

Kenmore QLD 4069



Prepared on: 16 July 2025
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Raine & Horne[®]

CoreLogic



10km
Distance from GPO

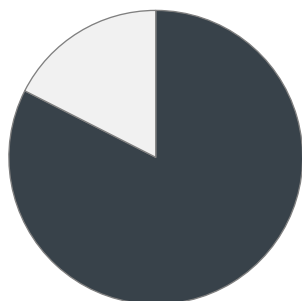


9.7k
Population
↑ 8.0%
5 year population change



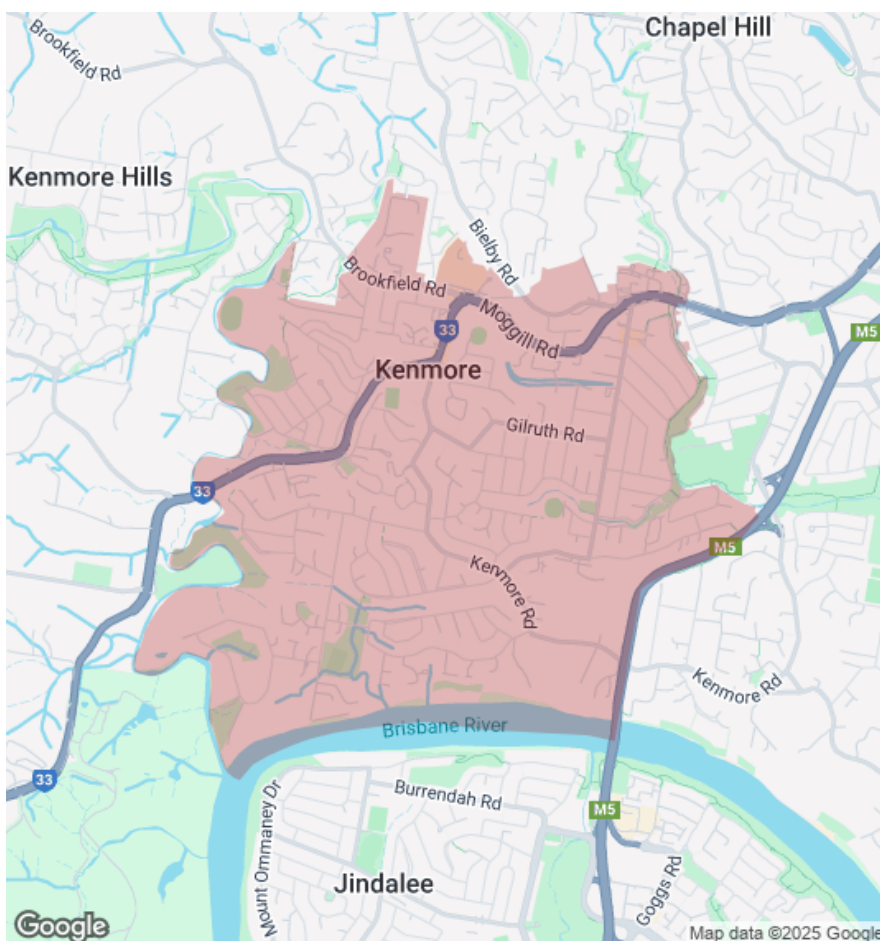
14 years
Average length of ownership

18%



82%

Owner Occupiers Renters



The size of Kenmore is approximately 5.8 square kilometres. It has 21 parks covering nearly 9.0% of total area. The population of Kenmore in 2016 was 8960 people. By 2021 the population was 9675 showing a population growth of 8.0% in the area during that time. The predominant age group in Kenmore is 40-49 years. Households in Kenmore are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kenmore work in a professional occupation. In 2021, 81.40% of the homes in Kenmore were owner-occupied compared with 80.80% in 2016.

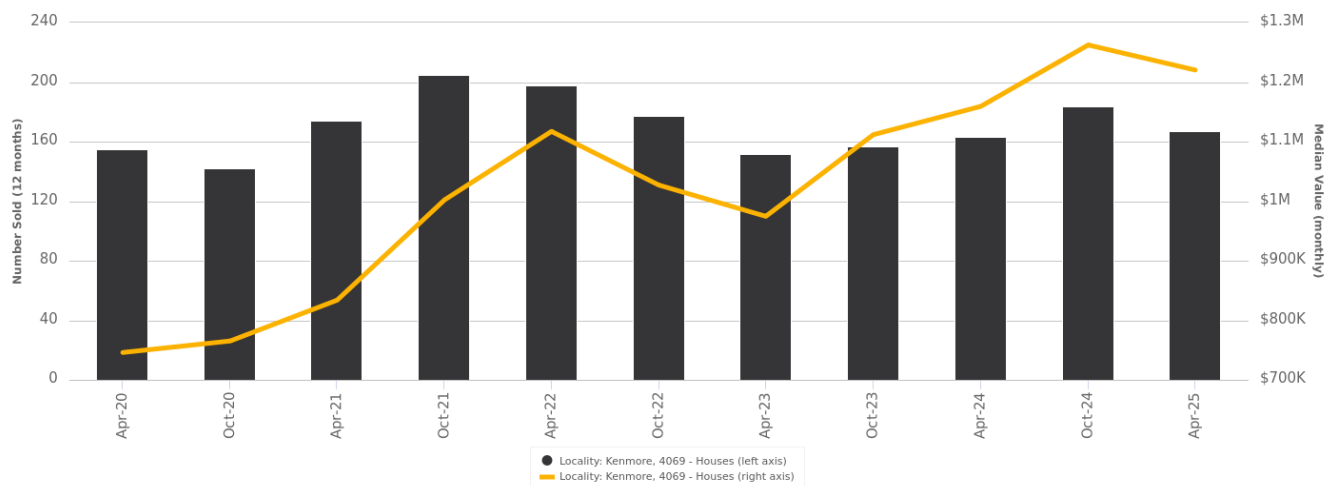
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,463	165	\$1,210,096	32
	321	12	\$996,048	1

*Total number of unique properties listed for sale over the past 12 months.

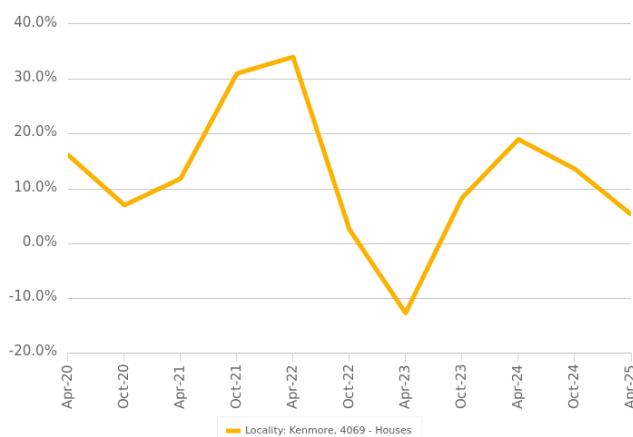


Houses: For Sale

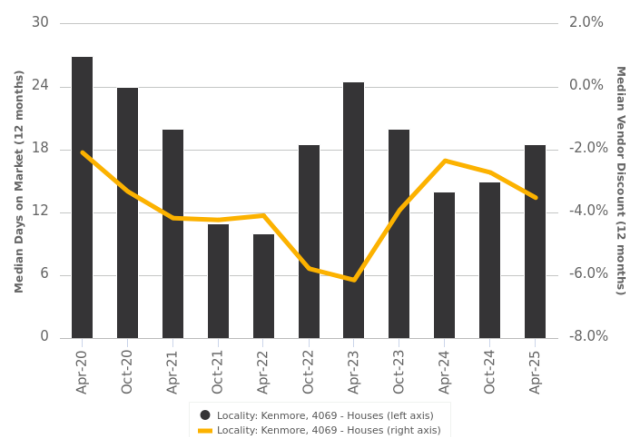
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,468,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$1,305,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$1,080,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

 Houses: Market Activity Snapshot

On The Market

 0

 2
BEDROOMS

Recently Sold

 0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

 9

 3
BEDROOMS

 21

**17 Fairweather Street
Kenmore QLD 4069**

Listed on 15 Jul 2025
For Sale Now

 1

 2

 594m²

**26 Fallbrook Street
Kenmore QLD 4069**

Listed on 15 Jul 2025
AUCTION

 2

 1

 640m²

**17 Glencarron Street
Kenmore QLD 4069**

Sold on 07 Jul 2025
\$1,184,888*

 1

 1

 959m²

**68 Marland Street Kenmore
QLD 4069**

Sold on 30 Jun 2025
\$950,000*

 2

 1

 612m²

 17

 4
BEDROOMS

 33

**91a Kersley Road Kenmore
QLD 4069**

Listed on 16 Jul 2025
For Sale

 3

 3

 1,138m²

**38 Fairweather Street
Kenmore QLD 4069**

Listed on 15 Jul 2025
AUCTION

 2

 2

 749m²

**1 Lentara Street Kenmore
QLD 4069**

Sold on 12 Jul 2025
Not Disclosed

 3

 2

 592m²

**35 Lentara Street Kenmore
QLD 4069**

Sold on 12 Jul 2025
Not Disclosed

 2

 2

 612m²

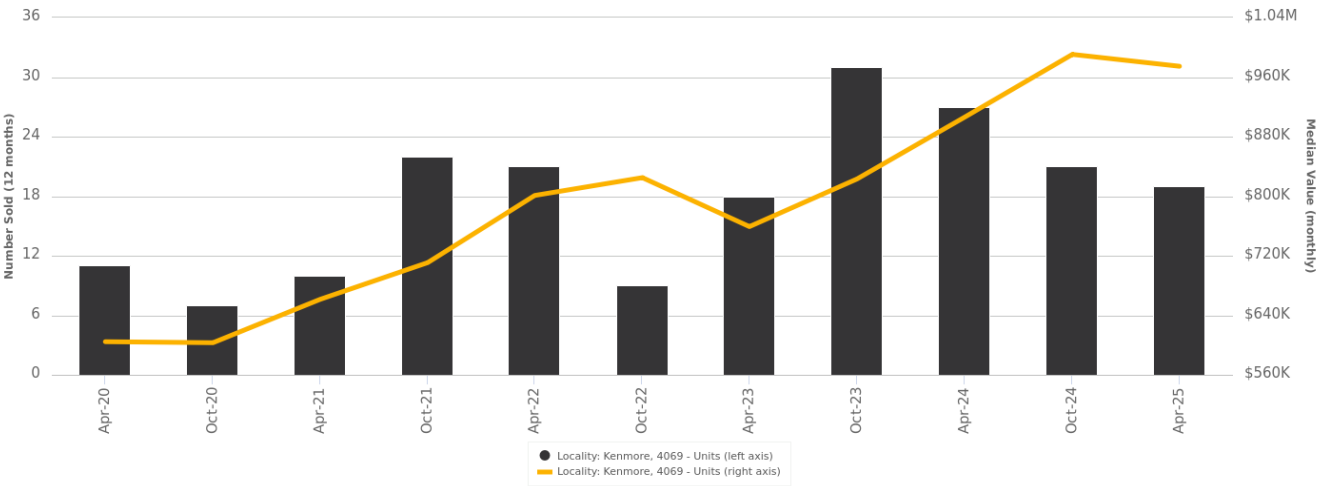


= number of houses currently On the Market or Sold within the last 6 months

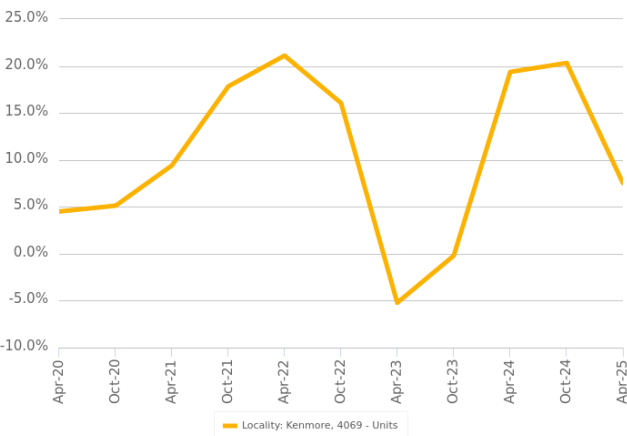
*Agent advised

Units: For Sale

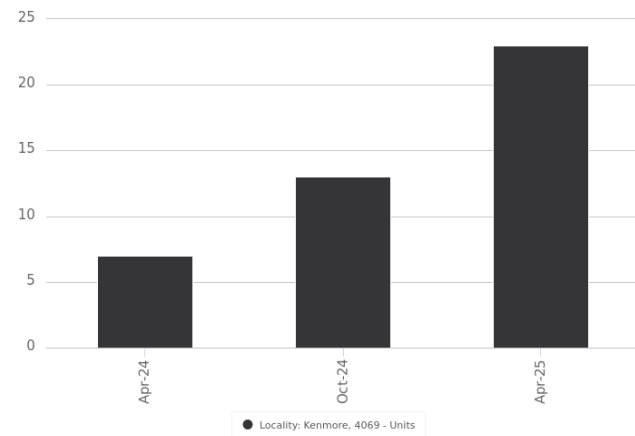
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,177,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$1,053,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$953,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

 Units: Market Activity Snapshot

On The Market



Recently Sold



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb

There are no recently sold 2 bedroom Units in this suburb



**17/62 Bozzato Place
Kenmore QLD 4069**

Listed on 04 Jul 2025
UNDER CONTRACT AT
AUCTION



**17/62 Bozzato Place
Kenmore QLD 4069**

Sold on 27 Jun 2025
\$1,250,000*



**4/19 Merlin Terrace
Kenmore QLD 4069**

Sold on 03 Jun 2025
\$980,000*



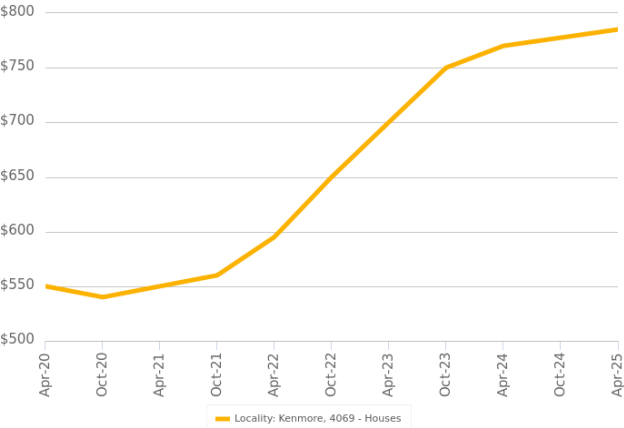
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

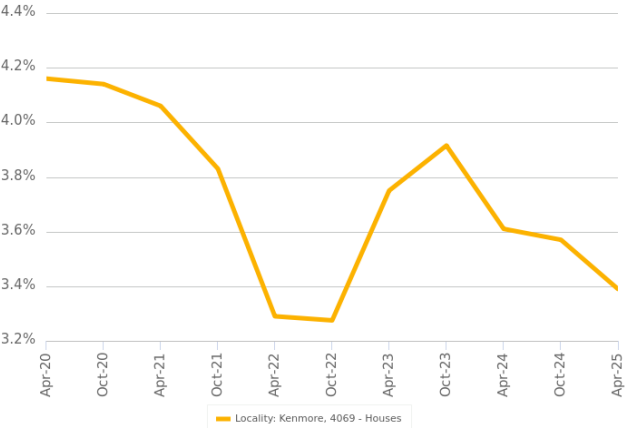


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



0



2

BEDROOMS

There are no 2 bedroom Houses for rent in this suburb



5



3

BEDROOMS

70 Dumbarton Drive
Kenmore QLD 4069

Listed on 14 Jul 2025
\$700/W



1



1



1,244m²

4/68 Gilruth Road
Kenmore QLD 4069

Listed on 14 Jul 2025
\$930/W



2



2



208m²



4



4

BEDROOMS

27 Kenmore Road Kenmore
QLD 4069

Listed on 15 Jul 2025
\$925/W



2



2



724m²



19 Kewarra Street Kenmore
QLD 4069

Listed on 14 Jul 2025
\$900/W



2



2



862m²

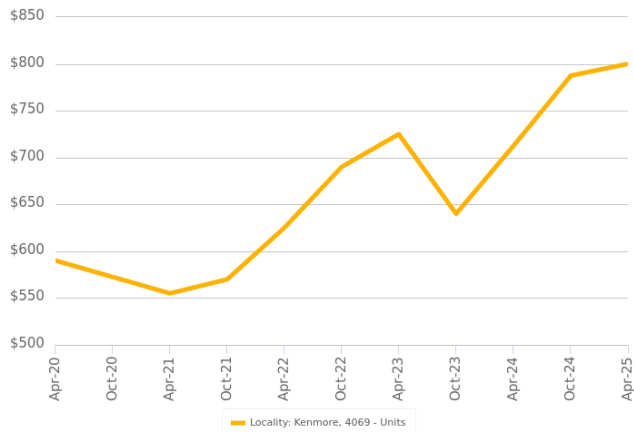


= number of houses observed as On the Market for Rent within the last month

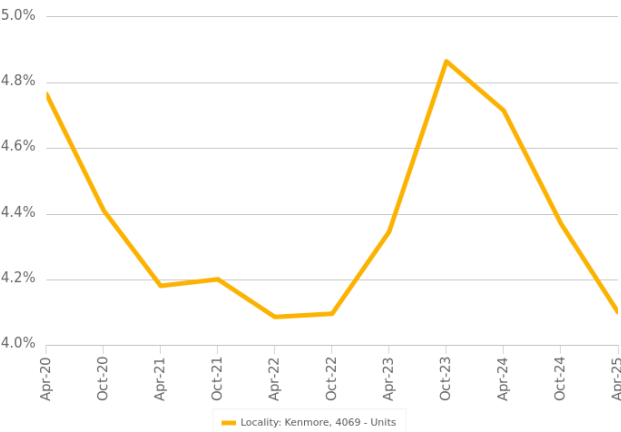


Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



1



1

BEDROOMS

1 Tristania Road Kenmore
QLD 4069

Listed on 29 May 2025
\$435/W



-



1



504m²



0



2

BEDROOMS

There are no 2 bedroom Units for rent in this suburb



0



3

BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

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