



Sherwood QLD 4075

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

Raine&Horne®

CoreLogic



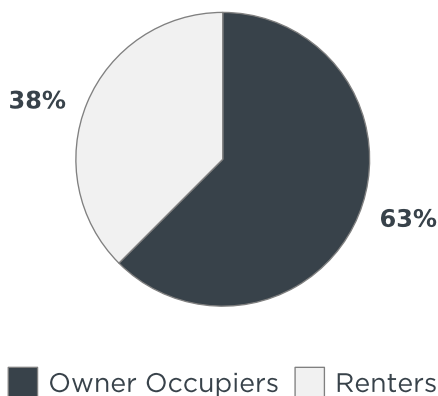
8.3km
 Distance from GPO



6.1k
 Population
 ↑14.5%
 5 year population change



11 years
 Average length of ownership



The size of Sherwood is approximately 2.4 square kilometres. It has 5 parks covering nearly 12.0% of total area. The population of Sherwood in 2016 was 5313 people. By 2021 the population was 6082 showing a population growth of 14.5% in the area during that time. The predominant age group in Sherwood is 40-49 years. Households in Sherwood are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Sherwood work in a professional occupation. In 2021, 61.00% of the homes in Sherwood were owner-occupied compared with 59.30% in 2016.

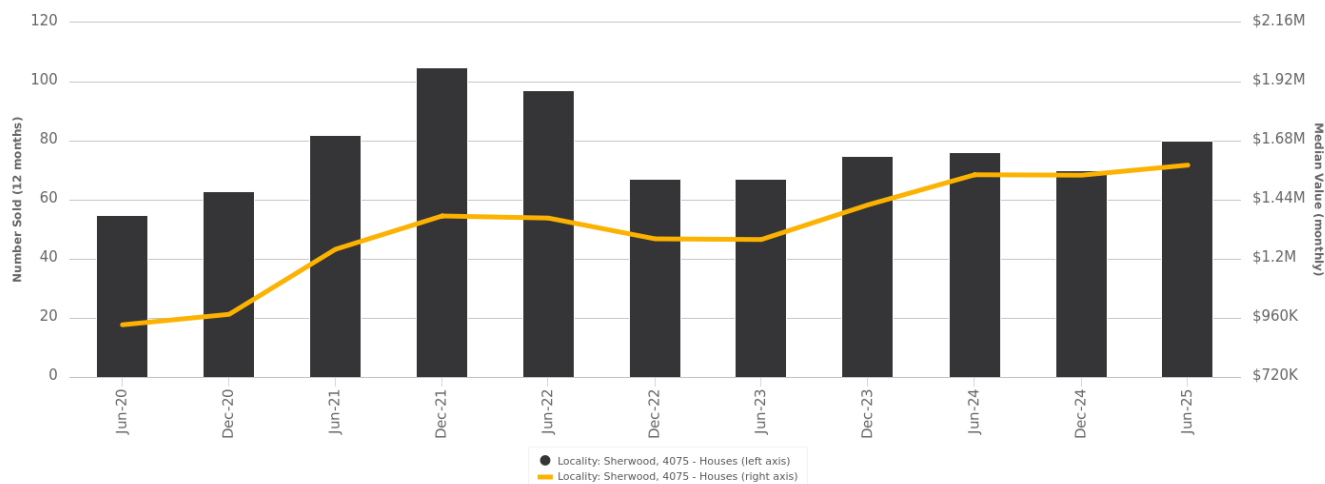
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,494	52	\$1,495,567	6
	1,230	42	\$737,192	3

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

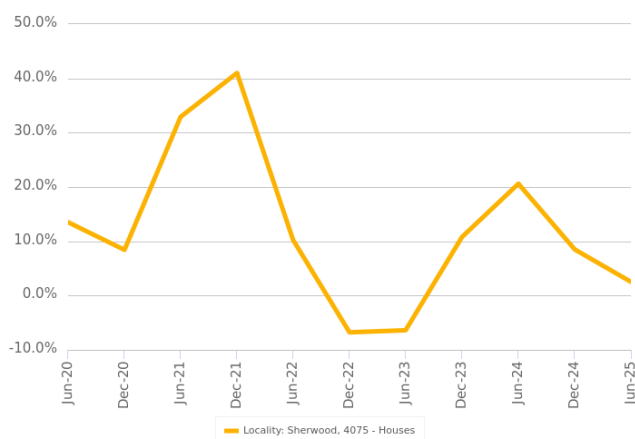


Houses: For Sale

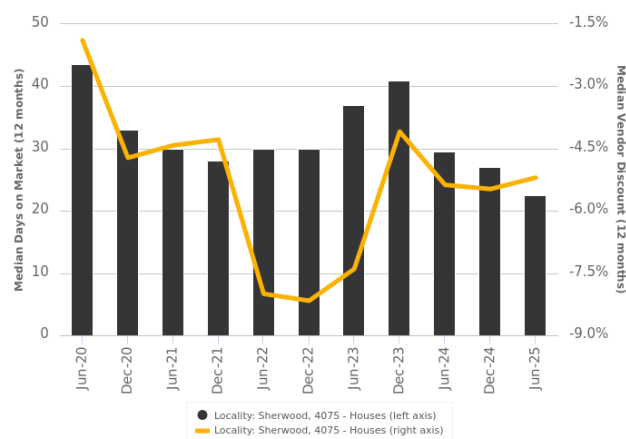
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,150,000

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

\$\$

Median Price*

\$1,650,000

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

 1



**7/39 Magazine Street
Sherwood QLD 4075**

Listed on 08 Sep 2025
Contact Agent

 2
BEDROOMS



115m²

Recently Sold

 5



**47 Berry Street Sherwood
QLD 4075**

Sold on 20 Jun 2025
\$1,725,000



627m²



**20 Egmont Street
Sherwood QLD 4075**

Sold on 07 Jun 2025
Not Disclosed



3.58Ha

 0

 3
BEDROOMS

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



**62 Hall Street Sherwood
QLD 4075**

Sold on 01 Oct 2025
\$716,000*



809m²



**62 Thomas Street
Sherwood QLD 4075**

Sold on 17 Sep 2025
\$1,320,000*



405m²

 1

 4
BEDROOMS



**44 Jerrold Street
Sherwood QLD 4075**

Listed on 07 Oct 2025
Top Offer Closing Wednesday
15 October, 12pm



239m²

 17



**74 Dewar Terrace
Sherwood QLD 4075**

Sold on 30 Sep 2025
\$2,650,000*



733m²



**56 Chancellor Street
Sherwood QLD 4075**

Sold on 24 Sep 2025
\$1,850,000*



810m²

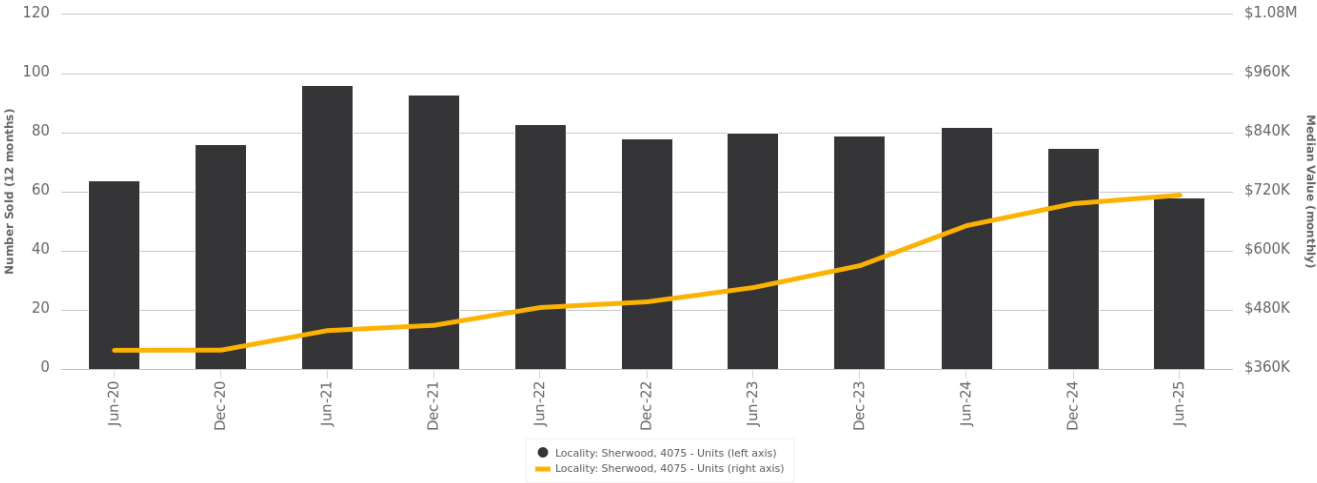


= number of houses currently On the Market or Sold within the last 6 months

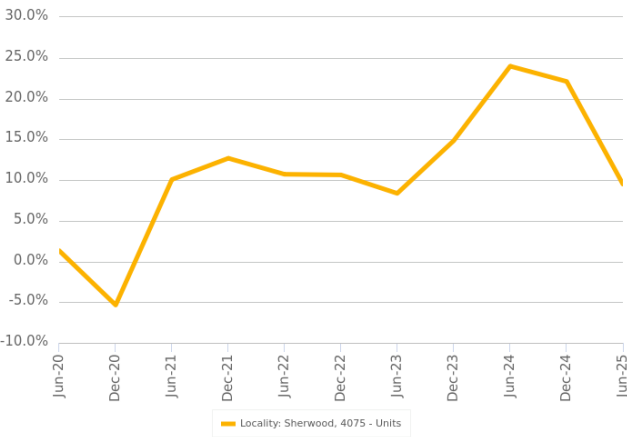
*Agent advised

Units: For Sale

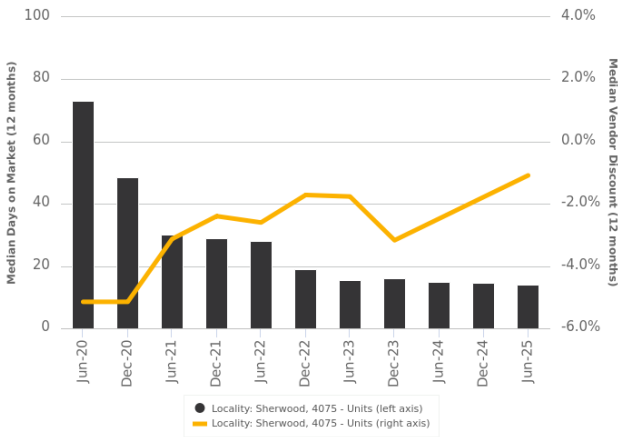
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$780,000

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

\$\$

Median Price*

\$680,000

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*

\$610,000

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

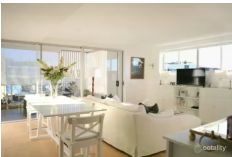
 0

 1
BEDROOMS

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

Recently Sold

 4



**301/40 Mayhew Street
Sherwood QLD 4075**

Sold on 18 Jul 2025
\$700,000



76m²



**2/14 Coyne Street
Sherwood QLD 4075**

Sold on 10 Jun 2025
\$453,700



72m²

 3

 2
BEDROOMS

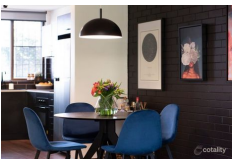


**3/57 Hood Street
Sherwood QLD 4075**

Listed on 03 Oct 2025
AUCTION



122m²



**3/28 Primrose Street
Sherwood QLD 4075**

Sold on 29 Jul 2025
\$650,000



121m²



**6/590 Sherwood Road
Sherwood QLD 4075**

Listed on 03 Oct 2025
FOR SALE



115m²



**6/512 Oxley Road
Sherwood QLD 4075**

Sold on 24 Jul 2025
\$723,000



96m²

 0

 3
BEDROOMS

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

 11



**1/594 Sherwood Road
Sherwood QLD 4075**

Sold on 24 Jul 2025
\$775,000



136m²



**34/512 Oxley Road
Sherwood QLD 4075**

Sold on 18 Jul 2025
\$900,000



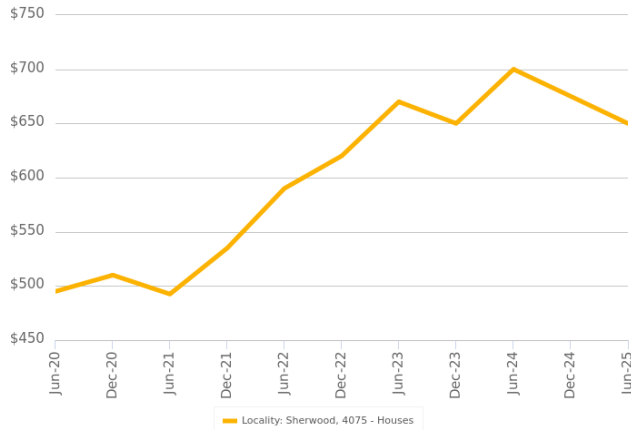
121m²



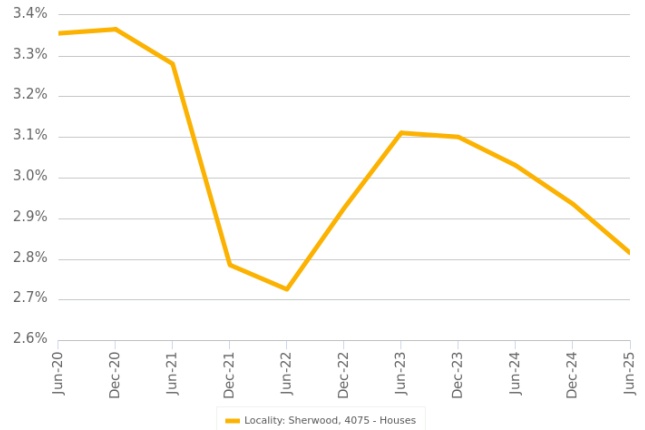
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

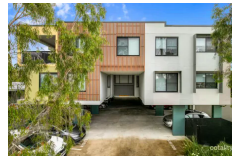
2

2
BEDROOMS



**1/22 Mayhew Street
Sherwood QLD 4075**

Listed on 06 Oct 2025
\$420/W



**7/445 Oxley Road
Sherwood QLD 4075**

Listed on 28 Sep 2025
\$620/W



2

3
BEDROOMS



**4/572 Sherwood Road
Sherwood QLD 4075**

Listed on 06 Oct 2025
\$650/W



**47 Quarry Road Sherwood
QLD 4075**

Listed on 30 Sep 2025
\$750/W



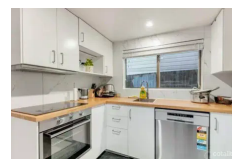
3

4
BEDROOMS



**14 Dudley Street Sherwood
QLD 4075**

Listed on 07 Oct 2025
\$1,600/W



**16 Mayhew Street
Sherwood QLD 4075**

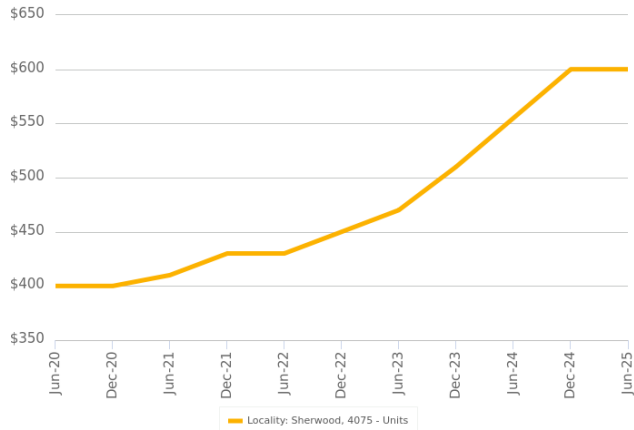
Listed on 06 Oct 2025
\$795/W



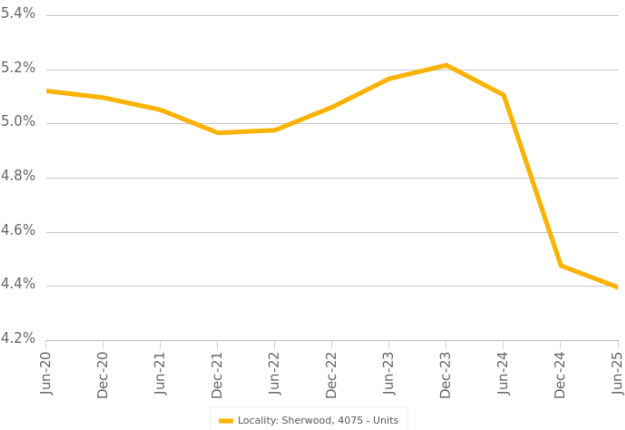
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



1/30 Chancellor Street
Sherwood QLD 4075

Listed on 29 Sep 2025
\$320/W



809m²

2

2
BEDROOMS



3/32 Hood Street
Sherwood QLD 4075

Listed on 07 Oct 2025
\$520/W



125m²



5/16 Mcculla Street
Sherwood QLD 4075

Listed on 24 Sep 2025
\$450/W



100m²

2

3
BEDROOMS



14/25 Mayhew Street
Sherwood QLD 4075

Listed on 06 Oct 2025
\$760/W



105m²



4/551 Oxley Road
Sherwood QLD 4075

Listed on 03 Oct 2025
\$715/W



168m²



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

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