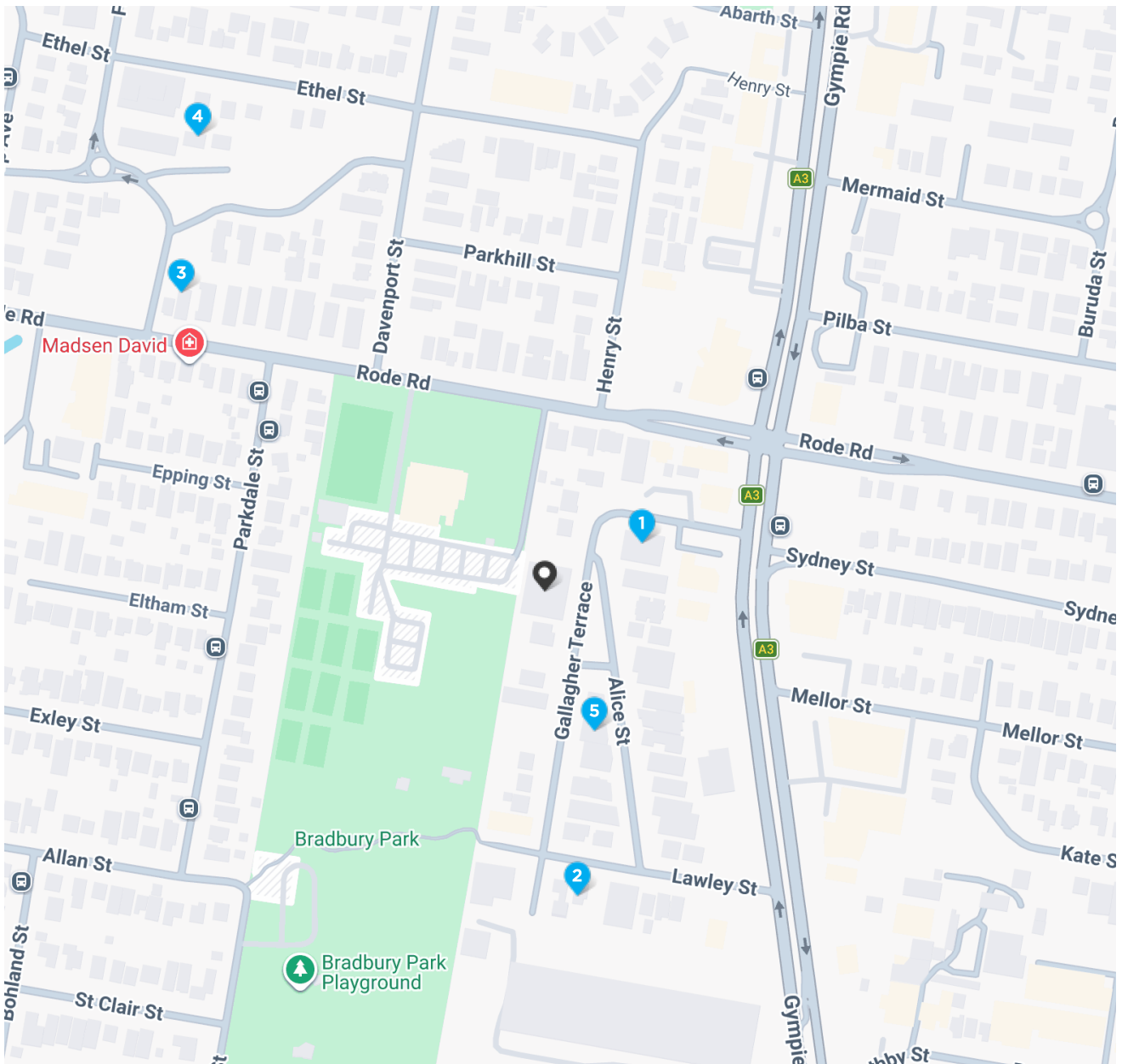



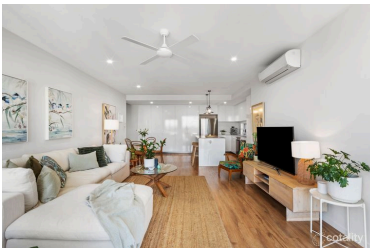



Comparables Map: Sales



1 10/33-35 ALICE STREET KEDRON QLD 4031	2	2	1	\$831,000
2 506/3 GALLAGHER TERRACE KEDRON QLD 4031	2	2	1	\$935,000
3 42/509 RODE ROAD CHERMSIDE QLD 4032	2	2	1	\$855,000
4 25 SAMMELLS DRIVE CHERMSIDE QLD 4032	2	2	1	\$889,000
5 40/20 ALICE STREET KEDRON QLD 4031	2	2	1	\$830,000

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

Comparable Sales

<p>1 10/33-35 ALICE STREET KEDRON QLD 4031</p> 	<p> 🏠 2 🚿 2 🚗 1 📏 102m² 🏠 76m² Year Built 2016 DOM 19 Sold Date 21-Feb-26 Distance 0.08km First Listing For Sale Last Listing Under Contract </p>	<p>Sold \$831,000</p>
<p>2 506/3 GALLAGHER TERRACE KEDRON QLD 4031</p> 	<p> 🏠 2 🚿 2 🚗 1 📏 123m² 🏠 - Year Built - DOM 14 Sold Date 25-Feb-26 Distance 0.23km First Listing FOR SALE BY NEGOTIATION Last Listing FOR SALE BY NEGOTIATION </p>	<p>Sold \$935,000</p>
<p>3 42/509 RODE ROAD CHERMSIDE QLD 4032</p> 	<p> 🏠 2 🚿 2 🚗 1 📏 86m² 🏠 73m² Year Built 2019 DOM 13 Sold Date 29-Apr-26 Distance 0.35km First Listing FOR SALE Last Listing \$855,000 </p>	<p>Sold ^{RS} \$855,000</p>
<p>4 25 SAMMELLS DRIVE CHERMSIDE QLD 4032</p> 	<p> 🏠 2 🚿 2 🚗 1 📏 1,093m² 🏠 101m² Year Built - DOM 67 Sold Date 08-May-26 Distance 0.43km First Listing \$709,000 Last Listing \$729,000 </p>	<p>Sold ^{RS} \$889,000</p>
<p>5 40/20 ALICE STREET KEDRON QLD 4031</p> 	<p> 🏠 2 🚿 2 🚗 1 📏 93m² 🏠 79m² Year Built 2015 DOM 1 Sold Date 23-Mar-26 Distance 0.11km First Listing For Sale Last Listing For Sale </p>	<p>Sold \$830,000</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

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