



Kenmore Hills
QLD 4069

Prepared on: 07 October 2025
Prepared by: Gary and Miriam

Raine&Horne®

CoreLogic



11km
Distance from GPO

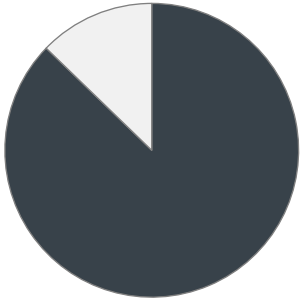


2.4k
Population
↑1.9%
5 year population change



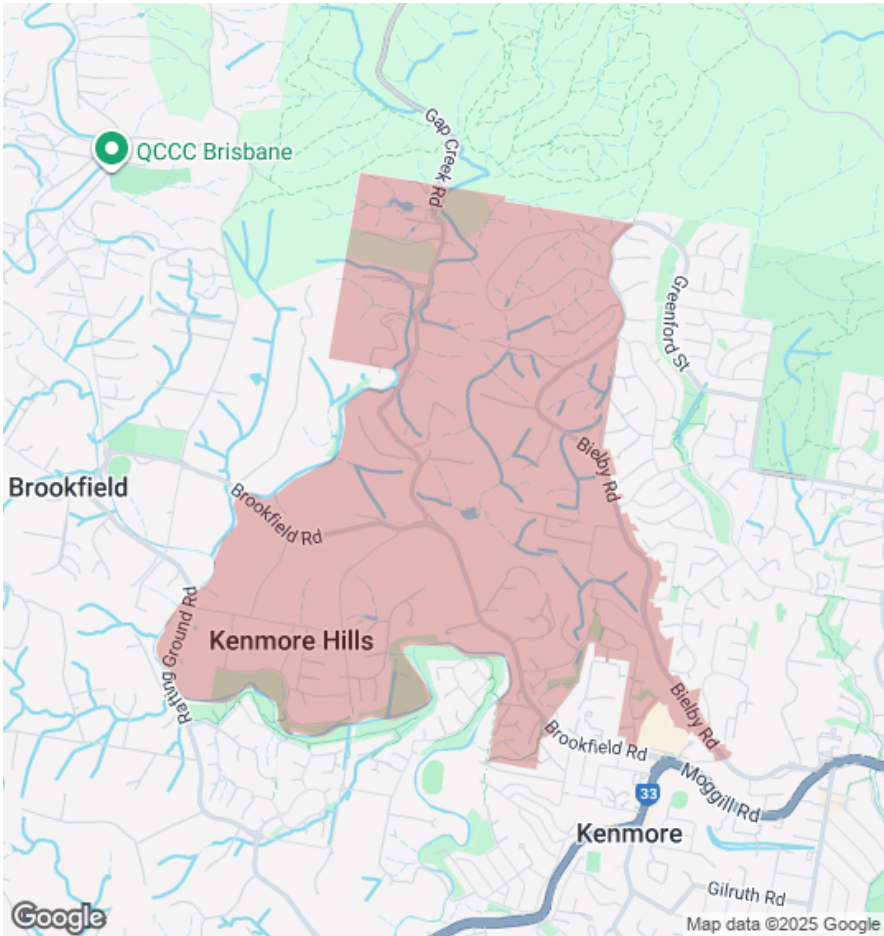
18 years
Average length of ownership

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.

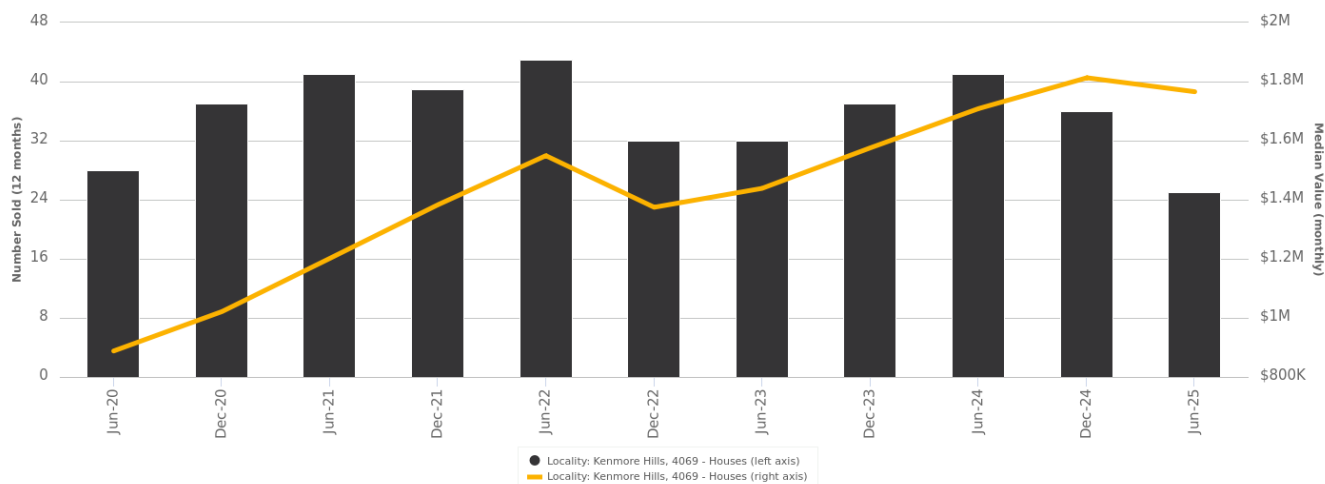
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	796	25	\$1,754,886	7
	56	4	\$1,129,285	0

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

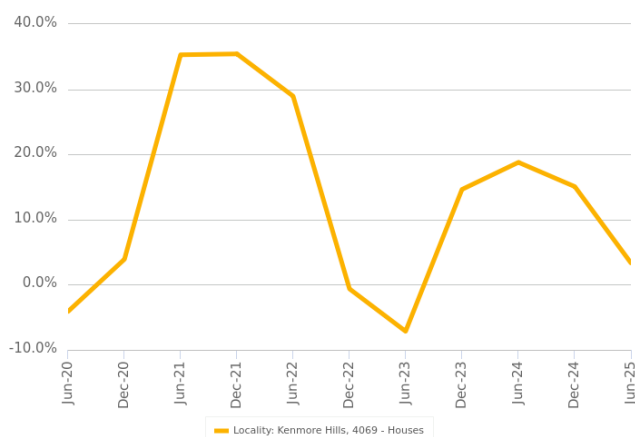


Houses: For Sale

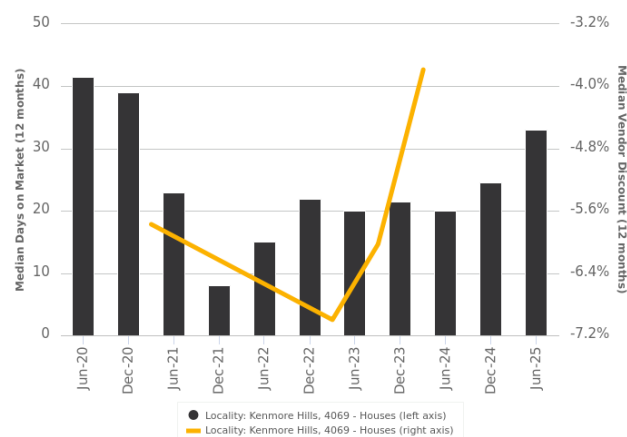
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,971,125

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*

\$1,383,125

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

 1

 3
BEDROOMS

 0



4/9 Pamela Place Kenmore Hills QLD 4069
Listed on 02 Oct 2025
Offers over \$1,000,000

 2
 3
 315m²

There are no recently sold 3 bedroom Houses in this suburb

 2

 4
BEDROOMS

 4



78 Bielby Road Kenmore Hills QLD 4069
Listed on 30 Sep 2025
Under Contract

 2
 2
 754m²



6 Tuckett Street Kenmore Hills QLD 4069
Sold on 23 Aug 2025
\$1,450,000

 2
 2
 1,199m²



25 Jacaranda Avenue Kenmore Hills QLD 4069
Listed on 08 Aug 2025
JUST LISTED

 8
 2
 1.87Ha



21 Mondra Street Kenmore Hills QLD 4069
Sold on 29 Jul 2025
\$1,205,000*

 2
 3
 714m²

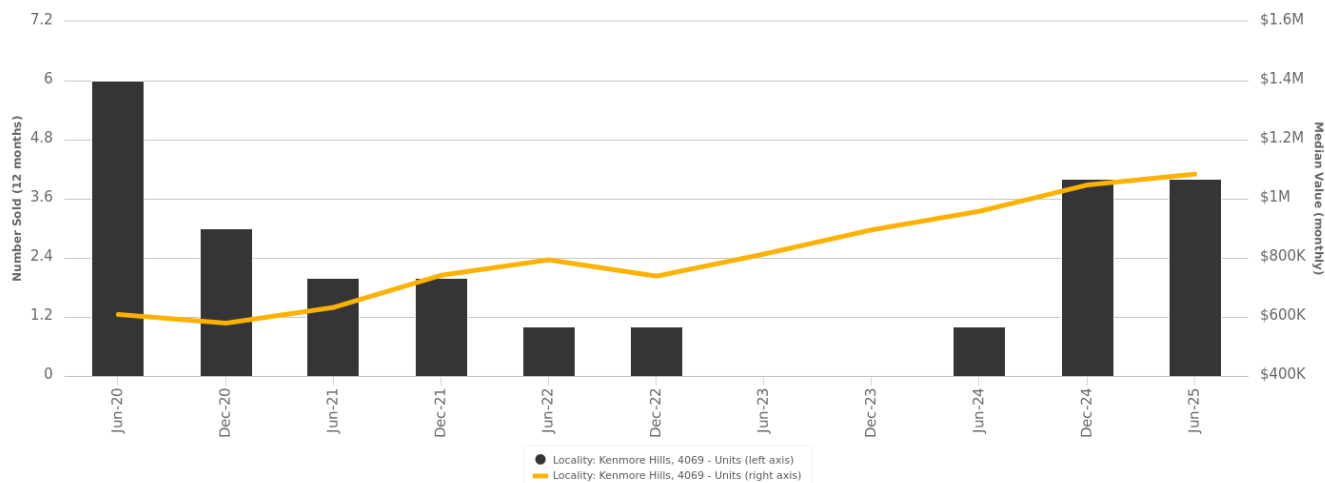


= number of houses currently On the Market or Sold within the last 6 months

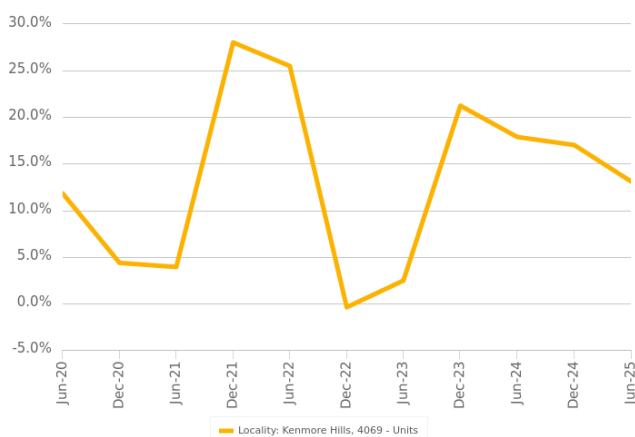
*Agent advised

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



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



16/78 Brookfield Road
Kenmore Hills QLD 4069

Sold on 27 Jul 2025
\$920,000

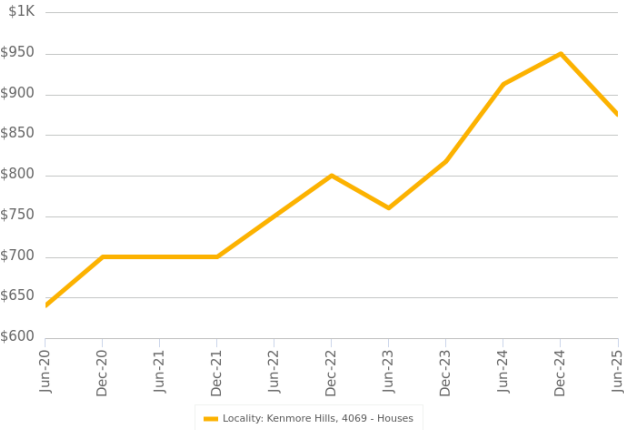


= number of units currently On the Market or Sold within the last 6 months

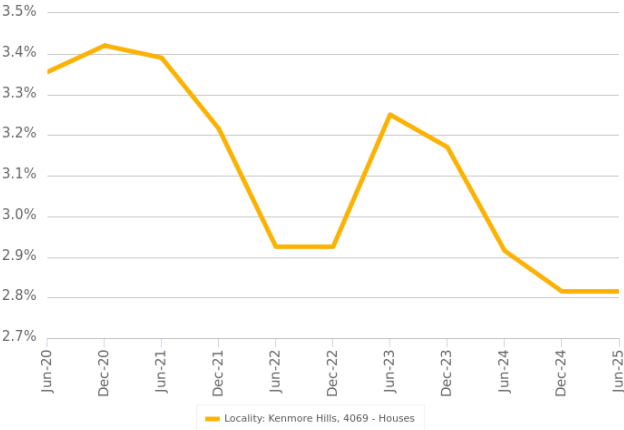


Houses: For Rent

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



1



3

BEDROOMS



128 Greentrees Avenue
Kenmore Hills QLD 4069

Listed on 07 Oct 2025
\$770/W



2



2



786m²

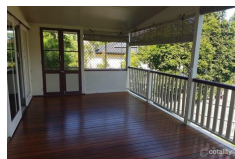


3



4

BEDROOMS



108 Greentrees Avenue
Kenmore Hills QLD 4069

Listed on 07 Oct 2025
\$950/W



2



2



1,122m²



60 Mirbelia Street Kenmore
Hills QLD 4069

Listed on 03 Oct 2025
\$1,500/W



2



2



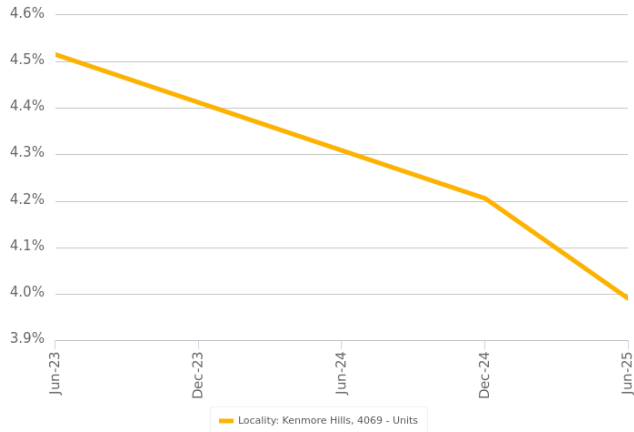
849m²



= 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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Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
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