

Kenmore Hills
QLD 4069



Prepared on: 07 April 2026
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Raine & Horne[®]

CoreLogic



11km
 Distance from GPO

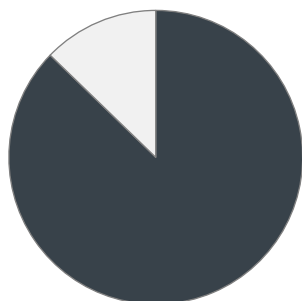


2.4k
 Population
 ↑ 1.9%
 5 year population change



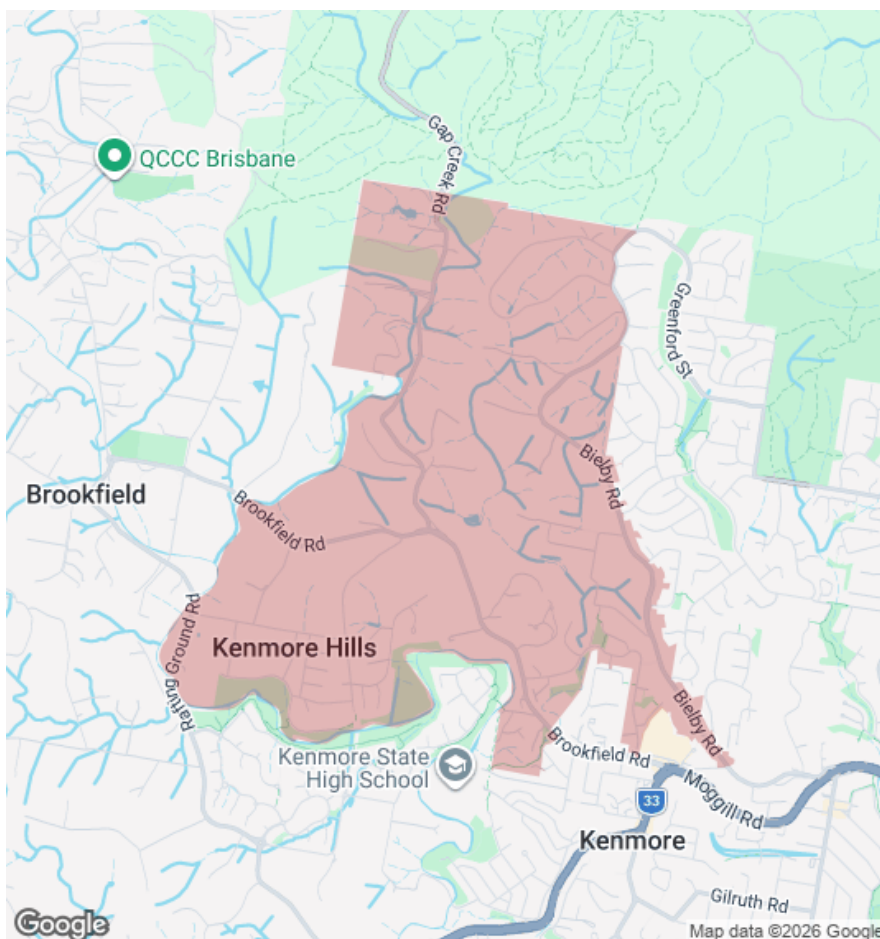
17 years
 Average length of ownership

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.

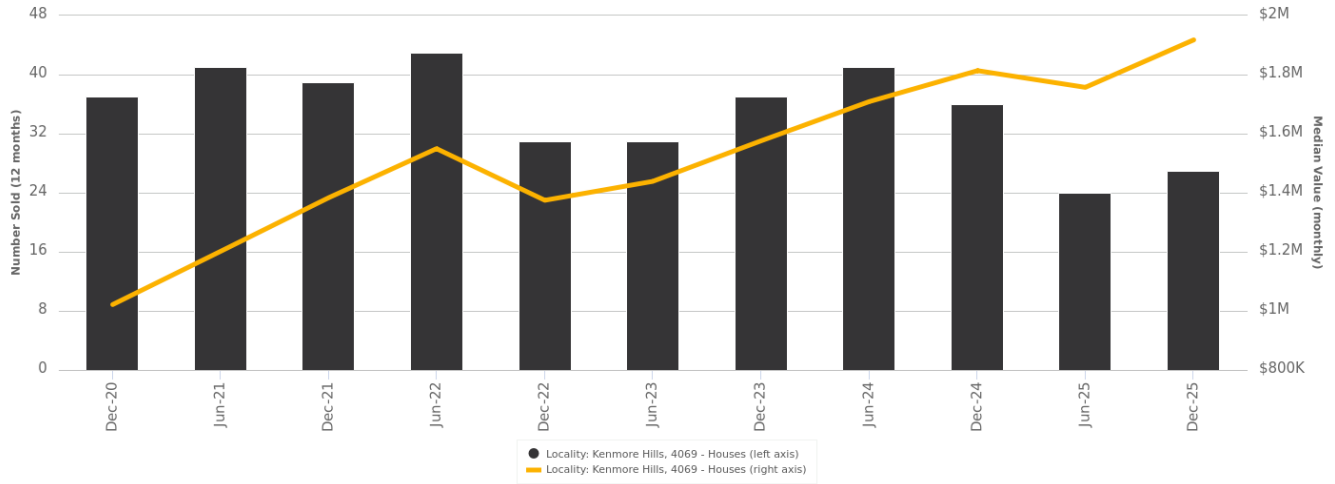
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	802	27	\$1,912,636	8
	57	4	\$1,257,926	0

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

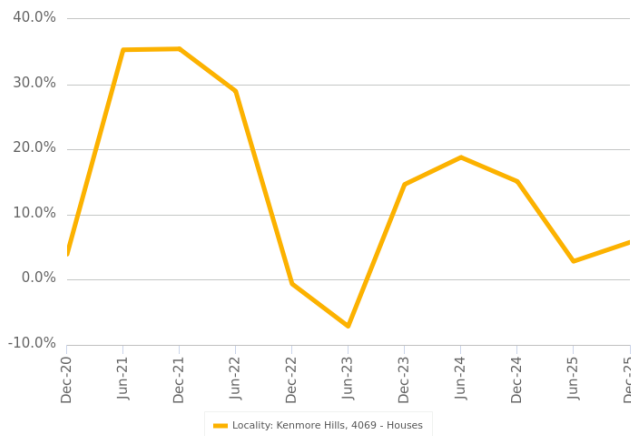


Houses: For Sale

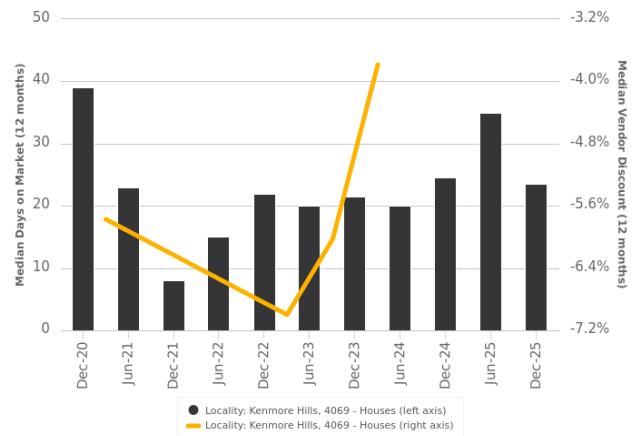
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,000,000

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

\$\$

Median Price*

\$1,600,000

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*

\$1,476,500

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

 2

 3
BEDROOMS

 1



34 Mirbelia Street Kenmore Hills QLD 4069

Listed on 07 Apr 2026
 Price Guide \$1,400,000 - \$1,500,000

 5
 2
 683m²



6 Mondra Street Kenmore Hills QLD 4069

Sold on 27 Oct 2025
 \$1,540,000

 2
 3
 733m²



8 Valleybrook Street Kenmore Hills QLD 4069

Listed on 07 Apr 2026
 OFFERS OVER \$1,300,000

 2
 2
 804m²

 4

 4
BEDROOMS

 9



205 Bielby Road Kenmore Hills QLD 4069

Listed on 07 Apr 2026
 For Sale Now

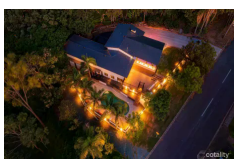
 1
 2
 1,712m²



17 Kay Close Kenmore Hills QLD 4069

Sold on 27 Mar 2026
 \$543,000

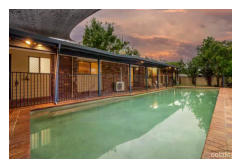
 2
 3
 1,315m²



182 Bielby Road Kenmore Hills QLD 4069

Listed on 29 Mar 2026
 For Sale By Negotiation


 2
 2
 1.02Ha



3 Shadowood Street Kenmore Hills QLD 4069

Sold on 11 Mar 2026
 \$1,435,000*

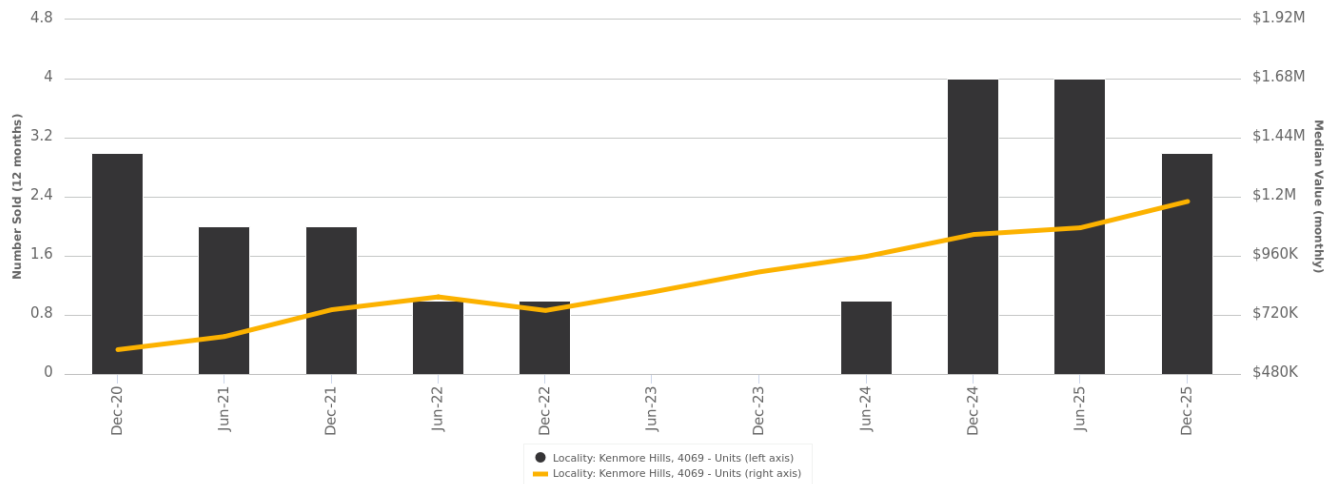
 2
 2
 800m²

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

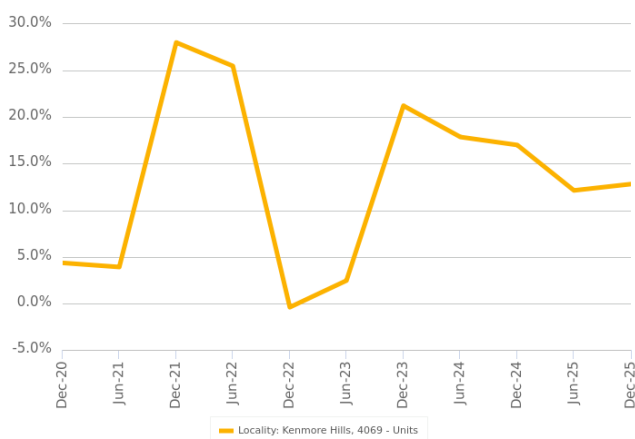
*Agent advised

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



**1B/157 Brookfield Road
 Kenmore Hills QLD 4069**

Sold on 24 Jan 2026
 \$1,205,000



**1A/157 Brookfield Road
 Kenmore Hills QLD 4069**

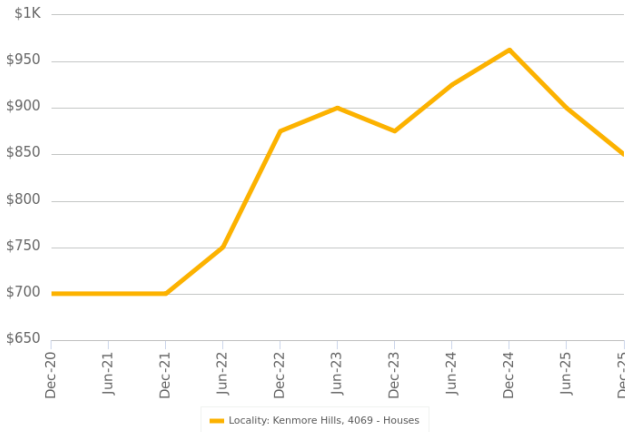
Sold on 05 Nov 2025
 \$1,100,000



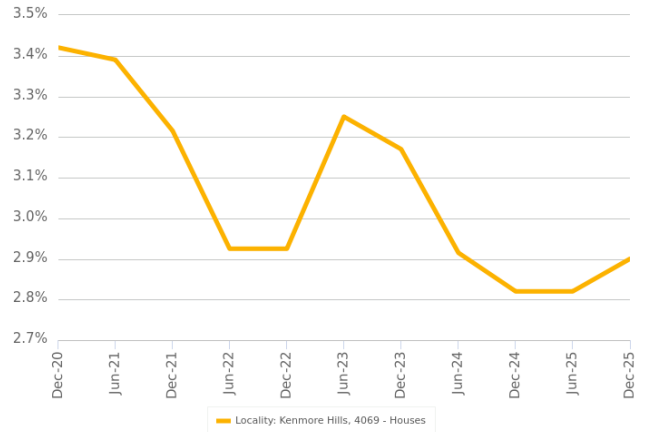
= number of units currently On the Market or Sold within the last 6 months

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

0

3
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

3

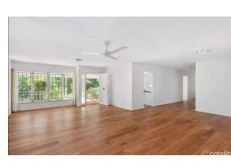
4
BEDROOMS



37 Shannan Place Kenmore Hills QLD 4069

Listed on 03 Apr 2026
\$1,075/W

5
 3
 2,241m²



22 Advanx Street Kenmore Hills QLD 4069

Listed on 30 Mar 2026
\$650/W

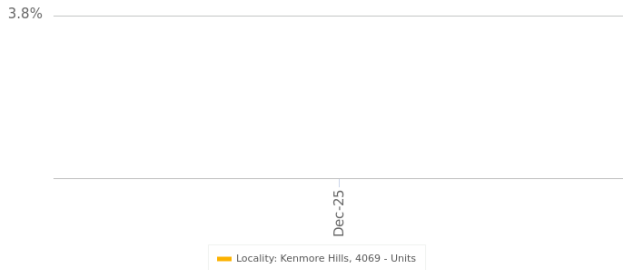
2
 2
 2,281m²



= 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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