

Sumner QLD 4074



Prepared on: 07 April 2026

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Raine & Horne[®]

CoreLogic



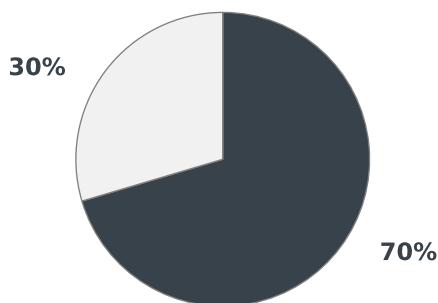
14km
 Distance from GPO



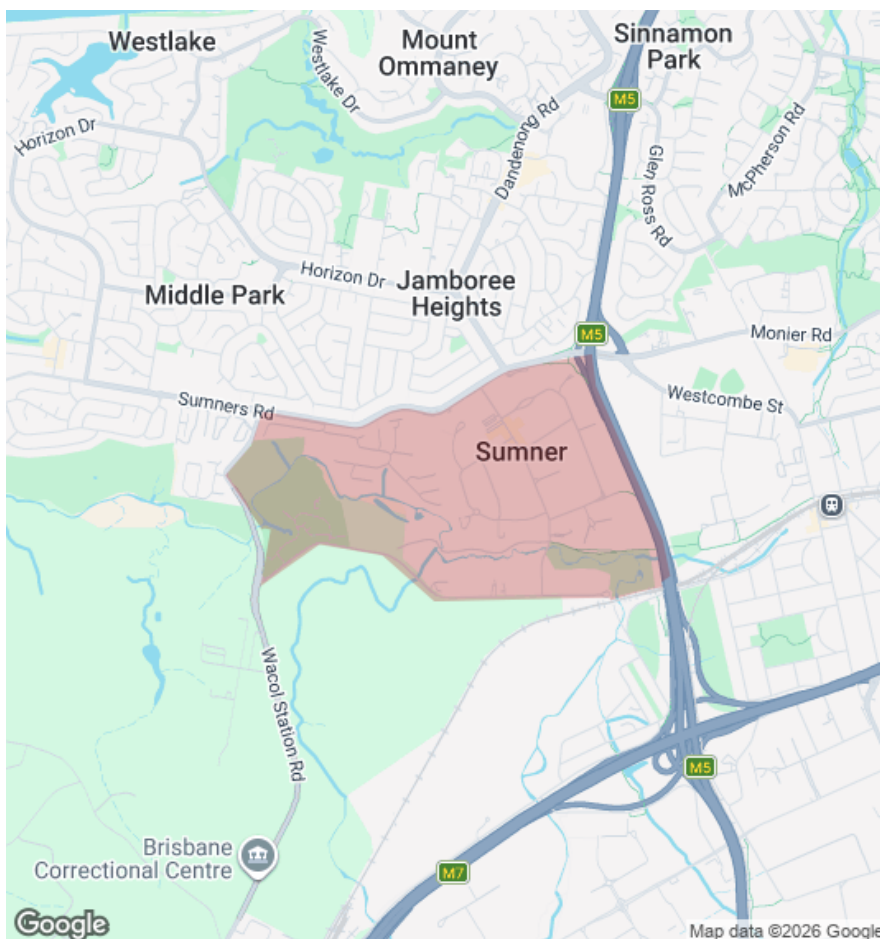
603
 Population
↑1.3%
 5 year population change



9 years
 Average length of ownership



■ Owner Occupiers □ Renters



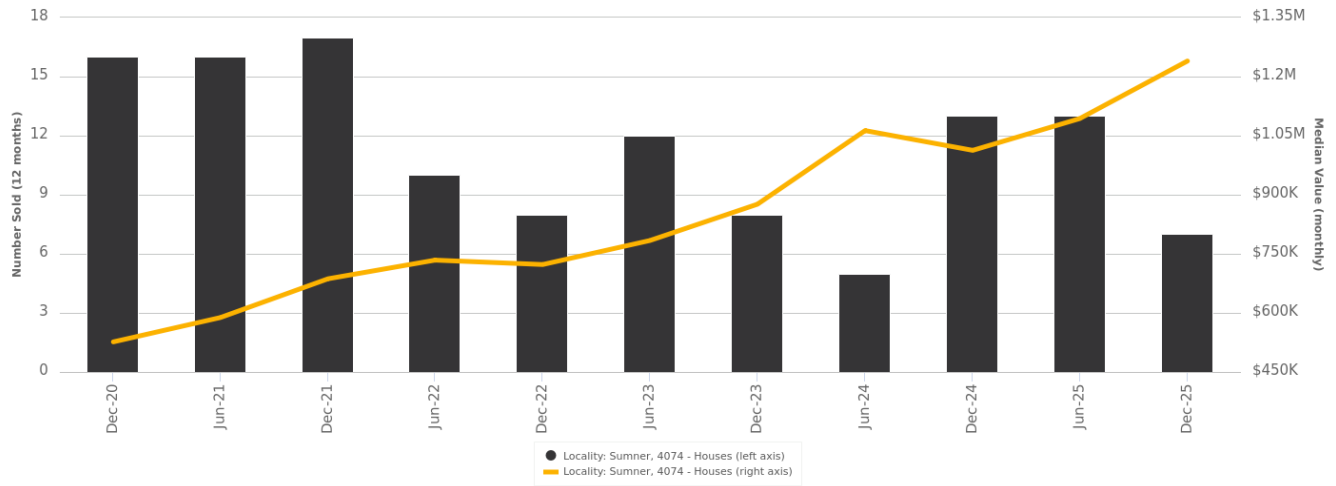
The size of Sumner is approximately 1.9 square kilometres. It has 2 parks covering nearly 27.1% of total area. The population of Sumner in 2016 was 595 people. By 2021 the population was 603 showing a population growth of 1.3% in the area during that time. The predominant age group in Sumner is 30-39 years. Households in Sumner are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Sumner work in a professional occupation. In 2021, 69.50% of the homes in Sumner were owner-occupied compared with 61.60% in 2016.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	195	6	\$1,365,679	2
	82	4	\$770,737	1

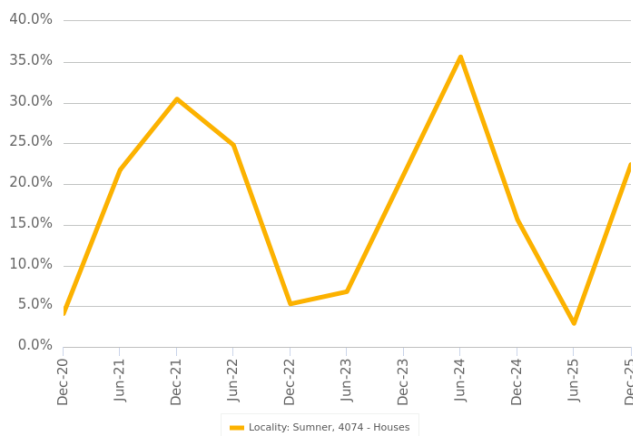
*Total number of unique properties listed for sale over the past 12 months.

 **Houses: For Sale**

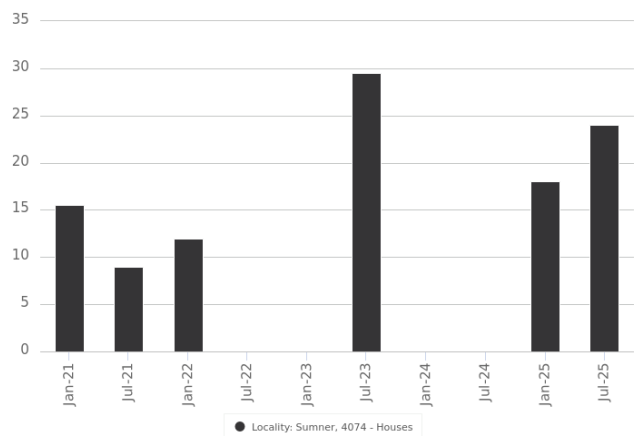
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$917,500

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

\$\$

Median Price*

\$890,000

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*

\$848,000

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

 0

 **2**
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

Recently Sold

 1



26 Brumby Circuit Sumner QLD 4074

Sold on 30 Nov 2025
 \$850,000

 1
 1
 489m²

 0

 **3**
BEDROOMS

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

There are no recently sold 3 bedroom Houses in this suburb

 0

 1

 **4**
BEDROOMS



6 Copmanhurst Place Sumner QLD 4074

Listed on 06 Apr 2026
 OFFERS OVER \$1,130,000
 CONSIDERED

 2
 2
 500m²



3 Eloise Place Sumner QLD 4074

Sold on 19 Dec 2025
 \$877,500

 1
 1
 600m²



14 Clydesdale Place Sumner QLD 4074

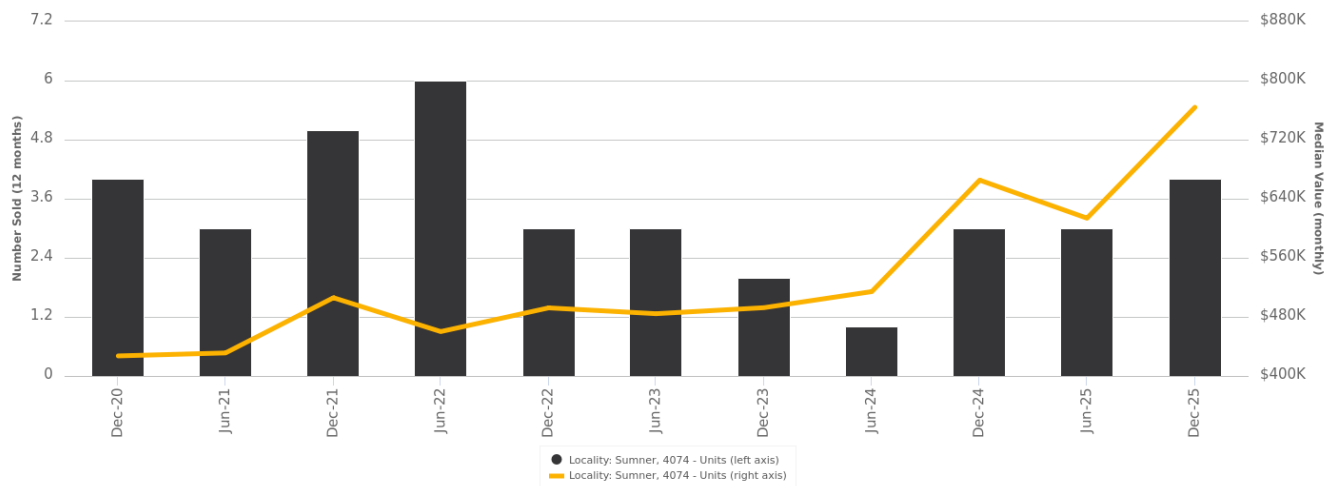
Sold on 18 Oct 2025
 \$1,101,000

 2
 2
 503m²

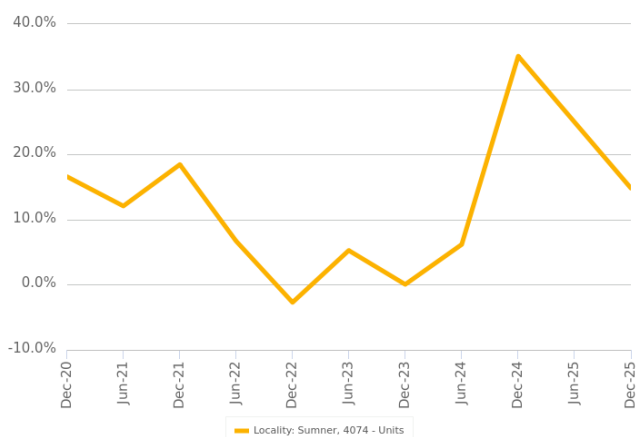
 = number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$396,250

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

\$\$

Median Price*

\$330,000

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*

\$215,000

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

 0

There are no recently sold 1 bedroom Units in this suburb

 0

 2
BEDROOMS

There are no 2 bedroom Units on the market in this suburb

 0

There are no recently sold 2 bedroom Units in this suburb

 1

 3
BEDROOMS



3/18 Stockwhip Place
Sumner QLD 4074

Listed on 30 Mar 2026
Submit Offers...

 2

 2

 211m²



11/18 Stockwhip Place
Sumner QLD 4074

Sold on 12 Nov 2025
\$877,000

 1

 2

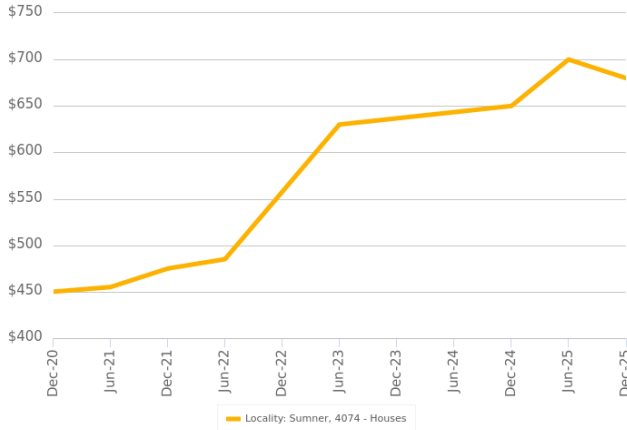
 171m²



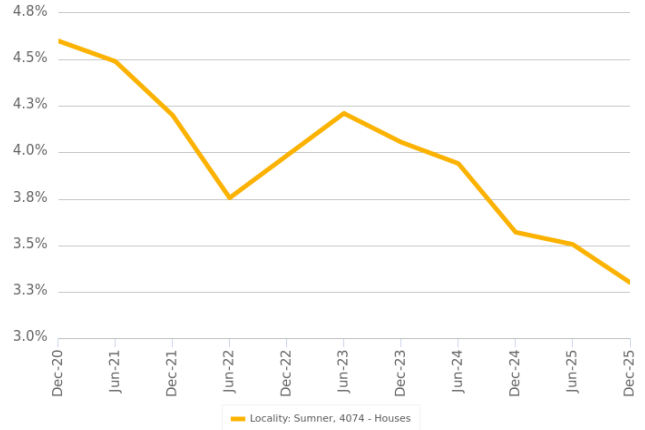
= number of units currently On the Market or Sold within the last 6 months

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

 0

 4
BEDROOMS

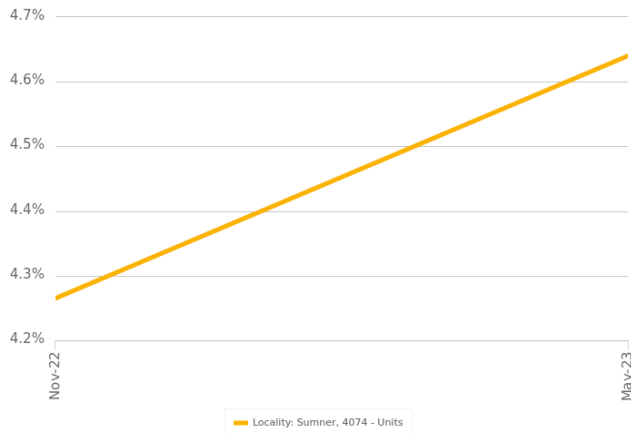
There are no 4 bedroom Houses for rent in this suburb



= 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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