

Coorparoo Market Report.

1 OCTOBER TO 31 DECEMBER 2022



Place.  + **Gianniotis**
TEAM

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“The purpose of this Suburb Report is to empower property owners by providing accurate, up-to-date research so that they can make informed, financially sound decisions when it comes to selling and buying property.”

Coorparoo.

Coorparoo is an all-encompassing suburb that attracts new families, professionals and retirees due to its location and lifestyle. Just a short 4 kilometres from the CBD, the abundance of public transport options makes commuting a breeze.

On weekends and evenings residents are spoilt for choice with a variety of dining and entertainment options. Highly sought-after schools are on your doorstep, as are countless amenities for you and your family.

OWNER

54%

RENTER

46%

FAMILY

41%

SINGLE

59%

POPULATION

15,136

AVERAGE ANNUAL
HOUSEHOLD INCOME

\$93,028

AVERAGE AGE

34

HOUSE
AVERAGE WEEKLY RENT

\$650

UNIT
AVERAGE WEEKLY RENT

\$440

Suburb Trends.

HOUSES & UNITS OCT 2022 – DEC 2022

TOTAL SALES

65

AVERAGE TIME ON MARKET

35.1 DAYS

HIGHEST SALE

\$3,685,000

LOWEST SALE

\$590,000

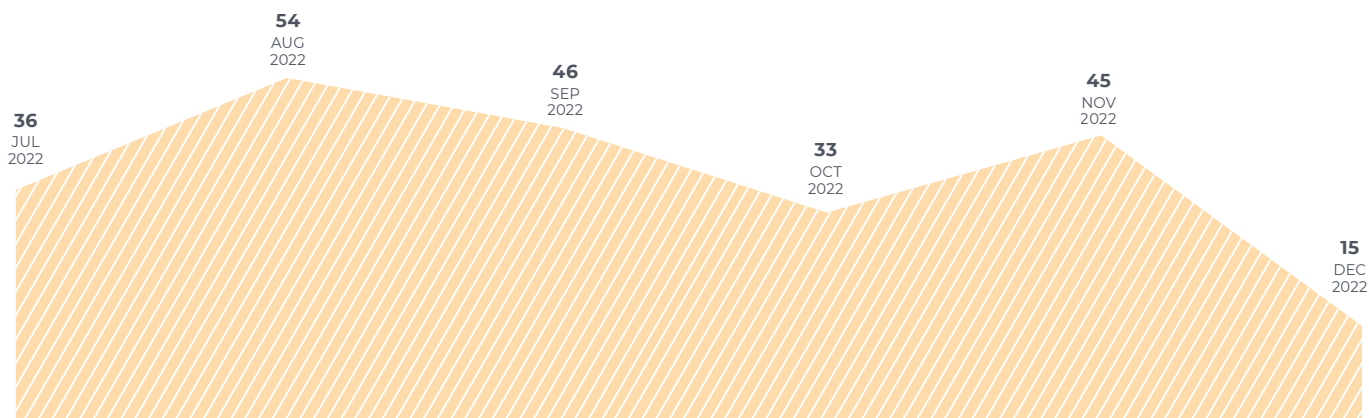
HOUSE MEDIAN PRICE

\$1,233,500

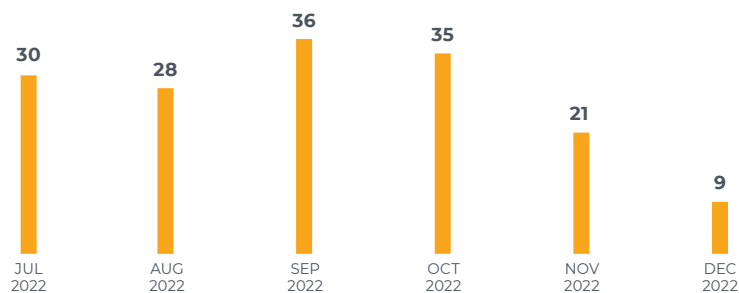
TOWNHOUSE & UNIT MEDIAN PRICE

\$510,000

NEW LISTINGS ON MARKET JUL 2022 – DEC 2022



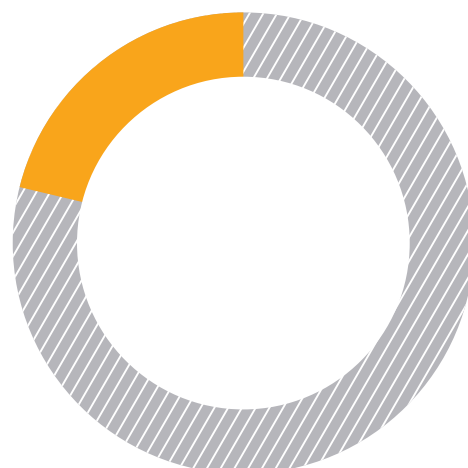
SALES VOLUME



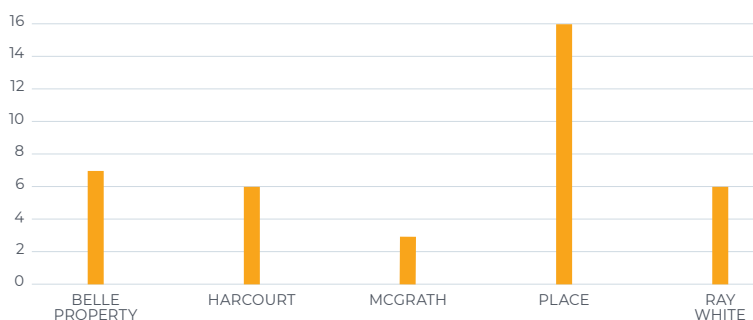
METHOD OF SALE

PRIVATE TREATY 80%

AUCTION 20%



SALES DURING QUARTER



Coorparoo Sales: Oct – Dec 2022.

Houses

18 GRISTOCK STREET	\$3,685,000
21 MARIAN STREET	\$3,300,000
14 DOYLE STREET	\$3,100,000
114 BUENA VISTA AVENUE	\$2,000,000
75 ORION STREET	\$1,625,000
75 CANOPUS STREET	\$1,600,000
61 WILLS STREET	\$1,363,000
14 WOODROW DRIVE	\$1,350,000
54 CAPELLA STREET	\$1,340,000
37 WALKER STREET	\$1,260,000
549 CAVENDISH ROAD	\$1,207,000
114 TEMPLE STREET	\$1,175,000
28 KENT STREET	\$1,150,000
124 TEMPLE STREET	\$1,110,000
56 ILLIDGE STREET	\$1,100,000
514 CAVENDISH ROAD	\$1,060,000
9 BARNES AVENUE	\$1,055,000
6 YORK STREET	\$1,000,000
137 CHATSWORTH ROAD	\$995,000
50 WILLS STREET	\$910,000
77 FRENCH STREET	UNDISCLOSED

Townhouses

2/25 PEMBROKE ROAD	\$1,190,000
1/24 ROBINSON STREET	\$737,000
1/63 KIRKLAND AVENUE	\$651,000
5/15 RUTLAND STREET	\$650,024
7/33 DERBY STREET	\$595,000
4/30 RUTLAND STREET	\$575,000
4/15 JOFFRE STREET	\$512,500
1/9 HAIG STREET	UNDISCLOSED

Units

5/53-61 KITCHENER STREET	\$870,000
11302/300 OLD CLEVELAND ROAD	\$812,000
1095/123 CAVENDISH ROAD	\$650,000
2/36 JELLCOE STREET	\$605,000
4/64 PEMBROKE ROAD	\$590,000
7/60 RIALTO STREET	\$590,000

20803/300 OLD CLEVELAND ROAD	\$580,000
15/24 HAIG STREET	\$575,000
20603/300 OLD CLEVELAND ROAD	\$560,000
14/61 RIALTO STREET	\$552,000
4/10 AMELIA STREET	\$550,000
2/29 ST LEONARDS STREET	\$535,000
3/39 KIRKLAND AVENUE	\$535,000
5/61 RIALTO STREET	\$510,000
123 CAVENDISH ROAD	\$500,000
11/98 PEMBROKE ROAD	\$486,000
4/90 FRENCH STREET	\$476,000
2/79 JELLCOE STREET	\$475,000
5/94 CAVENDISH ROAD	\$467,500
3/7 MAIN AVENUE	\$465,000
1/338 CAVENDISH ROAD	\$463,750
2/68 YORK STREET	\$455,000
4/46 NICKLIN STREET	\$450,000
5/15 AMELIA STREET	\$449,000
5/79 JELLCOE STREET	\$440,000
5/21 BIRAN STREET	\$433,900
4/241 CAVENDISH ROAD	\$415,000
5/42 NICKLIN STREET	\$410,000
4/76 KITCHENER STREET	\$407,000
1/18 RABY ROAD	\$400,000
20509/300 OLD CLEVELAND ROAD	\$350,000
8/81 KITCHENER STREET	\$345,000
4/6 DURHAM STREET	\$333,000
8/243 OLD CLEVELAND ROAD	\$260,000
1/91 KITCHENER STREET	UNDISCLOSED
4/47 RUTLAND STREET	UNDISCLOSED



Why Joanna Gianniotis?

20

Years
Experience with
Place Bulimba

40%

Place Market
Share in
Coorparoo

\$1.8M

Average Sale
Price

PERSONAL AUCTION CLEARANCE RATE
(Oct-Dec)

87.5% 100%

Auction day 2 weeks post Auction

22

Average Days
on Market

10

Postcodes
Sold In

About Joanna.

Since 2002, Joanna has been an integral part of the evolving business of Place Estate Agents. After achieving a multitude of accolades across various roles, Joanna earned the opportunity to become a Partner in Place Bulimba in 2019.

Joanna's long-term passion has been and continues to be selling homes and looking after her clients. Commanding an impressive market share with unparalleled local knowledge and outstanding record-breaking sales results, she is a Career Agent in the truest sense. Known in the industry for her exceptional negotiation skills and personable approach, Joanna is rewarded with continuous repeat and referral business from many satisfied clients.

Clients know that they can rely on Joanna and seek her advice, not only from an agent's perspective, but as a mother of adult sons and wife living locally since 2001. She knows the area like only a local can, and her insight on the community, lifestyle and experience is found invaluable.



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