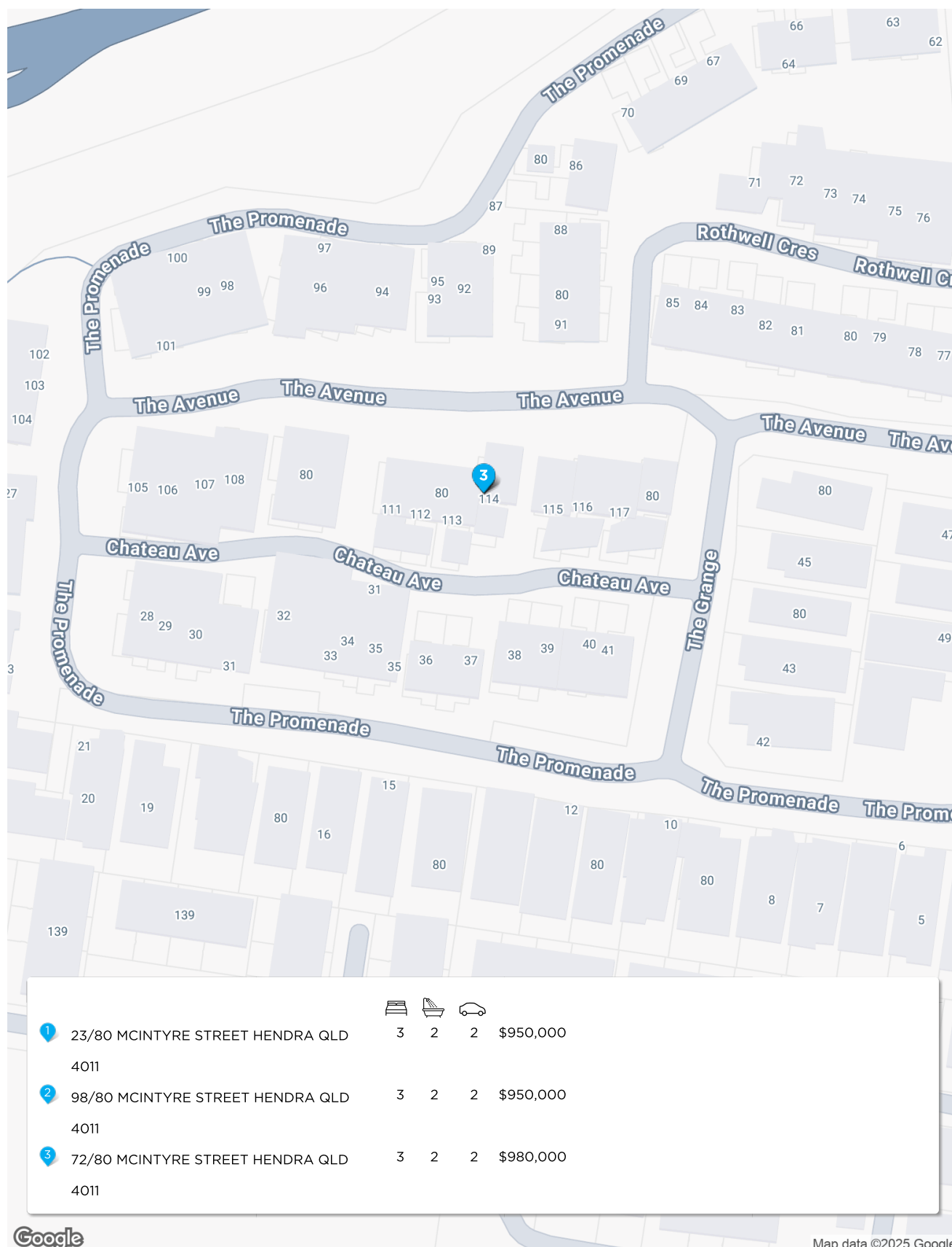




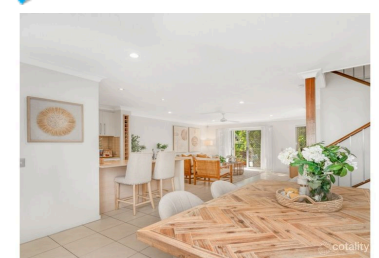
Sales



Google Map data ©2025 Google

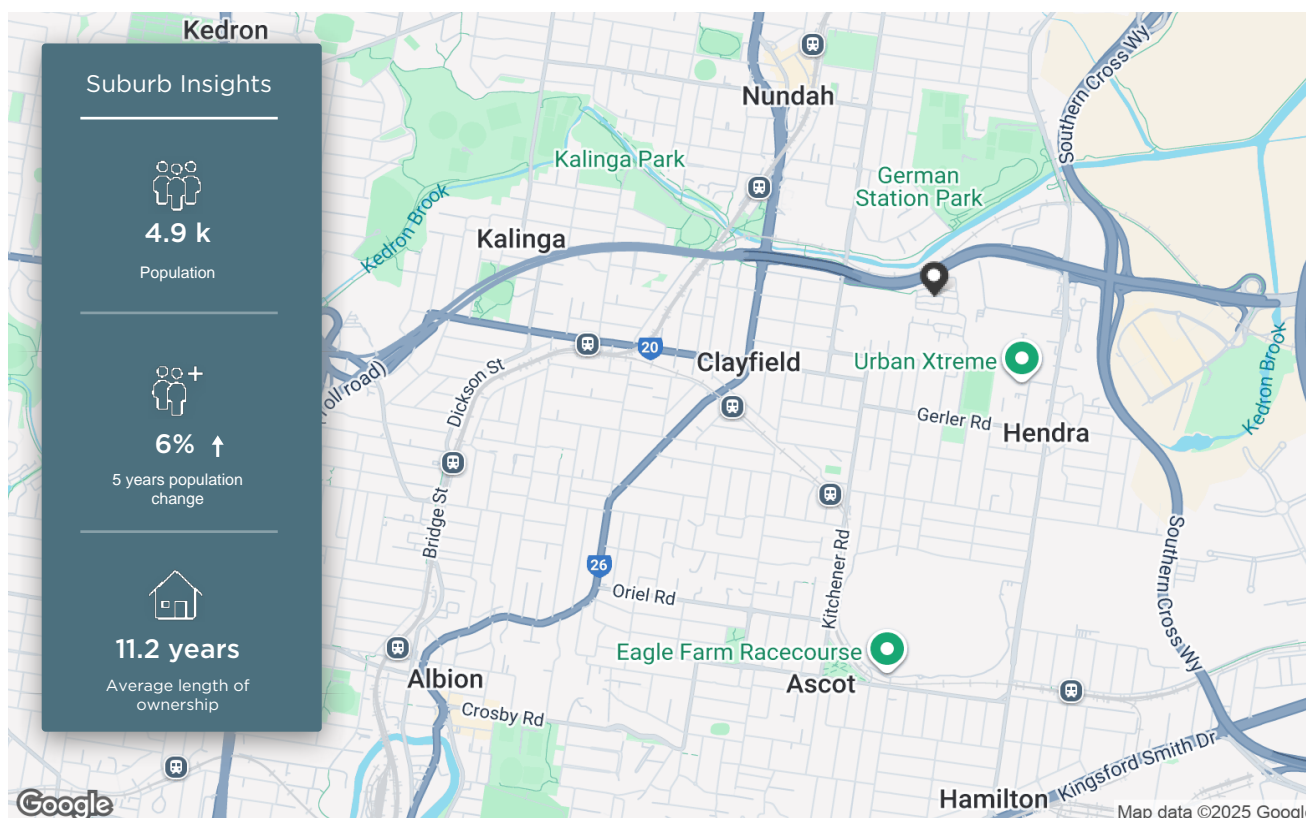
* This data point was edited by the author of this CMA and has not been verified by Cotality

Sold

1	23/80 MCINTYRE STREET HENDRA QLD 4011	Sold \$950,000
	<div> <div> <div>3</div> <div>2</div> <div>2</div> <div>157m²</div> </div> <div> <div>110m²</div> </div> </div> <div> <div>Year Built</div> <div>2005</div> <div>DOM</div> <div>-</div> </div> <div> <div>Sold Date</div> <div>04-Jul-25</div> <div>Distance</div> <div>0km</div> </div> <div> <div>First Listing</div> <div>-</div> </div> <div> <div>Last Listing</div> <div>-</div> </div>	
2	98/80 MCINTYRE STREET HENDRA QLD 4011	Sold \$950,000
	<div> <div>3</div> <div>2</div> <div>2</div> <div>182m²</div> </div> <div> <div>129m²</div> </div> <div> <div>Year Built</div> <div>2004</div> <div>DOM</div> <div>8</div> </div> <div> <div>Sold Date</div> <div>10-Apr-25</div> <div>Distance</div> <div>0km</div> </div> <div> <div>First Listing</div> <div>For Sale</div> </div> <div> <div>Last Listing</div> <div>For Sale</div> </div>	
3	72/80 MCINTYRE STREET HENDRA QLD 4011	Sold \$980,000
	<div> <div>3</div> <div>2</div> <div>2</div> <div>181m²</div> </div> <div> <div>126m²</div> </div> <div> <div>Year Built</div> <div>2005</div> <div>DOM</div> <div>10</div> </div> <div> <div>Sold Date</div> <div>28-May-25</div> <div>Distance</div> <div>0km</div> </div> <div> <div>First Listing</div> <div>For Sale Now</div> </div> <div> <div>Last Listing</div> <div>For Sale Now</div> </div>	

Hendra

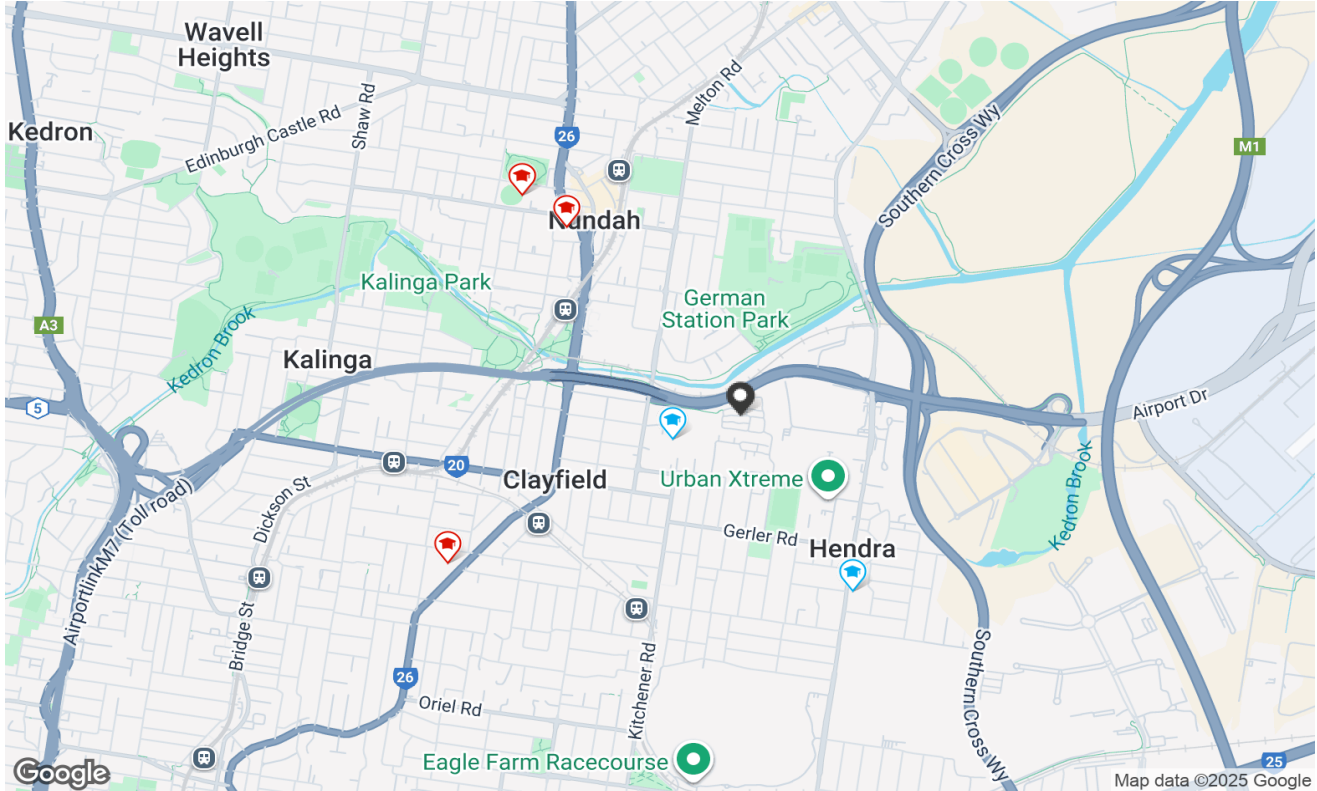
Demographic







The size of Hendra is approximately 2.5 square kilometres. It has 5 parks covering nearly 2.7% of total area. The population of Hendra in 2016 was 4625 people. By 2021 the population was 4914 showing a population growth of 6.2% in the area during that time. The predominant age group in Hendra is 50-59 years. Households in Hendra are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Hendra work in a professional occupation. In 2021, 74.20% of the homes in Hendra were owner-occupied compared with 72.10% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	32.6	Not Stated	0.6	15.6-33.8K	6.0	0-9	13.7
Single Parents	13.2	Renting	23.6	130-182K	11.1	90-99	0.6
Other	1.9	Other	1.5	78-130K	16.9	30-39	14.2
Couples with Children	51.9	Purchaser	42.4	182K+	39.8	40-49	14.8
		Owns Outright	31.8	52-78K	8.8	80-89	2.4
				0-15.6K	2.9	100+	0.0
				33.8-52K	8.0	20-29	9.6
						10-19	13.2
						50-59	14.9
						70-79	6.6

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Aviation High 67 Widdop Street Hendra QLD 4011	0.34km	Secondary	Mixed	Government	7-12
	Hendra State School 309 Nudgee Road Hendra QLD 4011	1.09km	Primary	Mixed	Government	0-6
	Mary MacKillop College 60 Bage Street Nundah QLD 4012	1.32km	Secondary	-	Non-Government	7-12
	Nundah State School 163 Buckland Road Nundah QLD 4012	1.59km	Primary	Mixed	Government	0-6
	Clayfield College 656 Sandgate Road Clayfield QLD 4011	1.64km	Combined	Mixed	Non-Government	0-12



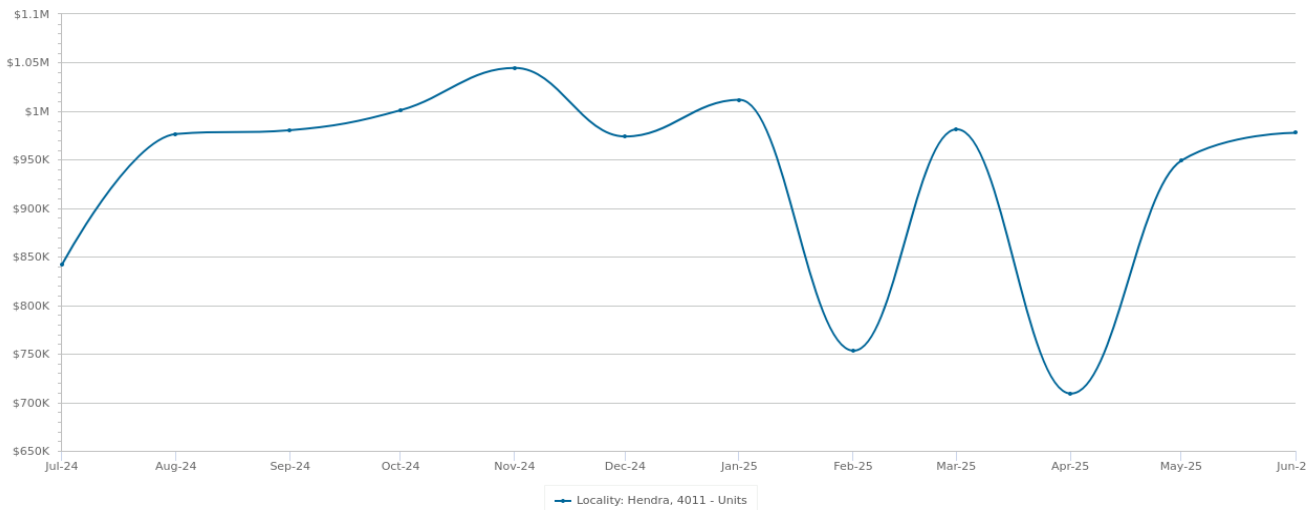
Property is within school catchment area



Property is outside school catchment area

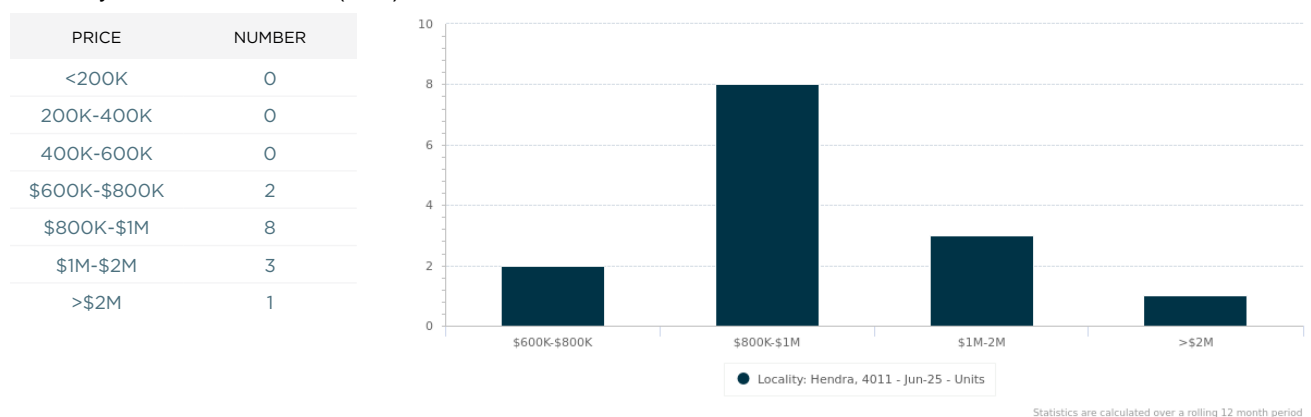
Recent Market Trends

Median Value - 12 Months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2025	1	\$977,725	3.0% ▲	-	3	\$557
May 2025	-	\$949,113	33.9% ▲	-	3	\$557
Apr 2025	2	\$709,031	-27.7% ▼	-	2	-
Mar 2025	1	\$981,341	30.3% ▲	-	2	-
Feb 2025	2	\$753,202	-25.6% ▼	-	4	\$535
Jan 2025	-	\$1,011,696	3.9% ▲	-	4	\$530
Dec 2024	2	\$973,918	-6.8% ▼	13	4	\$537
Nov 2024	1	\$1,044,549	4.3% ▲	10	4	\$550
Oct 2024	1	\$1,001,033	2.1% ▲	10	4	\$537
Sep 2024	1	\$980,399	0.4% ▲	10	1	\$537
Aug 2024	2	\$976,503	16.0% ▲	10	2	\$550
Jul 2024	1	\$842,013	-11.0% ▼	13	2	\$500

Sales by Price - 12 months (Unit)



Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	14	\$1,007,797	3.2% ▲	-	14	\$590
2024	21	\$976,503	85.5% ▲	13	17	\$550
2023	13	\$526,460	-36.7% ▼	-	11	\$550
2022	25	\$832,099	16.7% ▲	31	21	\$580
2021	22	\$713,057	22.9% ▲	16	15	\$535
2020	12	\$580,108	-0.8% ▼	24	15	\$542
2019	11	\$584,630	-2.2% ▼	32	22	\$450
2018	20	\$597,688	5.1% ▲	35	21	\$517
2017	16	\$568,609	5.3% ▲	-	18	\$520
2016	22	\$539,877	2.7% ▲	34	17	\$575
2015	20	\$525,706	-3.0% ▼	36	13	\$525
2014	35	\$542,084	14.0% ▲	37	21	\$577
2013	19	\$475,473	-14.8% ▼	42	22	\$550
2012	9	\$557,900	14.4% ▲	-	16	\$287
2011	22	\$487,769	-7.2% ▼	76	25	\$415
2010	21	\$525,496	9.4% ▲	-	16	\$330
2009	20	\$480,303	3.4% ▲	19	17	-
2008	27	\$464,600	7.6% ▲	26	17	\$340
2007	37	\$431,636	20.2% ▲	-	11	-
2006	35	\$359,055	8.0% ▲	47	19	\$215

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