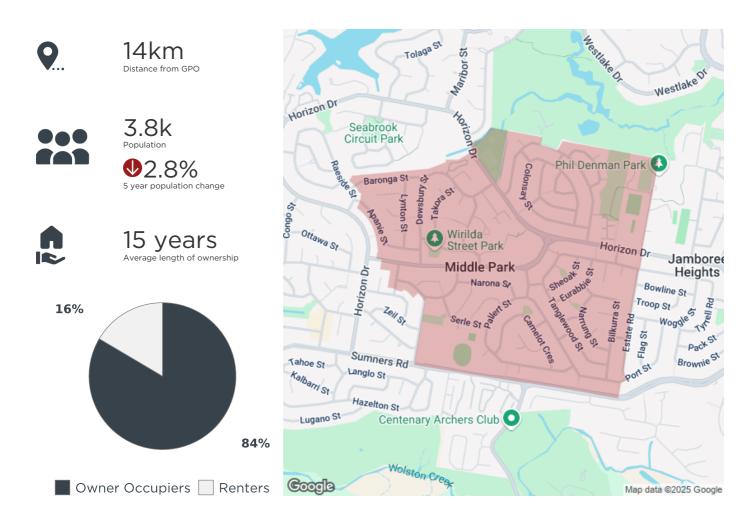


Prepared on: 16 July 2025
Prepared by: Gary and Miriam



CoreLogic





The size of Middle Park is approximately 1.5 square kilometres. It has 7 parks covering nearly 7.0% of total area. The population of Middle Park in 2016 was 3955 people. By 2021 the population was 3845 showing a population decline of 2.8% in the area during that time. The predominant age group in Middle Park is 40-49 years. Households in Middle Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Middle Park work in a professional occupation. In 2021, 81.90% of the homes in Middle Park were owner-occupied compared with 80.90% in 2016.

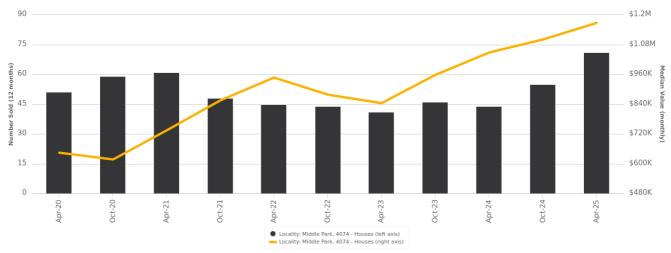
| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|---|-----------------|---------------------|--------------|----------------------------------|
| | 1,380 | 61 | \$1,168,663 | 10 |
| 1 | 86 | 2 | \$820,564 | O |

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





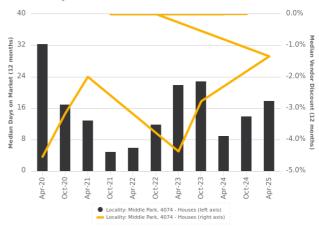
Number Sold vs. Median Value (monthly)

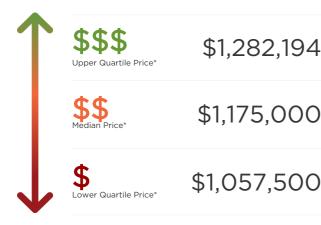


Change in Median Value

50.0% 40.0% 20.0% 10.0% -2

Median Days on Market vs. Median Vendor Discount





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.

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

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

16 July 2025 Page 3

suburb.

^{*}Statistics are calculated over a rolling 12 month period





Houses: Market Activity Snapshot

On The Market

Recently Sold







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







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



201 Sumners Road Middle Park QLD 4074











Park QLD 4074

Sold on 19 May 2025 \$880.000











Listed on 16 Jul 2025 FOR SALE NOW!



159 Sumners Road Middle Park QLD 4074

Sold on 12 Jun 2025 \$895,000*



5 Lalina Street Middle Park QLD 4074

Listed on 15 Jul 2025 UNDER CONTRACT AT **AUCTION**



5 Tilia Street Middle Park QLD 4074

Sold on 07 Jun 2025 Not Disclosed







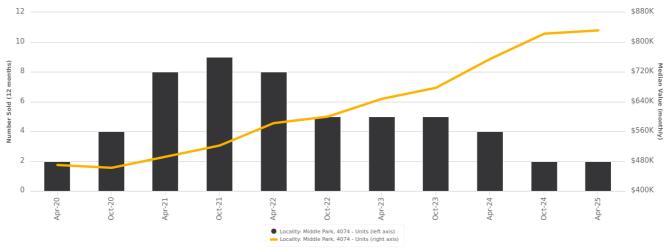
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

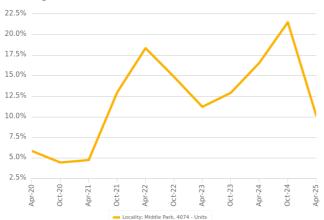


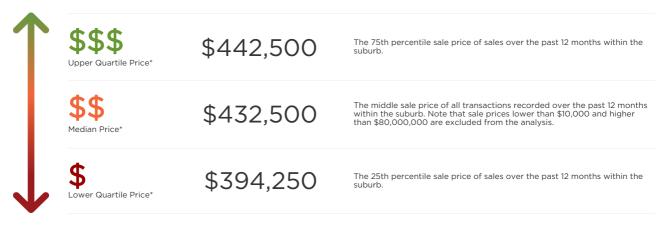


Number Sold vs. Median Value (monthly)



Change in Median Value





^{*}Statistics are calculated over a rolling 12 month period





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







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



14/11 Meadow Place Middle Park QLD 4074







9/45 Bilga Street Middle Park QLD 4074

Sold on 26 Mar 2025 \$845,000





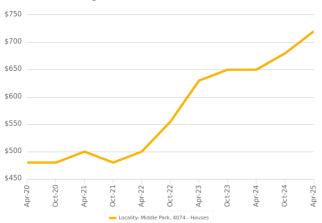
= number of units currently On the Market or Sold within the last 6 months



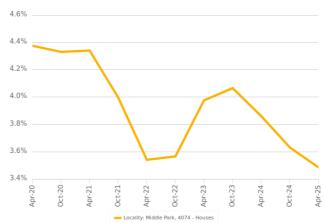


Houses: For Rent





Indicative Gross Rental Yield (12 months)





Houses: Rental Activity Snapshot

For Rent





There are no 2 bedroom Houses for rent in this suburb







43 Port Street Middle Park QLD 4074











There are no 4 bedroom Houses for rent in this suburb

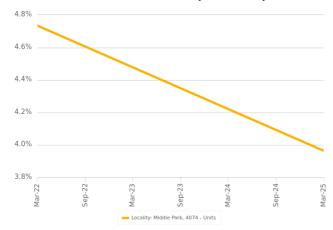


= number of houses observed as On the Market for Rent within the last month





Indicative Gross Rental Yield (12 months)











There are no 1 bedroom Units for rent in this suburb







There are no 2 bedroom Units for rent in this suburb





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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