



Kenmore QLD 4069

Prepared on: 07 October 2025
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Raine&Horne®

CoreLogic



10km
Distance from GPO

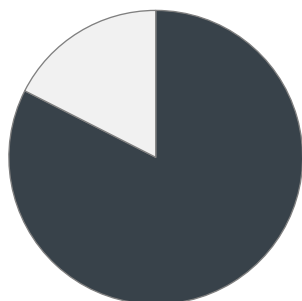


9.7k
Population
↑ 8.0%
5 year population change



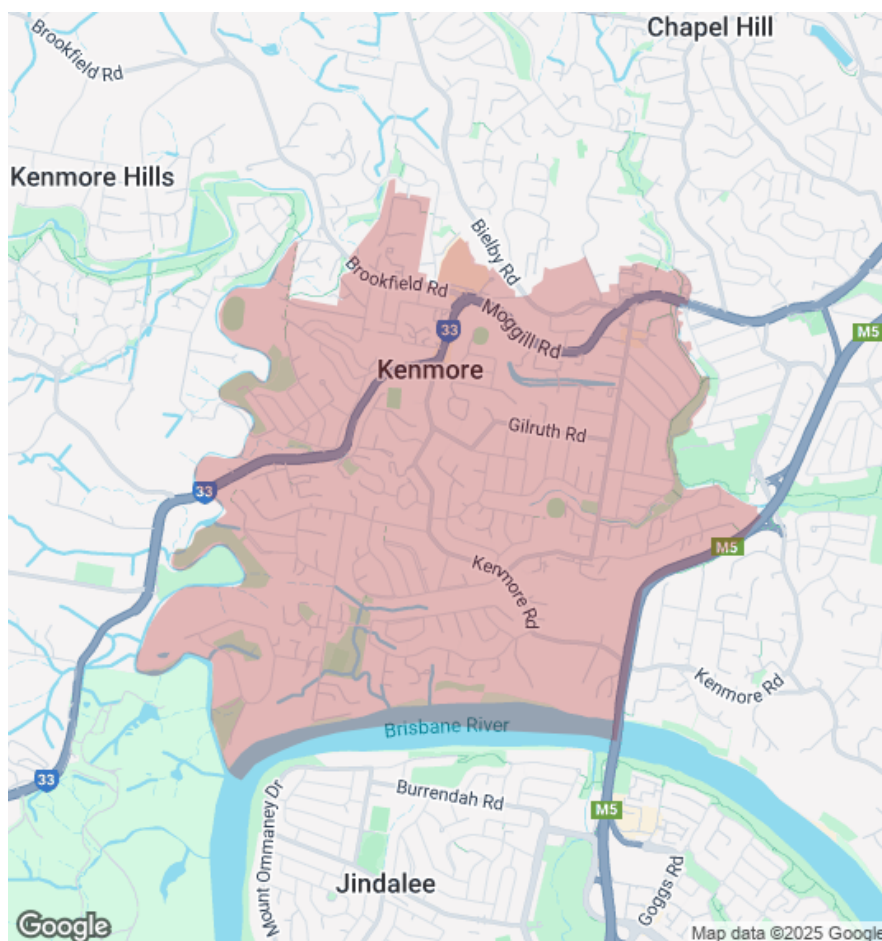
14 years
Average length of ownership

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.

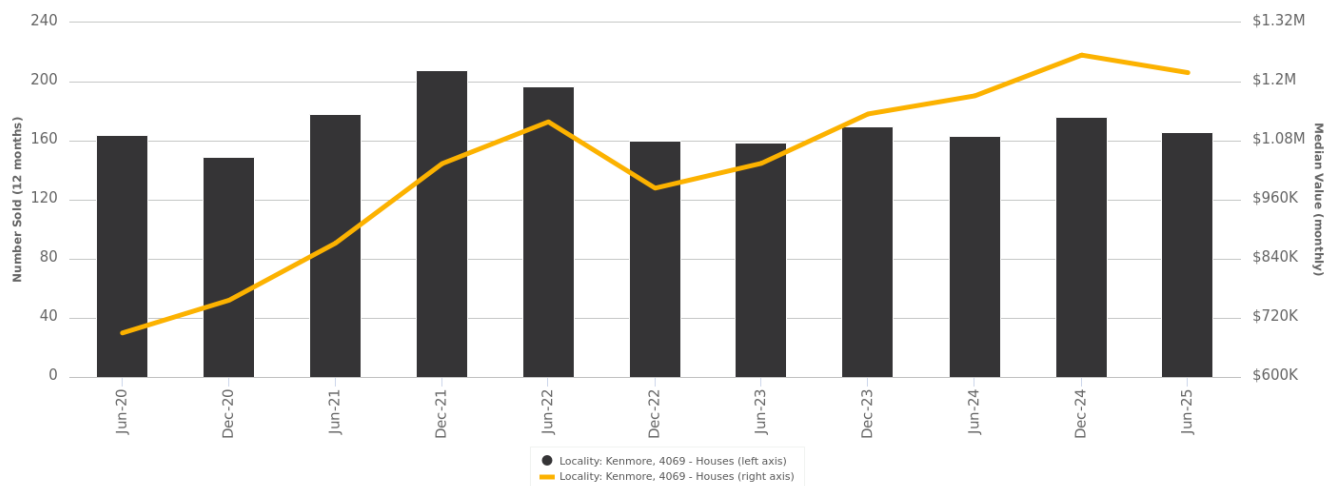
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,443	150	\$1,290,994	22
	341	16	\$1,054,835	6

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

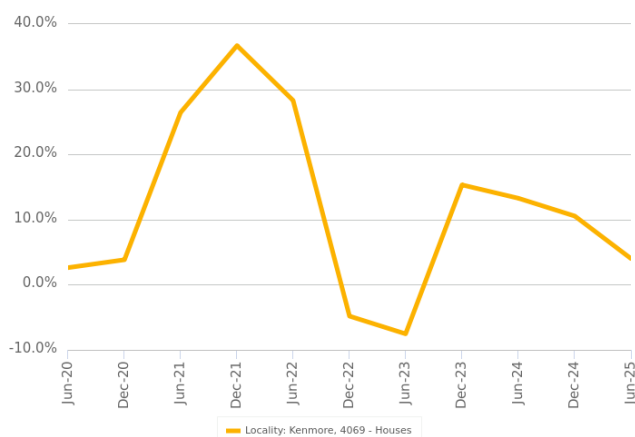


Houses: For Sale

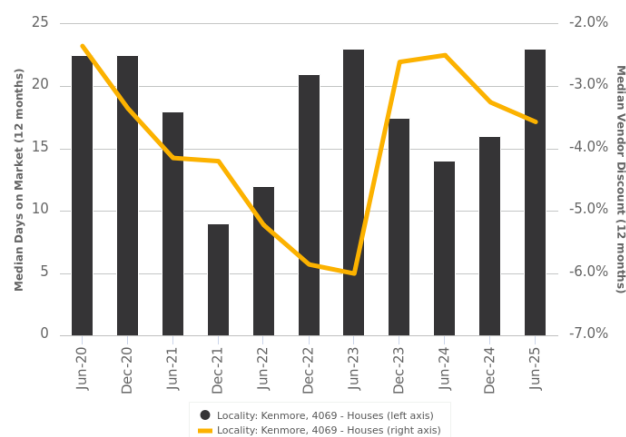
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,528,750

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

\$\$

Median Price*

\$1,313,250

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*

\$1,112,500

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

 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

 5

 **3**
BEDROOMS

 24



**8 Dumbarton Drive
Kenmore QLD 4069**
Listed on 02 Oct 2025
For Sale Now

 2
 2
 607m²



**6 Lentara Street Kenmore
QLD 4069**
Sold on 30 Sep 2025
Not Disclosed

 2
 2
 607m²



**50 Kersley Road Kenmore
QLD 4069**
Listed on 01 Oct 2025
Offers Over \$1,525,000

 2
 2
 556m²



**3 Roxburgh Street
Kenmore QLD 4069**
Sold on 07 Sep 2025
\$1,300,000

 4
 1
 574m²

 9

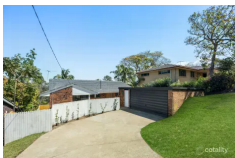
 **4**
BEDROOMS

 40



**14 Pentlay Street Kenmore
QLD 4069**
Listed on 07 Oct 2025
UNDER CONTRACT AT
AUCTION

 2
 3
 612m²



**14 Pentlay Street Kenmore
QLD 4069**
Sold on 04 Oct 2025
Not Disclosed

 2
 3
 612m²



**75 Twilight Street Kenmore
QLD 4069**
Listed on 06 Oct 2025
For Sale

 2
 3
 610m²



**15 Kowhai Street Kenmore
QLD 4069**
Sold on 26 Sep 2025
\$1,725,000*

 2
 3
 754m²

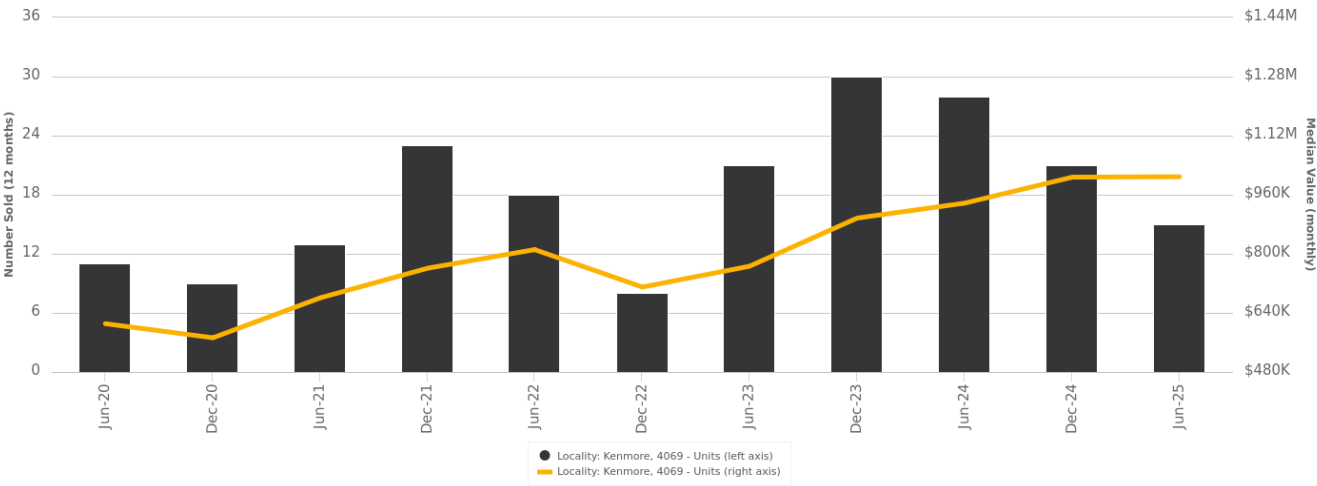


= number of houses currently On the Market or Sold within the last 6 months

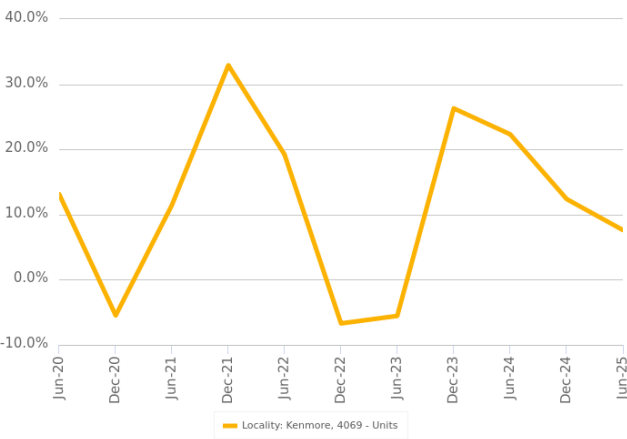
*Agent advised

Units: For Sale

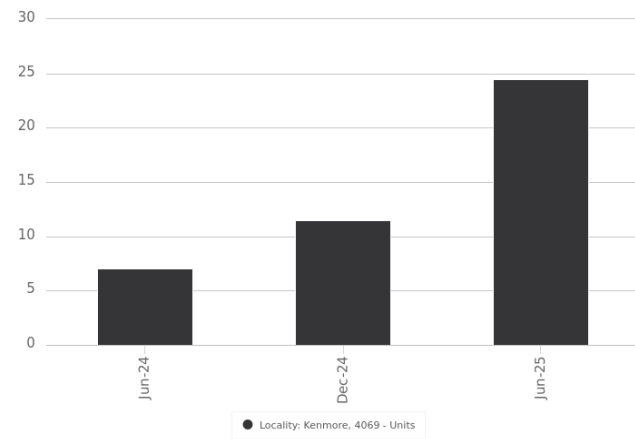
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,090,000

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

\$\$

Median Price*

\$1,012,500

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*

\$913,250

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



**14/67 Brookfield Road
Kenmore QLD 4069**

Sold on 09 Jul 2025
\$828,750



**16/45 Kersley Road
Kenmore QLD 4069**

Listed on 04 Oct 2025
AUCTION



**26/21 Kersley Road
Kenmore QLD 4069**

Sold on 03 Sep 2025
\$1,063,000*



**33/17 Marshall Lane
Kenmore QLD 4069**

Listed on 02 Oct 2025
Offers Over \$899,000



**14/17 Marshall Lane
Kenmore QLD 4069**

Sold on 30 Jul 2025
\$915,000



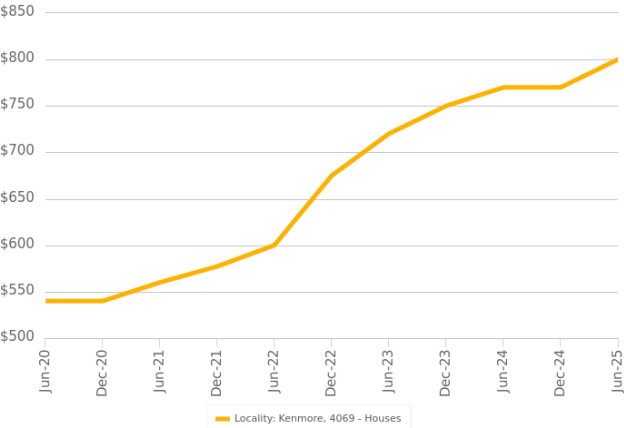
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

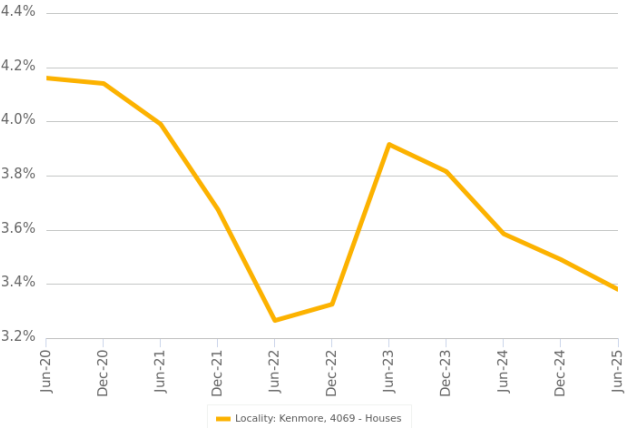


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



1



2

BEDROOMS



179 Kenmore Road
Kenmore QLD 4069

Listed on 22 Sep 2025
\$580/W



2



1



1.35Ha



4



3

BEDROOMS



11/68 Gilruth Road
Kenmore QLD 4069

Listed on 07 Oct 2025
\$900/W



2



2



247m²



3/68 Gilruth Road
Kenmore QLD 4069

Listed on 05 Oct 2025
\$1,000/W



1



2



230m²



6



4

BEDROOMS



8 Annabel Street Kenmore
QLD 4069

Listed on 07 Oct 2025
\$750/W



2



2



672m²



2 Roxburgh Street
Kenmore QLD 4069

Listed on 07 Oct 2025
\$900/W



2



2



683m²

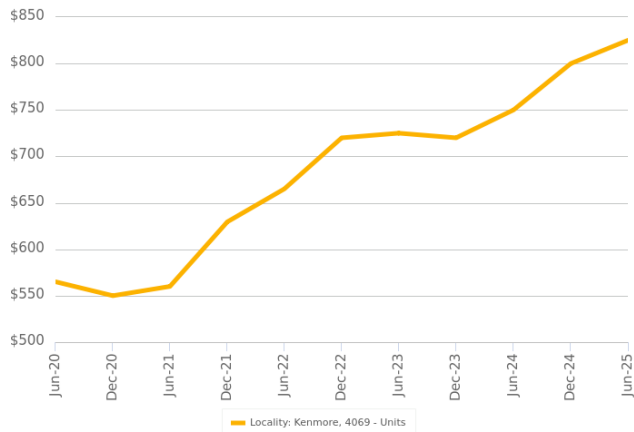


= number of houses observed as On the Market for Rent within the last month

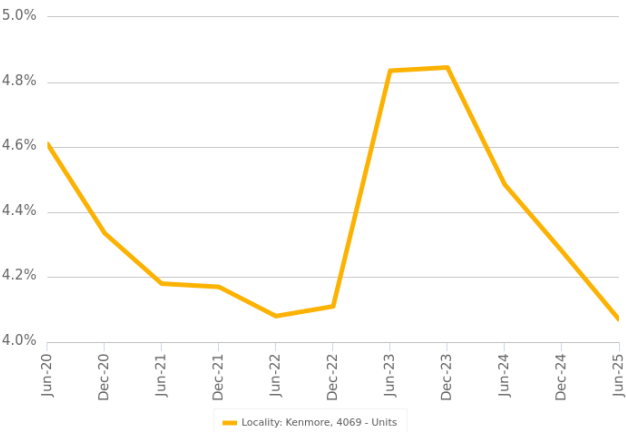


Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



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



2



3

BEDROOMS



20/19 Merlin Terrace
Kenmore QLD 4069

Listed on 03 Oct 2025
\$800/W



2



2



154m²



28/21 Kersley Road
Kenmore QLD 4069

Listed on 24 Sep 2025
\$825/W



2



2



159m²



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

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