



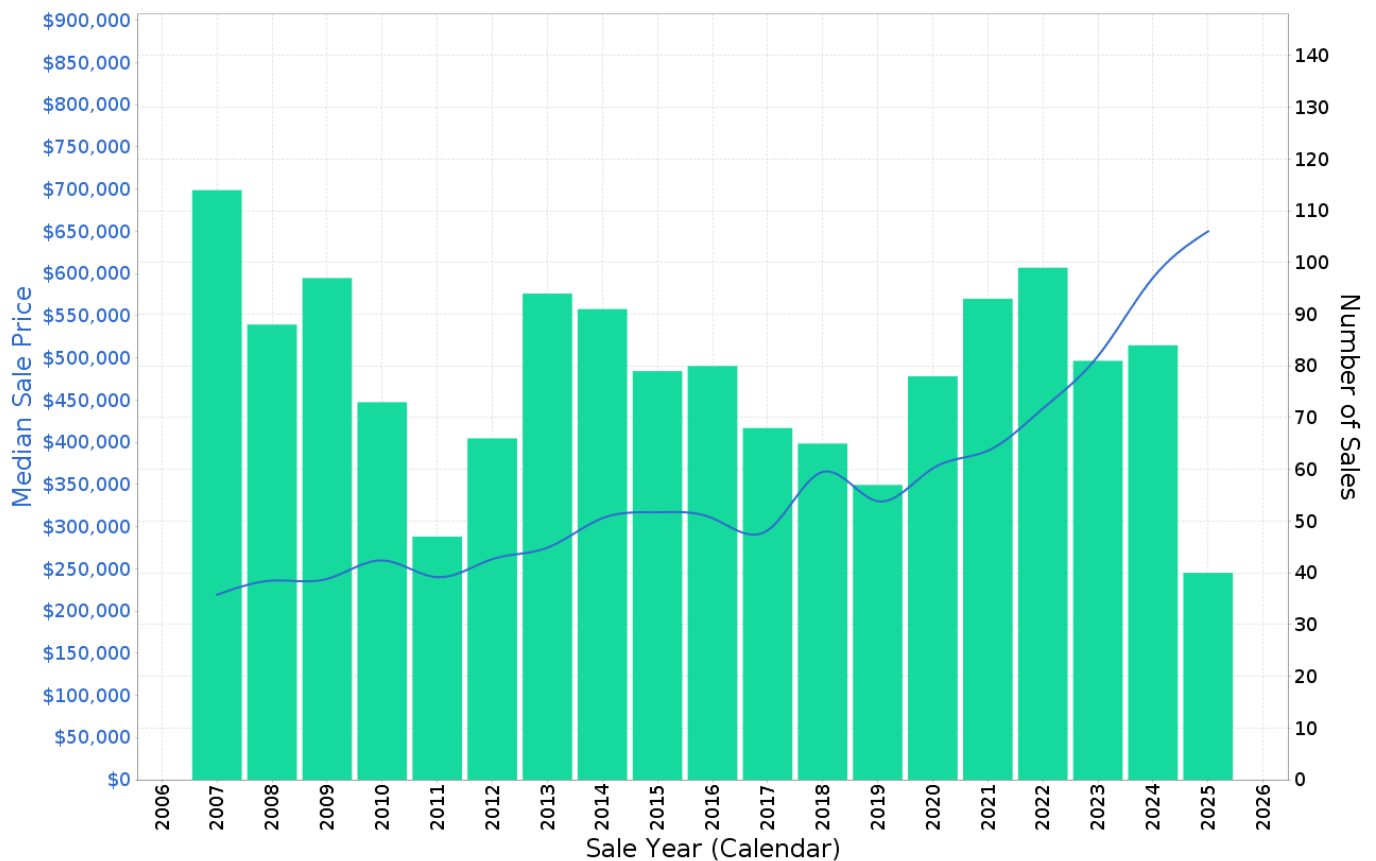
COMPARATIVE MARKET ANALYSIS

17 HAGAN STREET, NORTH TOOWOOMBA, QLD 4350

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Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2007	114	\$ 231,068	\$ 219,250		\$ 16,750	\$ 500,000
2008	88	\$ 238,352	\$ 236,000	7.6 %	\$ 65,000	\$ 427,000
2009	97	\$ 248,862	\$ 238,000	0.8 %	\$ 134,068	\$ 405,000
2010	73	\$ 263,614	\$ 260,000	9.2 %	\$ 142,000	\$ 690,000
2011	47	\$ 259,803	\$ 240,000	-7.7 %	\$ 114,500	\$ 658,000
2012	66	\$ 272,269	\$ 261,500	9.0 %	\$ 130,000	\$ 462,000
2013	94	\$ 282,858	\$ 275,000	5.2 %	\$ 130,000	\$ 538,000
2014	91	\$ 340,912	\$ 310,000	12.7 %	\$ 194,000	\$ 700,000
2015	79	\$ 322,805	\$ 317,000	2.3 %	\$ 190,000	\$ 512,000
2016	80	\$ 320,688	\$ 310,000	-2.2 %	\$ 145,000	\$ 600,000
2017	68	\$ 327,590	\$ 295,500	-4.7 %	\$ 168,000	\$ 1,530,000
2018	65	\$ 395,466	\$ 365,000	23.5 %	\$ 185,000	\$ 1,250,000
2019	57	\$ 353,412	\$ 330,000	-9.6 %	\$ 180,000	\$ 675,000
2020	78	\$ 393,417	\$ 369,025	11.8 %	\$ 78,000	\$ 875,000
2021	93	\$ 424,704	\$ 390,000	5.7 %	\$ 165,000	\$ 1,000,000
2022	99	\$ 477,424	\$ 440,000	12.8 %	\$ 120,000	\$ 1,100,000
2023	81	\$ 529,346	\$ 502,000	14.1 %	\$ 220,000	\$ 1,110,000
2024	84	\$ 620,942	\$ 595,000	18.5 %	\$ 380,000	\$ 1,160,000
2025	40	\$ 731,128	\$ 650,000	9.2 %	\$ 300,000	\$ 1,750,000



Prepared on 27/08/2025 by Bria Hurst, 0466 452 477 at Realway Toowoomba. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$410,000 and the highest sale price is \$565,000 with a median sale price of \$460,000. Days listed ranges from 22 to 155 days with the average currently at 68 days for these selected properties.

158A JELlicoe ST, NORTH TOOWOOMBA, QLD 4350

Distance from Property: 651m  2  1  2



Property Type: House
Area: 599 m²
Area \$/m²: \$684
RPD: L2 RP72817

Sale Price: **\$410,000 (Normal Sale)**
Sale Date: 24/03/2025 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



26 WATTLE ST, HARLAXTON, QLD 4350

Distance from Property: 533m  2  1  4



Property Type: House
Area: 564 m²
Area \$/m²: \$771
RPD: L1 RP58380

Sale Price: **\$435,000 (Normal Sale)**
Sale Date: 06/11/2024 Days to Sell: **28 Days**
Last Price: Offers Over \$435,000 Chg %:
First Price: Offers to Purchase Chg %:

Features:



5 KELFIELD ST, NORTH TOOWOOMBA, QLD 4350

Distance from Property: 283m  2  1  2



Property Type: House
Area: 610 m²
Area \$/m²: \$754
RPD: L18 RP56625

Sale Price: **\$460,000 (Normal Sale)**
Sale Date: 11/12/2024 Days to Sell: **22 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Offers Over \$449,000 Chg %:

Features: STUDY, IMPROVEMENTS: CLOSE TO SHOPS



16 LINK ST, NORTH TOOWOOMBA, QLD 4350

Distance from Property: 390m  2  1  1





Property Type: House
Area: 478 m²
Area \$/m²: \$1,088
RPD: L24 RP16567

Sale Price: **\$520,000 (Normal Sale)**
Sale Date: 25/06/2025 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



5 WALTON ST, NORTH TOOWOOMBA, QLD 4350

Distance from Property: 575m  2  1  -



Property Type: House
Area: 1,012 m²
Area \$/m²: \$558
RPD: L11 RP16592

Sale Price: **\$565,000 (Normal Sale)**
Sale Date: 19/12/2024 Days to Sell: **155 Days**
Last Price: Offers over \$375,000 Chg %:
First Price: Offers over \$550,000 Chg %:

Features:



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