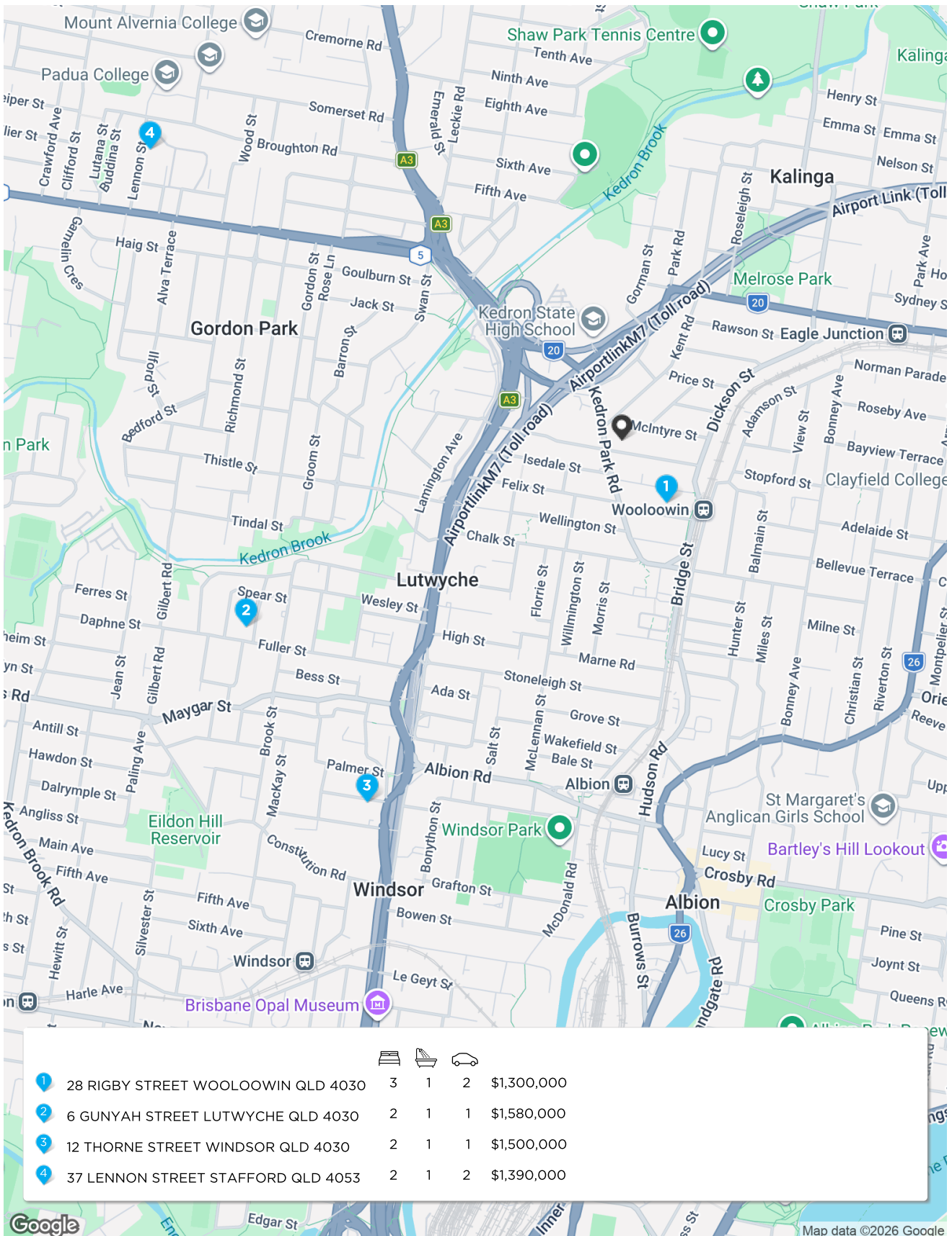


Comparables Map: Sales



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

Comparable Sales

1 28 RIGBY STREET WOOLLOOWIN QLD 4030 **Sold** ^{RS} \$1,300,000




3	1	2	486m ²	112m ²
Year Built	1920	DOM	12	
Sold Date	05-Dec-25	Distance	0.27km	
First Listing	FOR SALE			
Last Listing	FOR SALE			

Notes from your agent

Similar home but directly next to the train line and train station.

2 6 GUNYAH STREET LUTWYCHE QLD 4030 **Sold** ^{RS} \$1,580,000




2	1	1	405m ²	72m ²
Year Built	1920	DOM	9	
Sold Date	19-Mar-26	Distance	1.48km	
First Listing	Offers Over \$1,500,000			
Last Listing	\$1,580,000			

Notes from your agent

Example of a similar size home that has had a cosmetic renovation/upgrade

3 12 THORNE STREET WINDSOR QLD 4030 **Sold** ^{RS} \$1,500,000




2	1	1	405m ²	95m ²
Year Built	-	DOM	18	
Sold Date	26-Mar-26	Distance	1.56km	
First Listing	Contact Agent			
Last Listing	Under Contract			

Notes from your agent

Similar size home that has had a partial renovation

4 37 LENNON STREET STAFFORD QLD 4053 **Sold** ^{RS} \$1,390,000



2	1	2	422m ²	82m ²
Year Built	1950	DOM	10	
Sold Date	13-Nov-25	Distance	1.95km	
First Listing	Best Offers by Wednesday 19th November @ 5pm			
Last Listing	Best Offers by Wednesday 19th November @ 5pm			

Notes from your agent

Similar size home. Better condition but inferior suburb

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.