

# Coorparoo Market Report.

1 JANUARY TO 31 MARCH 2022



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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

AVERAGE WEEKLY RENT

\$360

# Suburb Trends.

## HOUSES & UNITS JAN – MAR 2022

### TOTAL SALES

77

### HIGHEST SALE

\$6,300,000

### LOWEST SALE

\$280,000

### MEDIAN PRICE – HOUSE

\$1,593,000

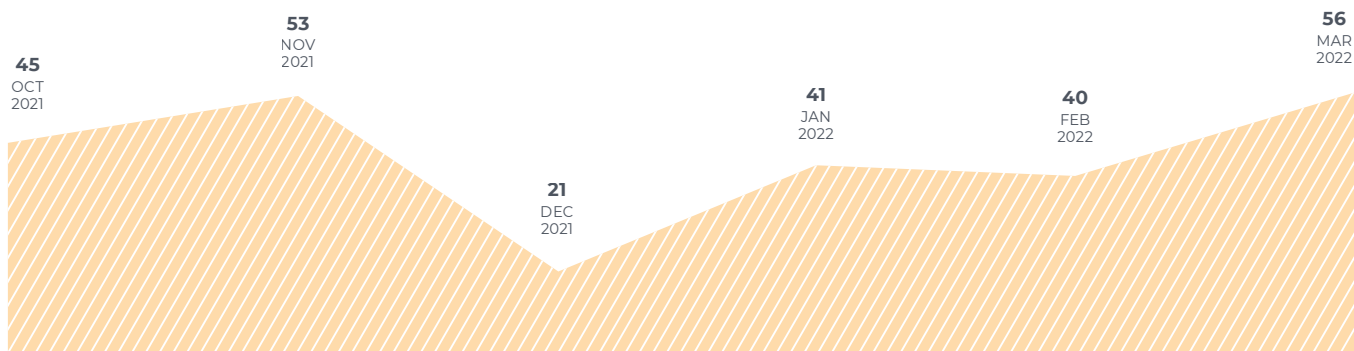
### MEDIAN PRICE – UNIT

\$520,500

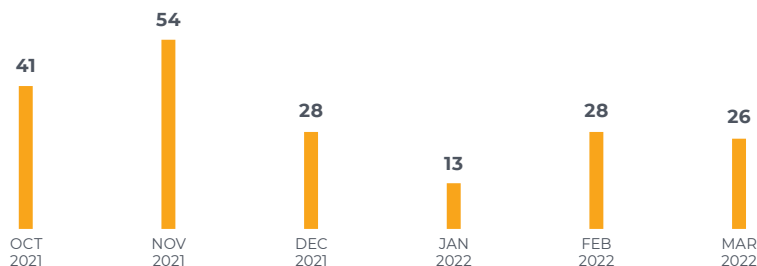
### AVERAGE TIME ON MARKET

38 DAYS

## NEW LISTINGS ON MARKET OCT 2021 – MAR 2022



## SALES VOLUME

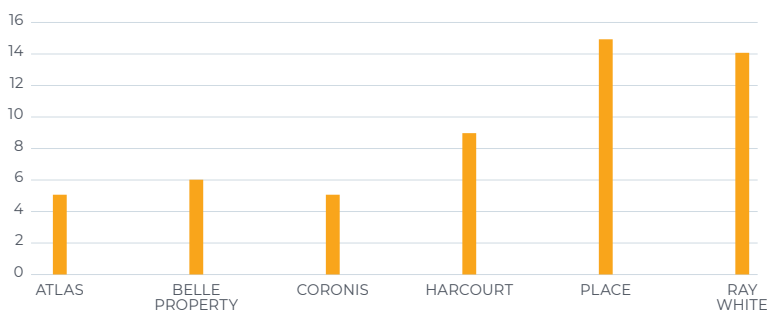


## METHOD OF SALE

- PRIVATE TREATY 73%
- AUCTION 27%



## # SALES DURING QUARTER



# Coorparoo Sales Jan – Mar 2022.

## Houses

59 BUENA VISTA AVENUE	\$6,300,000
57 SIRIUS STREET	\$2,330,000
24 KELSEY STREET	\$2,225,000
292 CAVENDISH ROAD	\$2,205,000
32 PROCYON STREET	\$1,990,000
8 STODART STREET	\$1,796,000
46 DERBY STREET	\$1,390,000
7 CONDOR ROAD	\$1,330,000
31 FEROL STREET	\$1,300,000
26 NINTH AVENUE	\$1,275,000
6/7 MAIN AVENUE	\$432,000
65 SIRIUS STREET	CONTACT AGENT
44 SIXTH AVE	CONTACT AGENT
40 ROBINSON STREET	CONTACT AGENT
59 FEROL STREET	CONTACT AGENT
16 TRUNDLE STREET	CONTACT AGENT
488 CAVENDISH ROAD	CONTACT AGENT
38 RABY ROAD	CONTACT AGENT
12 SHAKESPEARE STREET	CONTACT AGENT

## Land

43 NORMAN STREET	\$1,150,000
21 KENT STREET	CONTACT AGENT
12 CANOPUS STREET	CONTACT AGENT

## Townhouses

17/19 NICKLIN STREET	\$961,500
18A JOFFRE STREET	\$892,000
4/22 JELlicoe STREET	\$891,000
6/7 NINTH AVENUE	\$890,000
46B TIBER STREET	\$880,000
1/31 BRAE STREET	\$705,000
3/47 LEICESTER STREET	CONTACT AGENT
78 WOODHILL AVENUE	CONTACT AGENT
6/336 CAVENDISH ROAD	CONTACT AGENT

## Units

6/19 NICKLIN STREET	\$920,000
10303/300 OLD CLEVELAND ROAD	\$656,000
2/232 CAVENDISH ROAD	\$620,000

1/26 KIRKLAND AVENUE	\$615,500
21010/300 OLD CLEVELAND ROAD	\$610,000
20610/300 OLD CLEVELAND ROAD	\$579,000
19/15 DURHAM STREET	\$575,000
11607/300 OLD CLEVELAND ROAD	\$575,000
1003/123 CAVENDISH ROAD	\$572,500
7/20 KITCHENER STREET	\$560,000
5/262 CAVENDISH ROAD	\$560,000
12/36 KITCHENER STREET	\$560,000
11103/300 OLD CLEVELAND ROAD	\$555,000
3/28 WESTON STREET	\$549,000
2/336 CAVENDISH ROAD	\$540,000
11006/300 OLD CLEVELAND RD	\$530,000
30708/300 OLD CLEVELAND ROAD	\$525,000
10506/300 OLD CLEVELAND ROAD	\$516,000
4/15 HALSTEAD STREET	\$505,500
3/41 MCLAY STREET	\$500,000
3/61 MAIN AVENUE	\$495,000
2/61 KIRKLAND AVENUE	\$476,000
2/65 RIALTO STREET	\$475,000
9/135 CAVENDISH ROAD	\$470,000
2/235 CAVENDISH ROAD	\$466,350
4/212 CAVENDISH ROAD	\$466,000
3/26 MANSFIELD STREET	\$450,500
6/265 OLD CLEVELAND ROAD	\$449,000
5/27 NORFOLK STREET	\$445,000
5/12 MCLAY STREET	\$445,000
1/26 MANSFIELD STREET	\$440,000
3/51 LEICESTER STREET	\$440,000
7/241 CAVENDISH ROAD	\$425,000
5/9 MAIN AVENUE	\$395,000
2/42 RIALTO STREET	\$390,000
30906/300 OLD CLEVELAND ROAD	\$380,000
4/6 SIXTH AVENUE	\$375,000
1/25 KIRKLAND AVENUE	\$365,000
4/8 KITCHENER STREET	\$355,000
4/29 WESTON STREET	\$324,100
6/243 OLD CLEVELAND ROAD	\$280,000
6/28-30 RUTLAND STREET	CONTACT AGENT
6/61 DERBY STREET	CONTACT AGENT
11303/300 OLD CLEVELAND ROAD	CONTACT AGENT
3/33 BIRDWOOD STREET	CONTACT AGENT
16/86 PEMBROKE ROAD	CONTACT AGENT

# Why Place?

## Place

Brisbane specialist  
real estate agency

119

Average Auctions  
per Month

92%

Average Auction  
Clearance Rate

10,000+

Buyers Met  
per Month

349

Average Sales  
per Month

4,200+

Average Open  
Homes and Private  
Inspections

## About Joanna Gianniotis.

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.



Place.



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