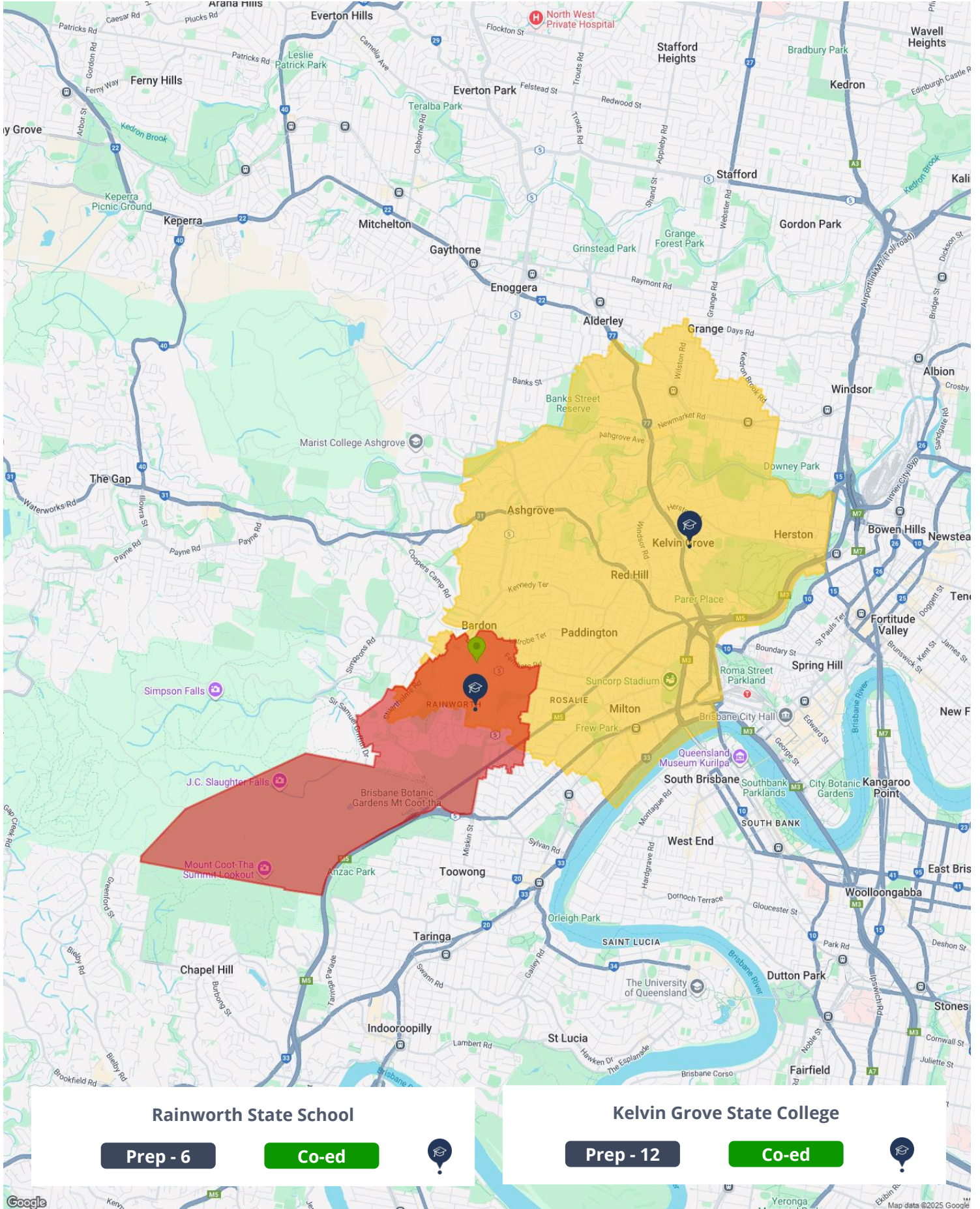
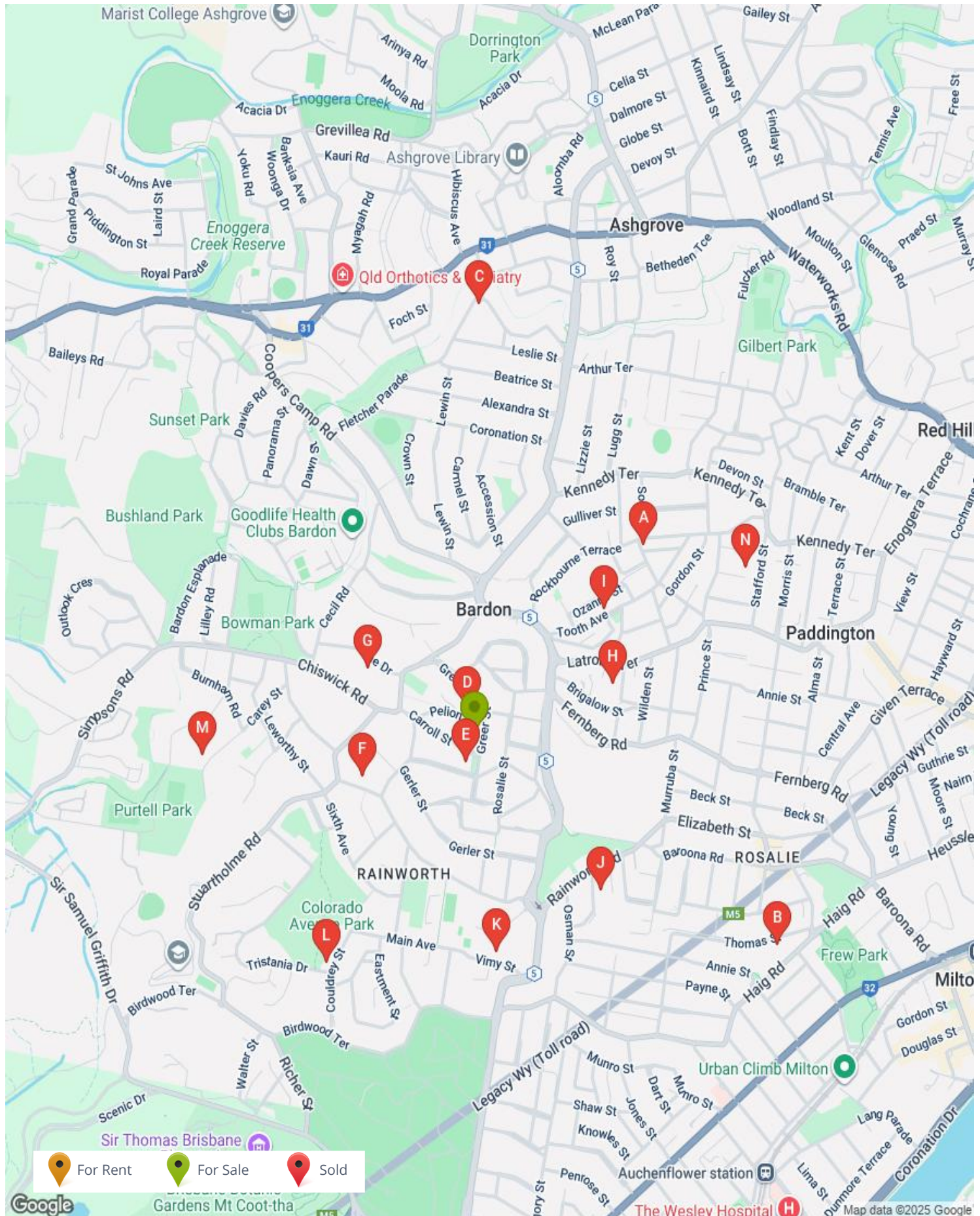


School Catchment Areas



Comparable Properties Map



Nearby Comparable Sold Properties

There are 14 sold properties selected within the radius of 18000.0m from the focus property. The lowest sale price is \$3,550,000 and the highest sale price is \$6,800,000 with a median sale price of \$4,762,500. Days listed ranges from 2 to 393 days with the average currently at 69 days for these selected properties.

66 ROCKBOURNE TCE, PADDINGTON, QLD 4064

Also known as: 21 AMELIA STREET



Property Type: House
Area: 524 m²
Area \$/m²: \$9,733
RPD: L3 RP864247

Features:

UBD Ref: Brisbane - 017 A9
Distance from Property: 941m



4



3



4

Sale Price: **\$5,100,000 (Normal Sale)**
Sale Date: 20/04/2024 Days to Sell: **2 Days**
Last Price: For Sale Chg %:
First Price: For Sale (Under Offer) Chg %:



20 THOMAS ST, AUCHENFLOWER, QLD 4066



Property Type: House
Area: 352 m²
Area \$/m²: \$10,384
RPD: L35 RP19655

Features:

UBD Ref: Brisbane - 021 F1
Distance from Property: 1.4km



4



3



2

Sale Price: **\$3,655,000 (Normal Sale)**
Sale Date: 23/05/2024 Days to Sell: **13 Days**
Last Price: Auction Saturday 1st Chg %:
First Price: Auction Saturday 1st Chg %:



96 FLETCHER PDE, BARDON, QLD 4065



Property Type: House
Area: 464 m²
Area \$/m²: \$7,651
RPD: L11 SP333717

Features:

UBD Ref: Brisbane - 158 P2
Distance from Property: 1.5km



5



4



2

Sale Price: **\$3,550,000 (Normal Sale)**
Sale Date: 19/07/2024 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



15 PELION ST, BARDON, QLD 4065



Property Type: House
Area: 620 m²
Area \$/m²: \$7,188
RPD: L10 RP18390

Features: DECK, STUDY, BUILT IN ROBES, POOL, FULLY FENCED, IMPROVEMENTS: GYM, ALARM SYSTEM, SECURE PARKING, COURTYARD, GARDEN / COURTYARD, DISHWASHER,

UBD Ref: Brisbane - 158 P7
Distance from Property: 96m



5



3



4

Sale Price: **\$4,456,500 (Normal Sale)**
Sale Date: 23/08/2024 Days to Sell: **44 Days**
Last Price: Under Contract! (Under Chg %:
First Price: Auction (Under Offer) Chg %:



109 GREER ST, BARDON, QLD 4065



Property Type: House
Area: 607 m²
Area \$/m²: \$7,002
RPD: L4 RP68715

Features: BUILD YR: 2022, DOUBLE STOREY, CONTEMPORARY

UBD Ref: Brisbane - 158 P8
Distance from Property: 102m



5



3



3

Sale Price: **\$4,250,000 (Normal Sale)**
Sale Date: 28/05/2025 Days to Sell: **27 Days**
Last Price: Offers Over \$4,300,000 Chg %: **-1.2%**
First Price: Auction Chg %:



Prepared on 16/08/2025 by Nicholas Carroll, 07 32631811 at Image Property. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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32-34 BOUNDARY RD, BARDON, QLD 4065

UBD Ref: Brisbane - 158 N8
Distance from Property: 462m

 5  5  3



Property Type: House
Area: 1,214 m²
Area \$/m²: \$4,201
RPD: L72-73 RP20464

Sale Price: **\$5,100,000 (Normal Sale)**
Sale Date: 17/04/2025 Days to Sell: **160 Days**
Last Price: Offers Over \$5,500,000 Chg %: **-7.3%**
First Price: Top Offers Close Chg %:

Features: BUILD YR: 2024, STOREYS: 3, MULTI-LEVEL, CONTEMPORARY



24 THE DR, BARDON, QLD 4065

UBD Ref: Brisbane - 158 N7
Distance from Property: 480m

 5  4  2



Property Type: House
Area: 979 m²
Area \$/m²: \$4,699
RPD: L21 RP56723

Sale Price: **\$4,600,000 (Normal Sale)**
Sale Date: 09/09/2024 Days to Sell: **39 Days**
Last Price: Auction Chg %:
First Price: Auction Chg %:

Features: BUILT IN ROBES, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,
IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS, GARDEN, FLOORBOARDS



18 READING ST, PADDINGTON, QLD 4064

UBD Ref: Brisbane - 158 R7
Distance from Property: 566m

 4  3  4



Property Type: House
Area: 562 m²
Area \$/m²: \$7,794
RPD: L23 SP264774

Sale Price: **\$4,380,000 (Normal Sale)**
Sale Date: 29/04/2025 Days to Sell: **76 Days**
Last Price: \$4,595,000 (Under Chg %: **-4.7%**
First Price: For Sale (Under Offer) Chg %:

Features:



73 TOOTH AVE, PADDINGTON, QLD 4064

UBD Ref: Brisbane - 158 R6
Distance from Property: 672m

 5  3  2



Property Type: House
Area: 500 m²
Area \$/m²: \$10,000
RPD: L1 SP300361

Sale Price: **\$5,000,000 (Normal Sale)**
Sale Date: 18/10/2024 Days to Sell: **13 Days**
Last Price: For Sale Chg %:
First Price: Top Offer Closing Chg %:

Features:



14A BARTON ST, BARDON, QLD 4065

UBD Ref: Brisbane - 158 R10
Distance from Property: 739m

 5  3  2



Property Type: House
Area: 607 m²
Area \$/m²: \$7,908
RPD: L23 RP19669 & L1 RP19672

Sale Price: **\$4,800,000 (Normal Sale)**
Sale Date: 27/02/2025 Days to Sell: **16 Days**
Last Price: Auction Chg %:
First Price: Auction Chg %:

Features: DECK, STUDY, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,
IMPROVEMENTS: CLOSE TO SHOPS, INTERNAL LAUNDRY



23 VIMY ST, BARDON, QLD 4065

UBD Ref: Brisbane - 158 Q11
Distance from Property: 777m

 6  4  2



Property Type: House
Area: 830 m²
Area \$/m²: \$5,693
RPD: L27 RP20104

Features:

Sale Price: **\$4,725,000 (Normal Sale)**
Sale Date: 04/03/2025 Days to Sell: **35 Days**
Last Price: Contact Agent (Under Chg %:
First Price: THE DEAL: Expressions Chg %:



3 TRISTANIA DR, BARDON, QLD 4065

UBD Ref: Brisbane - 158 M11
Distance from Property: 995m

 5  3  2



Property Type: House
Area: 1,308 m²
Area \$/m²: \$4,511
RPD: L107-108 RP98280

Features:

Sale Price: **\$5,900,000 (Normal Sale)**
Sale Date: 23/10/2024 Days to Sell: **393 Days**
Last Price: \$5,700,000 Chg %:
First Price: For Sale Chg %:



79 CAREY ST, BARDON, QLD 4065

UBD Ref: Brisbane - 158 K8
Distance from Property: 1.1km

 5  3  2



Property Type: House
Area: 926 m²
Area \$/m²: \$7,343
RPD: L151-152 RP20158

Features:

Sale Price: **\$6,800,000 (Normal Sale)**
Sale Date: 09/12/2024 Days to Sell: **46 Days**
Last Price: Contact Agent Chg %:
First Price: Best Offers by 12th of Chg %:



20 GLANMIRE ST, PADDINGTON, QLD 4064

UBD Ref: Brisbane - 017 E10
Distance from Property: 1.2km

 5  5  3



Property Type: House
Area: 630 m²
Area \$/m²: \$7,937
RPD: L16 RP89656

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,
IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, GARDEN, FLOORBOARDS, PETS

Sale Price: **\$5,000,000 (Normal Sale)**
Sale Date: 12/06/2024 Days to Sell: **35 Days**
Last Price: Over \$4,850,000 Chg %:
First Price: Over \$4,850,000 Chg %:

