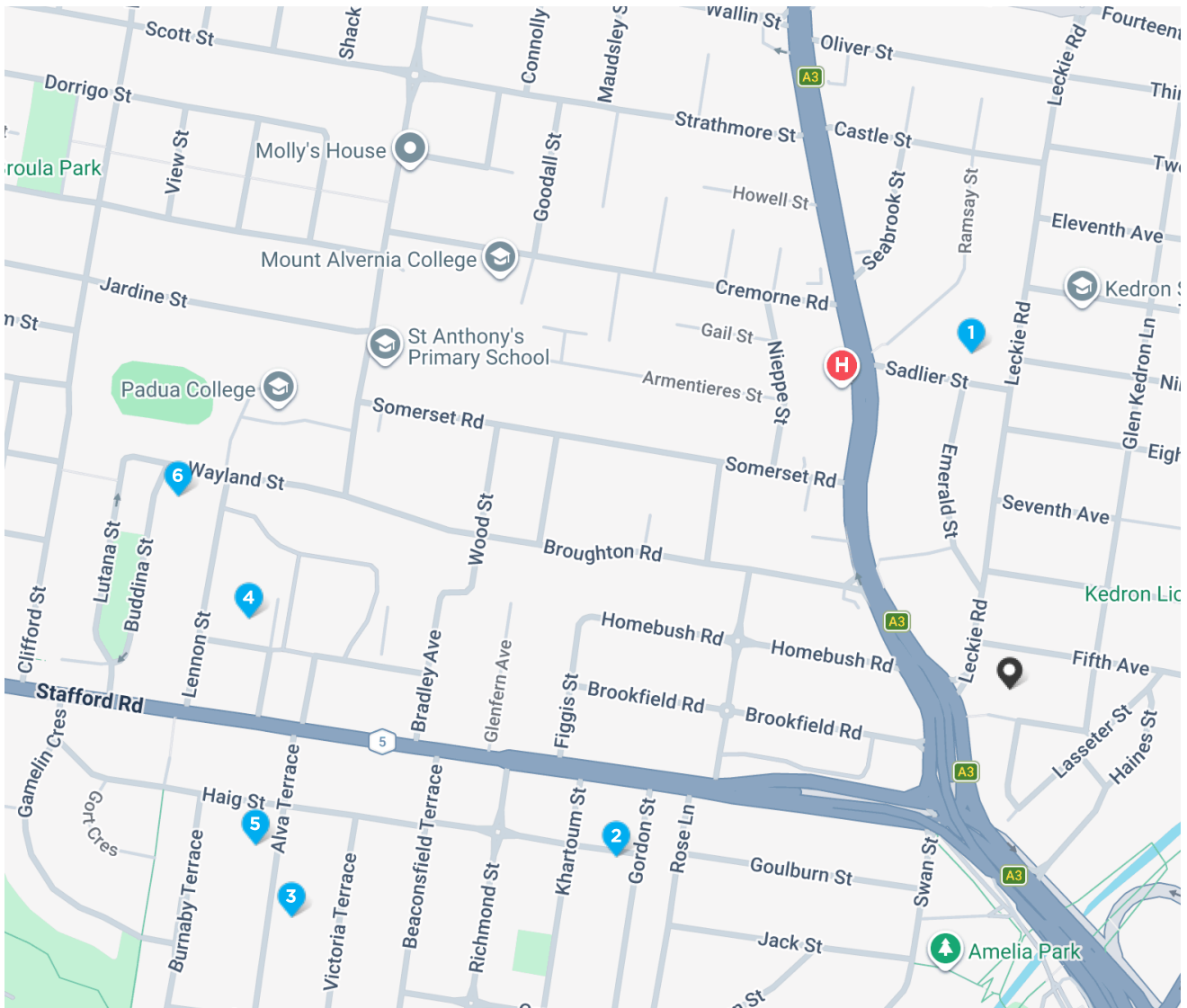




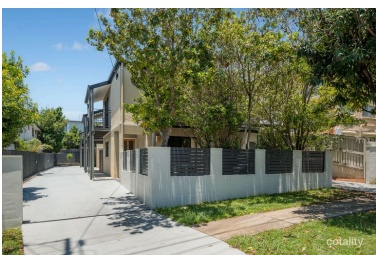

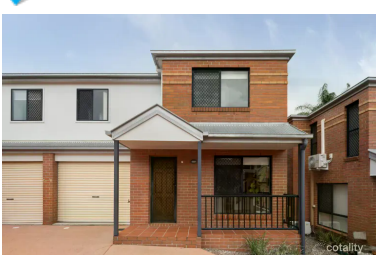
# Comparables Map: Sales



1 4/24 SADLIER STREET KEDRON QLD 4031	3	2	1	\$1,165,000
2 2/19 GORDON STREET GORDON PARK QLD 4031	3	2	2	\$1,225,000
3 1/48 ALVA TERRACE GORDON PARK QLD 4031	3	2	1	\$1,150,000
4 3/47 HUTCHINS STREET KEDRON QLD 4031	3	2	2	\$1,172,500
5 7/33 ALVA TERRACE GORDON PARK QLD 4031	3	2	1	\$1,125,000
6 39B BUDDINA STREET STAFFORD QLD 4053	3	2	2	\$1,200,000

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

# Comparable Sales

1	4/24 SADLIER STREET KEDRON QLD 4031	<b>Sold</b> <b>\$1,165,000</b>
	3  2  1  146m <sup>2</sup> 115m <sup>2</sup> Year Built 2006 DOM 31 Sold Date 13-Dec-25 Distance 0.47km First Listing OPEN TO OFFERS Last Listing OPEN TO OFFERS	
2	2/19 GORDON STREET GORDON PARK QLD 4031	<b>Sold</b> <b>\$1,225,000</b>
	3  2  2  211m <sup>2</sup> 96m <sup>2</sup> Year Built 2000 DOM 19 Sold Date 20-Feb-26 Distance 0.6km First Listing OFFERS Last Listing OFFERS	
3	1/48 ALVA TERRACE GORDON PARK QLD 4031	<b>Sold</b> <b>\$1,150,000</b>
	3  2  1  144m <sup>2</sup> 102m <sup>2</sup> Year Built 2006 DOM 15 Sold Date 17-Dec-25 Distance 1.07km First Listing Price guide \$1m-\$1.1m   Final offers 12pm Wed 12th Last Listing \$1,150,000	
4	3/47 HUTCHINS STREET KEDRON QLD 4031	<b>Sold</b> <b>\$1,172,500</b>
	3  2  2  173m <sup>2</sup> 109m <sup>2</sup> Year Built 2016 DOM 29 Sold Date 09-Dec-25 Distance 1.08km First Listing For Sale Last Listing \$1,100,000 - \$1,200,000	
5	7/33 ALVA TERRACE GORDON PARK QLD 4031	<b>Sold</b> <b>\$1,125,000</b>
	3  2  1  120m <sup>2</sup> 96m <sup>2</sup> Year Built 1999 DOM 32 Sold Date 03-Mar-26 Distance 1.09km First Listing For Sale Last Listing Offers over \$1,050,000	

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

6 39B BUDDINA STREET STAFFORD QLD 4053



3 2 2 208m<sup>2</sup> 112m<sup>2</sup>

Year Built 2018 DOM 8

Sold Date 17-Mar-26 Distance 1.21km

First Listing OPEN TO OFFERS!

Last Listing OPEN TO OFFERS!

Sold <sup>RS</sup> \$1,200,000

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

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