

Kenmore Hills
QLD 4069



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

CoreLogic



11km
 Distance from GPO

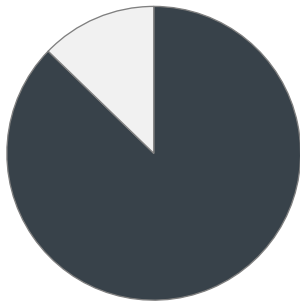


2.4k
 Population
↑1.9%
 5 year population change



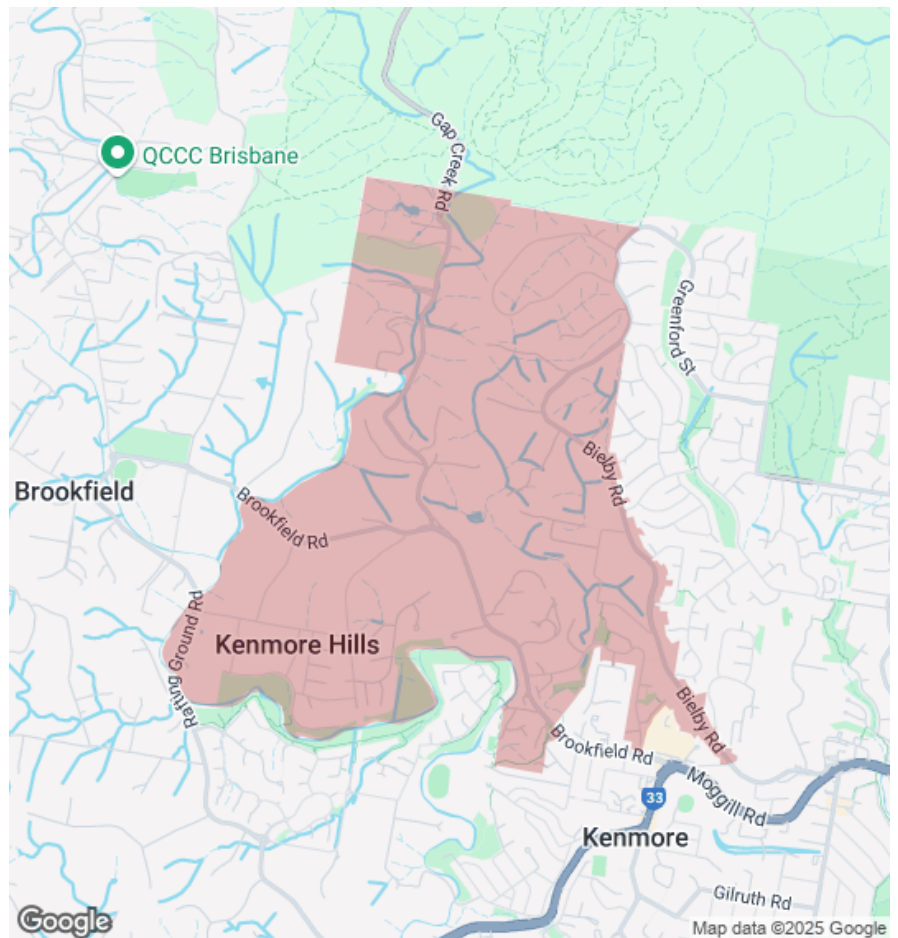
18 years
 Average length of ownership

13%



87%

■ Owner Occupiers ■ Renters



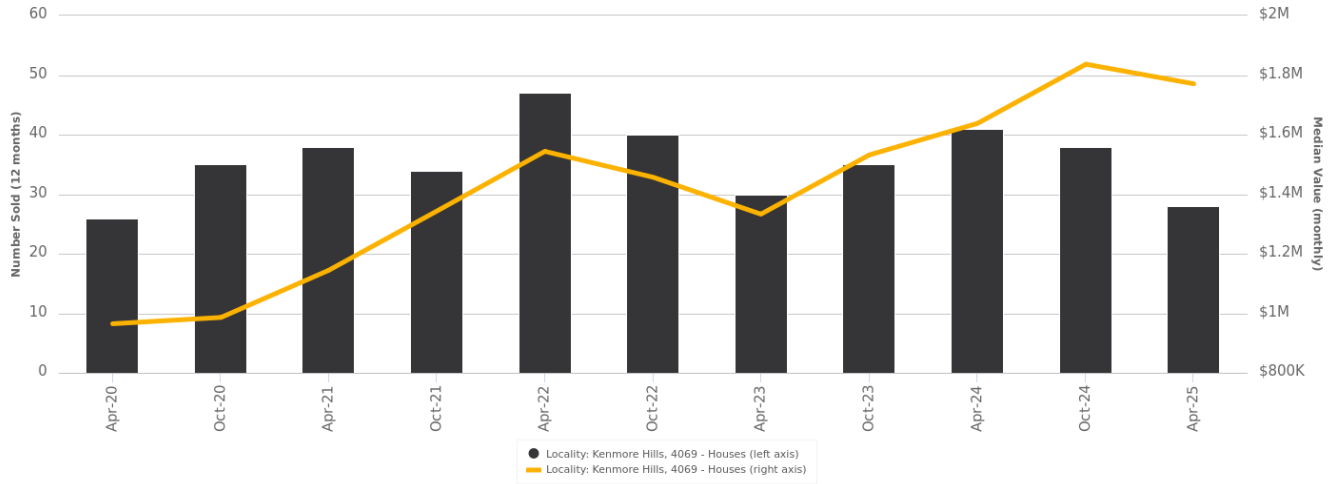
The size of Kenmore Hills is approximately 4.7 square kilometres. It has 10 parks covering nearly 6.4% of total area. The population of Kenmore Hills in 2016 was 2402 people. By 2021 the population was 2448 showing a population growth of 1.9% in the area during that time. The predominant age group in Kenmore Hills is 10-19 years. Households in Kenmore Hills are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Kenmore Hills work in a professional occupation. In 2021, 82.90% of the homes in Kenmore Hills were owner-occupied compared with 82.90% in 2016.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	801	22	\$1,778,813	5
	51	2	\$1,056,054	0

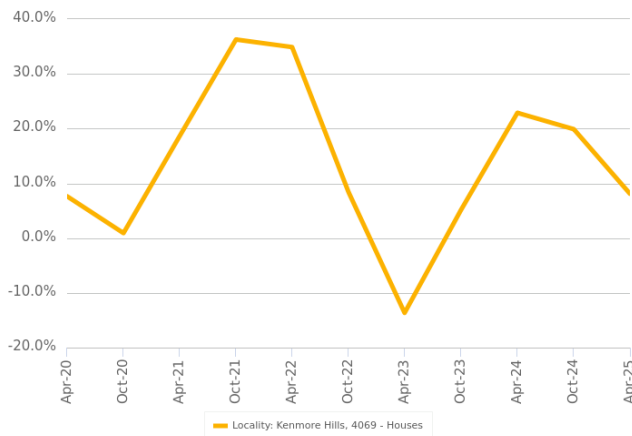
*Total number of unique properties listed for sale over the past 12 months.

Houses: For Sale

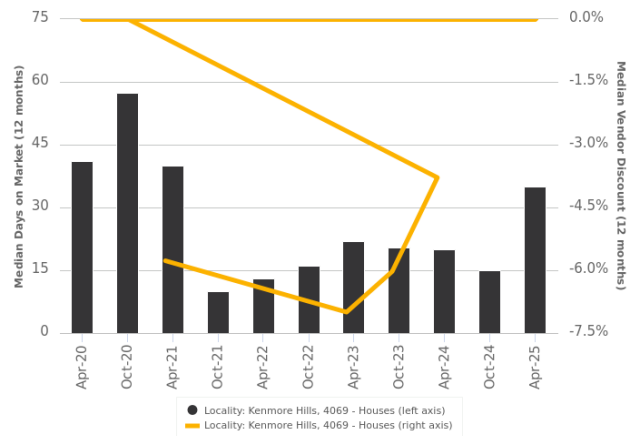
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,050,875

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

\$\$

Median Price*

\$1,547,500

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*

\$1,392,500

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

*Statistics are calculated over a rolling 12 month period

 **Houses: Market Activity Snapshot**

On The Market

Recently Sold

 0

 2
BEDROOMS

 0

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

 1

 3
BEDROOMS

 0

16/78 Brookfield Road
 Kenmore Hills QLD 4069

Listed on 15 Jul 2025
 AUCTION

 2
 2
 254m²

There are no recently sold 3 bedroom Houses in this suburb

 2

 4
BEDROOMS

 6



21 Mondra Street Kenmore
 Hills QLD 4069

Listed on 13 Jul 2025
 Auction

 2
 3
 714m²



16 Willowbrook Street
 Kenmore Hills QLD 4069

Sold on 26 Apr 2025
 \$1,650,000*

 2
 2
 1,870m²



22 Advanx Street Kenmore
 Hills QLD 4069

Listed on 06 May 2025
 COMING SOON

 2
 3
 2,281m²



3 Crompton Street
 Kenmore Hills QLD 4069

Sold on 12 Apr 2025
 \$1,570,000

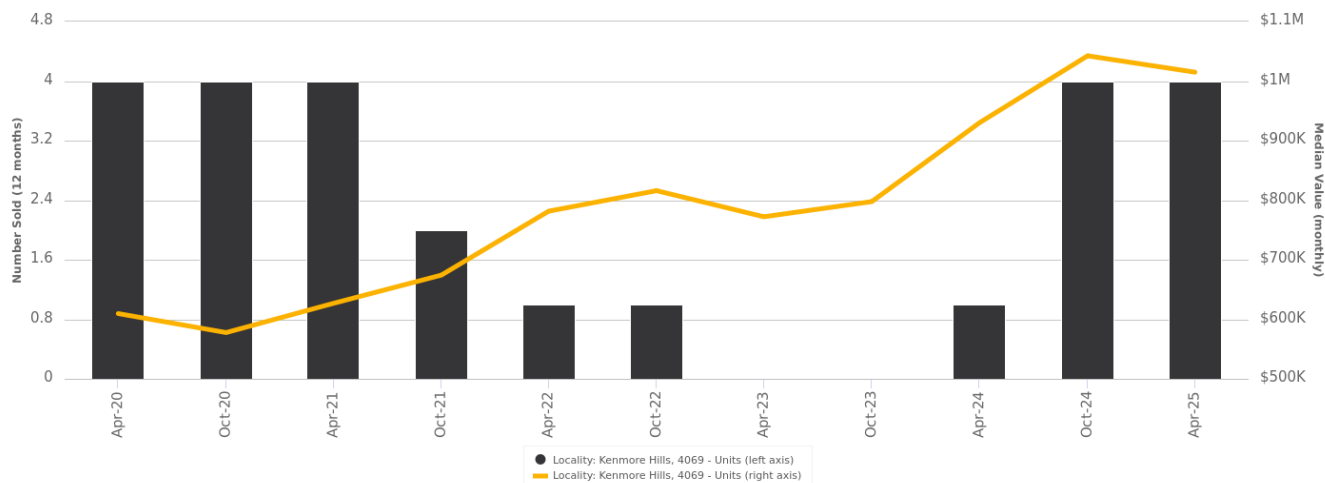
 2
 2
 891m²

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

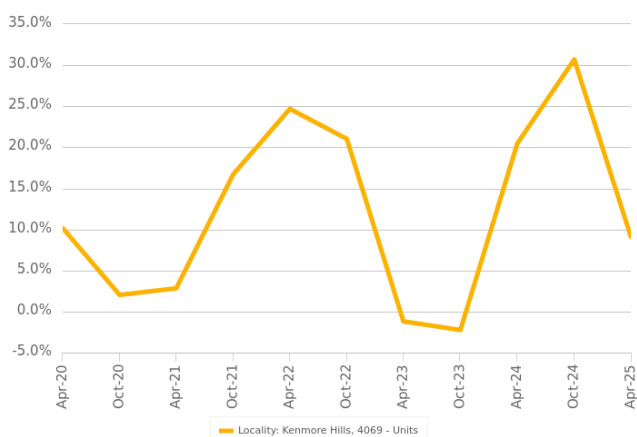
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$315,000

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

\$\$

Median Price*

\$256,000

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*

\$237,000

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

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

 0

 1
BEDROOMS

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

Recently Sold

 0

There are no recently sold 1 bedroom Units in this suburb

 0

 2
BEDROOMS

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

 1



21/78 Brookfield Road
Kenmore Hills QLD 4069

Sold on 25 Feb 2025
\$800,000

 1
 2
 198m²

 0

 3
BEDROOMS

There are no 3 bedroom Units on the market in this suburb

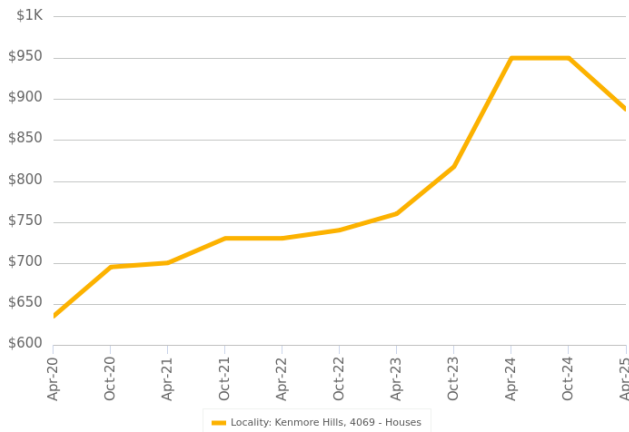
 0

There are no recently sold 3 bedroom Units in this suburb

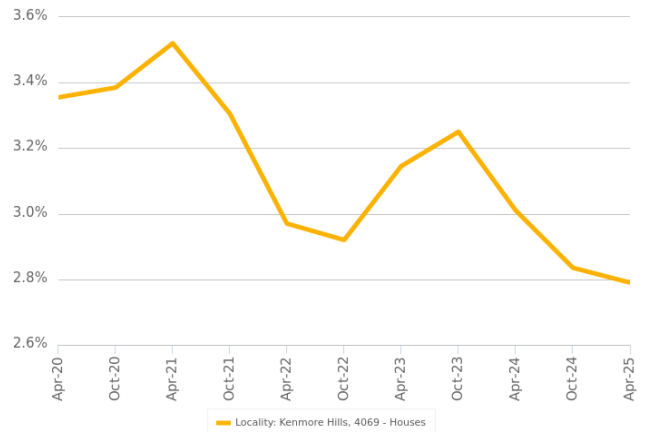
 = number of units currently On the Market or Sold within the last 6 months

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

 0

 3
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

 0

 4
BEDROOMS

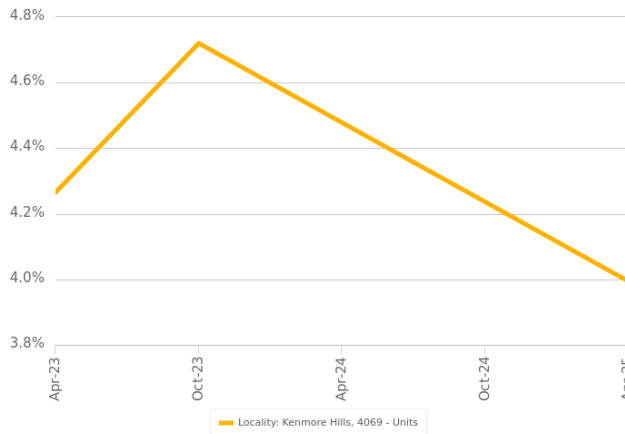
There are no 4 bedroom Houses for rent in this suburb



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

Units: For Rent

Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

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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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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