

Sherwood QLD
4075



Prepared on: 07 April 2026
Prepared by: Gary and Miriam

Raine & Horne[®]

CoreLogic



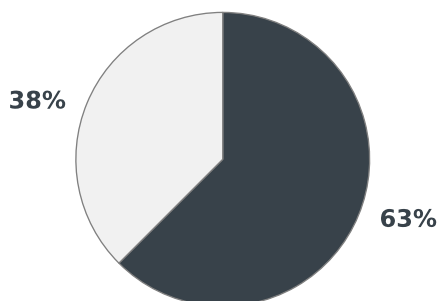
8.4km
 Distance from GPO



6.1k
 Population
 ↑14.5%
 5 year population change



11 years
 Average length of ownership



■ Owner Occupiers □ Renters



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.

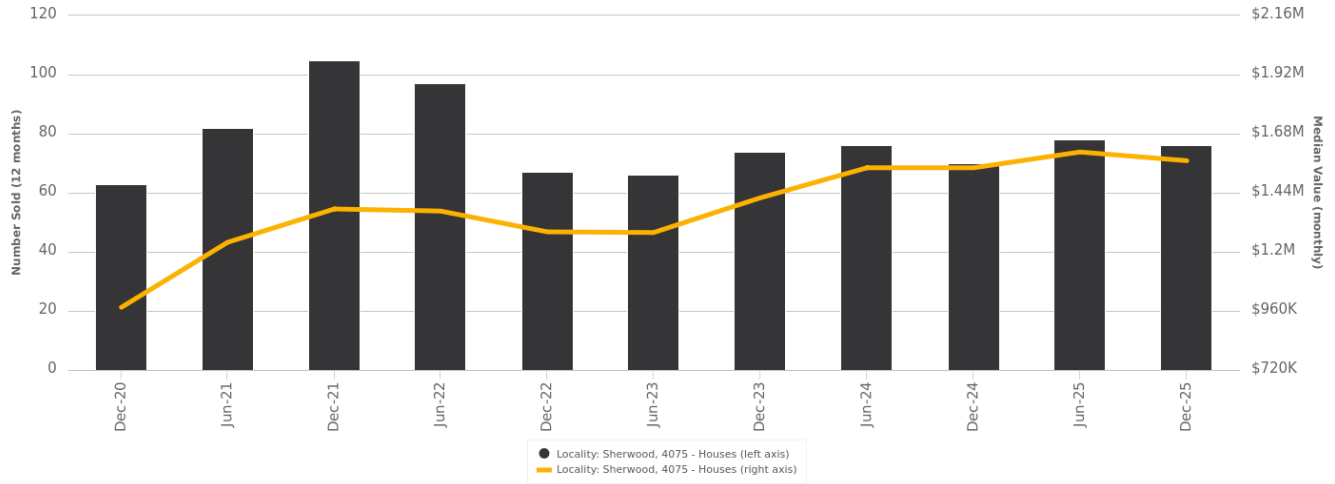
| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|--|-----------------|---------------------|--------------|-------------------------------|
| | 1,441 | 55 | \$1,682,808 | 9 |
| | 1,287 | 53 | \$872,649 | 7 |

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

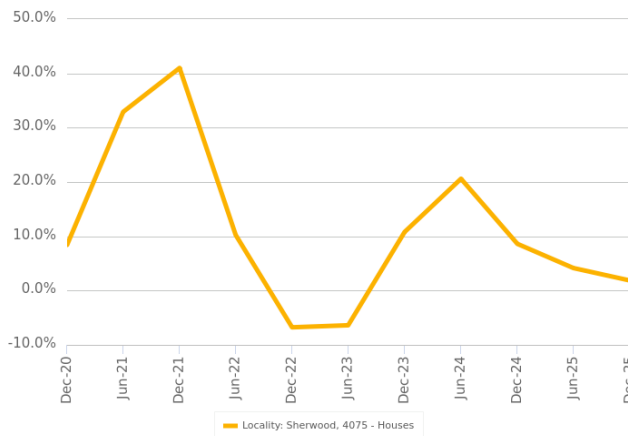


Houses: For Sale

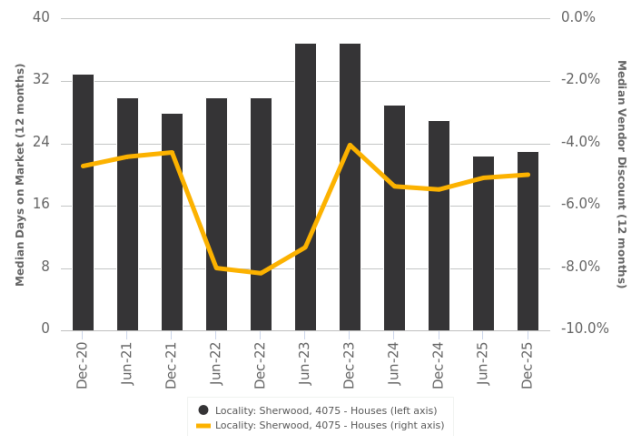
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,252,587

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

\$\$

Median Price*

\$1,617,500

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*

\$1,095,000

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

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

 4

 3
BEDROOMS

 12



**23 Lockwood Street
 Sherwood QLD 4075**
 Listed on 06 Apr 2026
 SOLD AT AUCTION

 1
 2
 607m²



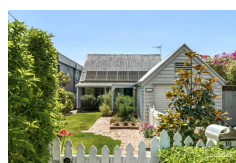
**23 Lockwood Street
 Sherwood QLD 4075**
 Sold on 01 Apr 2026
 \$1,765,000*

 1
 2
 607m²



**14 Chancellor Street
 Sherwood QLD 4075**
 Listed on 01 Apr 2026
 Auction On-Site Sat 11th of
 April at 4pm

 1
 2
 810m²



**10 Hazelmere Parade
 Sherwood QLD 4075**
 Sold on 06 Mar 2026
 Not Disclosed

 1
 2
 405m²

 1

 4
BEDROOMS

 11



**41 Lance Street Sherwood
 QLD 4075**
 Listed on 21 Mar 2026
 For Sale

 2
 3
 445m²



**46 Hall Street Sherwood
 QLD 4075**
 Sold on 25 Mar 2026
 \$1,225,000*

 1
 2
 809m²



**6 Woodberry Avenue
 Sherwood QLD 4075**
 Sold on 06 Mar 2026
 \$2,710,000

 2
 3
 547m²

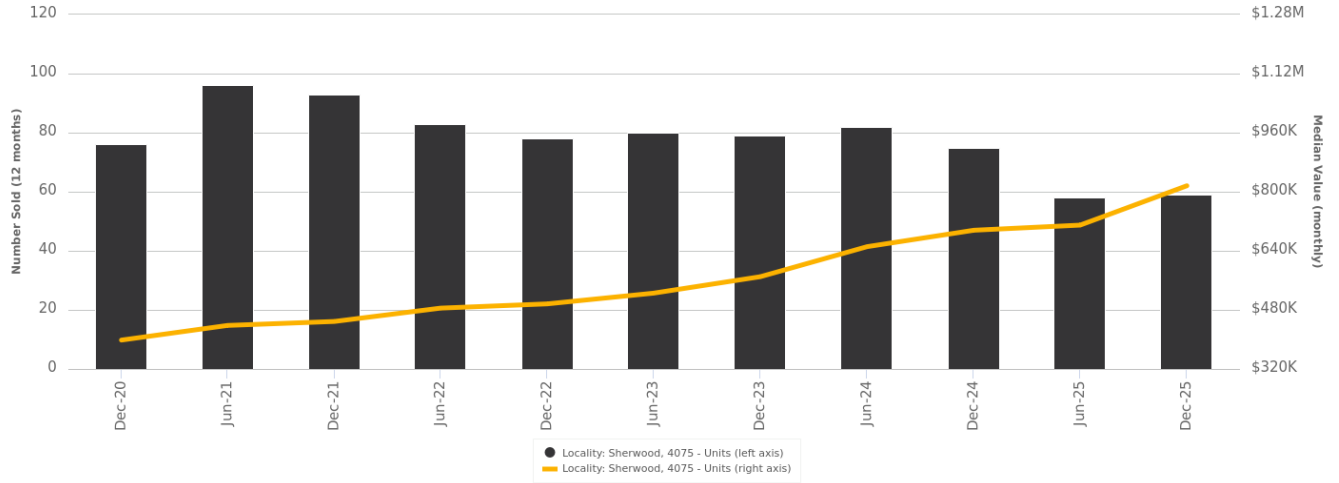


= number of houses currently On the Market or Sold within the last 6 months

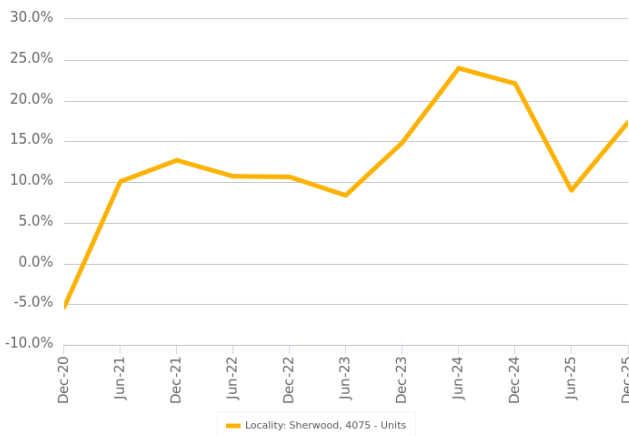
*Agent advised

Units: For Sale

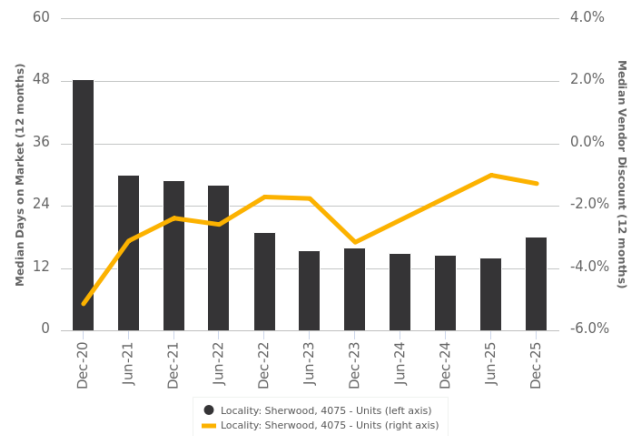
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$840,000

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

\$\$

Median Price*

\$755,000

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*

\$650,000

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

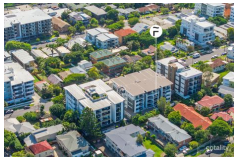
On The Market

Recently Sold

1

1
BEDROOMS

4



**28/17 Mayhew Street
 Sherwood QLD 4075**

Listed on 01 Apr 2026
 JUST LISTED!

1
 1
 67m²



**216/20 Egmont Street
 Sherwood QLD 4075**

Sold on 01 Dec 2025
 \$640,000*

1
 1
 77m²



**234/20 Egmont Street
 Sherwood QLD 4075**

Sold on 26 Nov 2025
 \$687,000

2
 1
 73m²

5

2
BEDROOMS

30



**5/23 Hood Street
 Sherwood QLD 4075**

Listed on 03 Apr 2026
 \$880,000 +

1
 2
 137m²



**2/559 Sherwood Road
 Sherwood QLD 4075**

Sold on 11 Mar 2026
 \$783,000*

2
 2
 100m²



**4/48 Hood Street
 Sherwood QLD 4075**

Listed on 03 Apr 2026
 Accepting Offers!

1
 1
 95m²



**5/27 Hood Street
 Sherwood QLD 4075**

Sold on 24 Feb 2026
 \$825,000

1
 2
 102m²

1

3
BEDROOMS

5



**2/7 Coyne Street
 Sherwood QLD 4075**

Listed on 07 Apr 2026
 FOR SALE

1
 2
 127m²



**16/20 Egmont Street
 Sherwood QLD 4075**

Sold on 03 Mar 2026
 \$1,225,000

2
 2
 220m²



**214/20 Egmont Street
 Sherwood QLD 4075**

Sold on 06 Feb 2026
 \$1,135,000

2
 2
 147m²

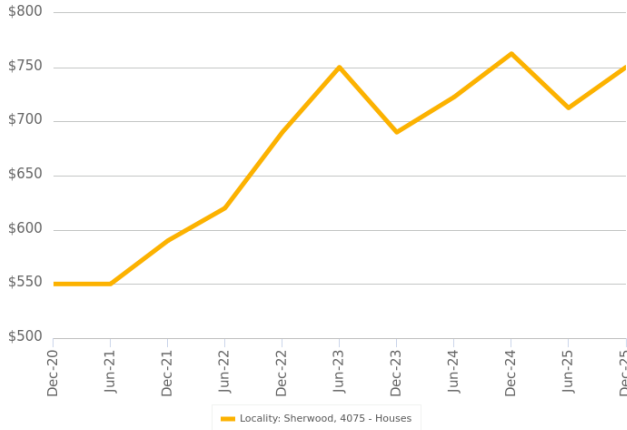


= number of units currently On the Market or Sold within the last 6 months

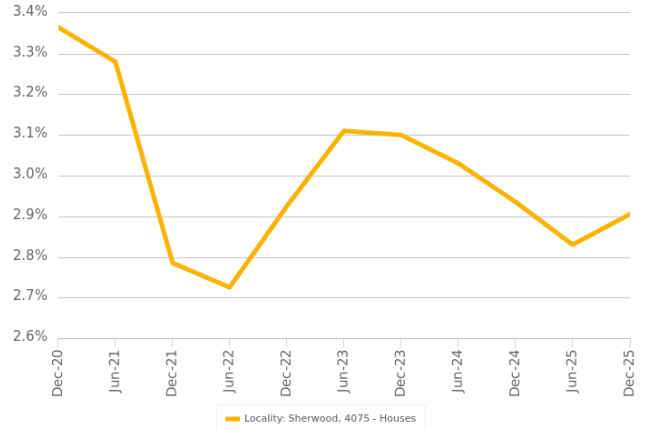
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

1

3
BEDROOMS



80 Jolimont Street
 Sherwood QLD 4075

Listed on 07 Apr 2026
 \$900/W

1

1

668m²

2

4
BEDROOMS



70 Dewar Terrace
 Sherwood QLD 4075

Listed on 02 Apr 2026
 \$800/W

2

2

615m²



30 Magazine Street
 Sherwood QLD 4075

Listed on 02 Apr 2026
 \$1,050/W

2

2

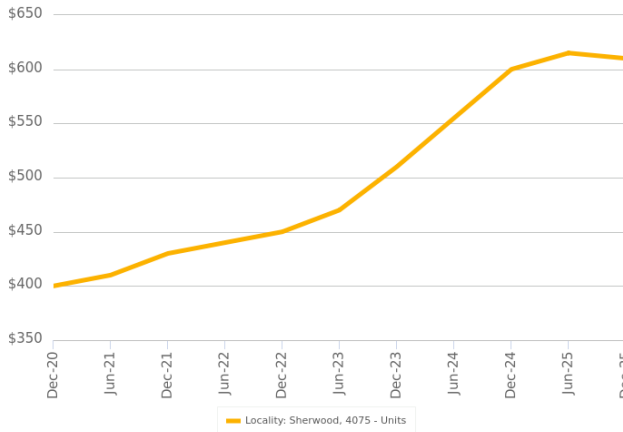
425m²



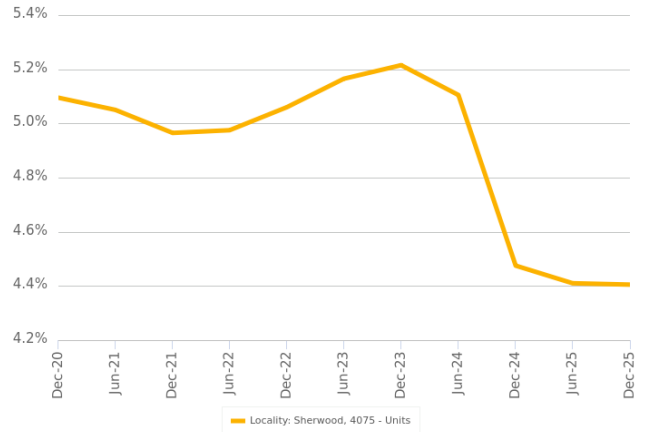
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



2/498 Oxley Road
 Sherwood QLD 4075

Listed on 17 Mar 2026
 \$370/W



800m²

6

2
BEDROOMS



14/56 Hood Street
 Sherwood QLD 4075

Listed on 03 Apr 2026
 \$700/W



134m²



8/445 Oxley Road
 Sherwood QLD 4075

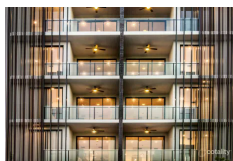
Listed on 03 Apr 2026
 \$680/W



75m²

2

3
BEDROOMS



6/25 Mayhew Street
 Sherwood QLD 4075

Listed on 30 Mar 2026
 \$740/W



115m²



7/14-16 Bute Street
 Sherwood QLD 4075

Listed on 25 Mar 2026
 \$820/W



143m²



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

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).

© Copyright 2026. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved

Cotality Standard Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.

Mapping Data

A map showing boundaries of a property is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose, then you can order these separately from Cotality or the relevant government body.

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: customercare@corelogic.com.au