



28 HAMILTON ROAD WOODFORD QLD 4514

Prepared on 24th July 2025

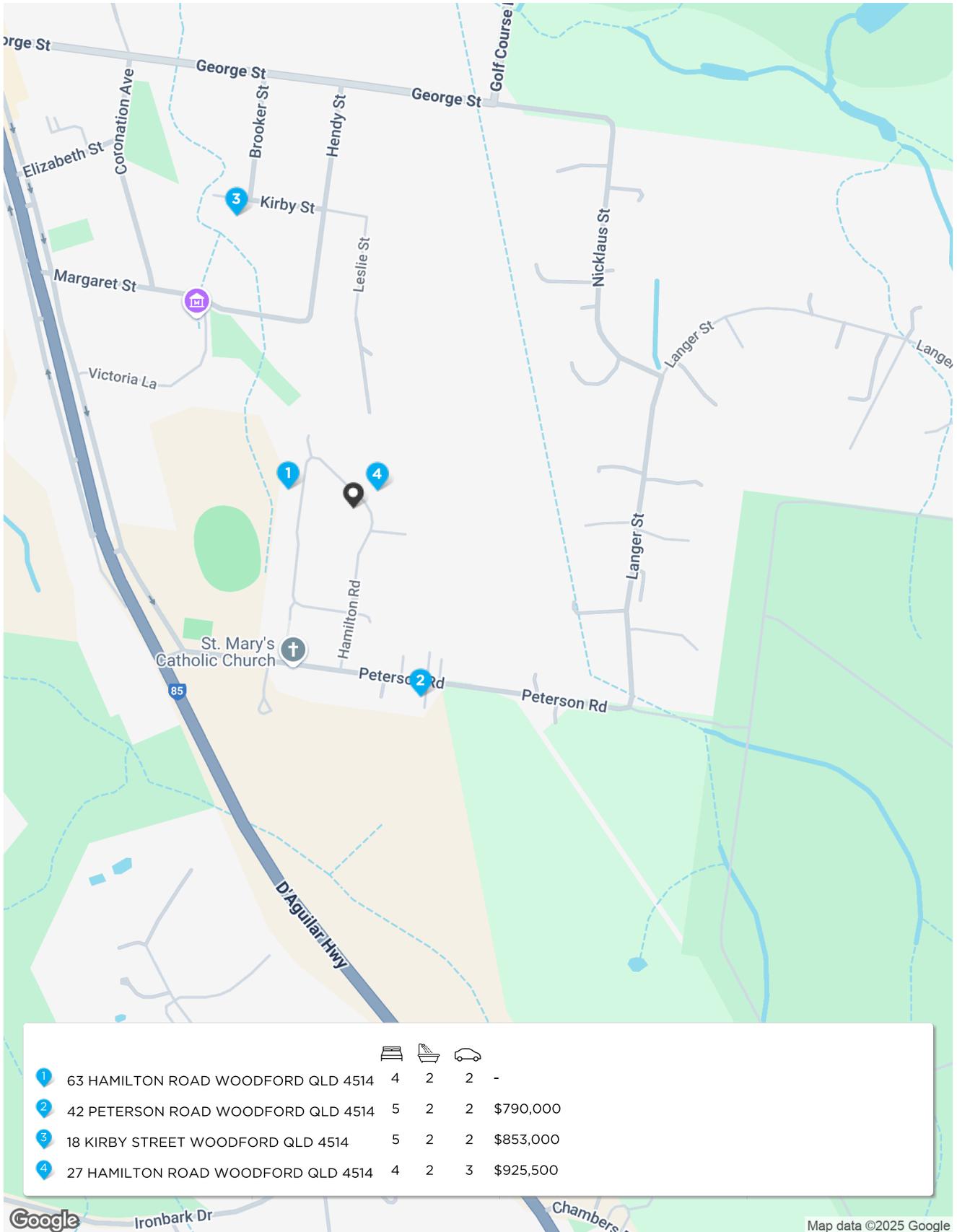
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by Cotality

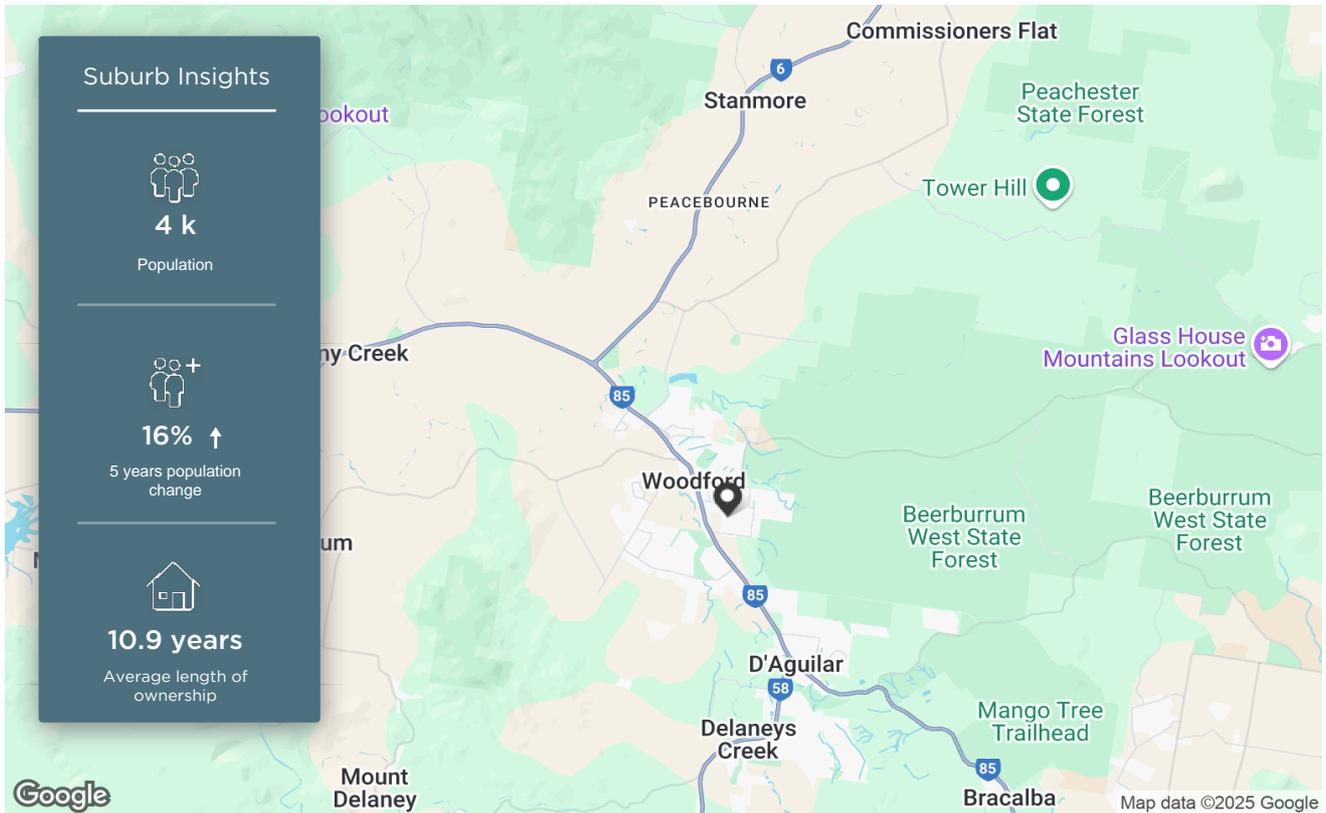
Comparable Sales

1	63 HAMILTON ROAD WOODFORD QLD 4514	Sold -
	<p>  4  2  2  601m²  - Year Built - DOM 148 Sold Date - Distance 0.12km First Listing - Last Listing \$740,000 </p>	
2	42 PETERSON ROAD WOODFORD QLD 4514	Sold \$790,000
	<p>  5  2  2  1,000m²  149m² Year Built 1985 DOM 22 Sold Date 28-Nov-24 Distance 0.36km First Listing Contact Agent Last Listing under offer </p>	
3	18 KIRBY STREET WOODFORD QLD 4514	Sold \$853,000
	<p>  5  2  2  1,120m²  183m² Year Built 1930 DOM 595 Sold Date 22-Apr-25 Distance 0.55km First Listing 399000 Last Listing 385000 </p>	
4	27 HAMILTON ROAD WOODFORD QLD 4514	Sold \$925,500
	<p>  4  2  3  606m²  - Year Built - DOM 100 Sold Date 04-Apr-25 Distance 0.05km First Listing JUST LISTED Last Listing IN CONTRACT </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Woodford

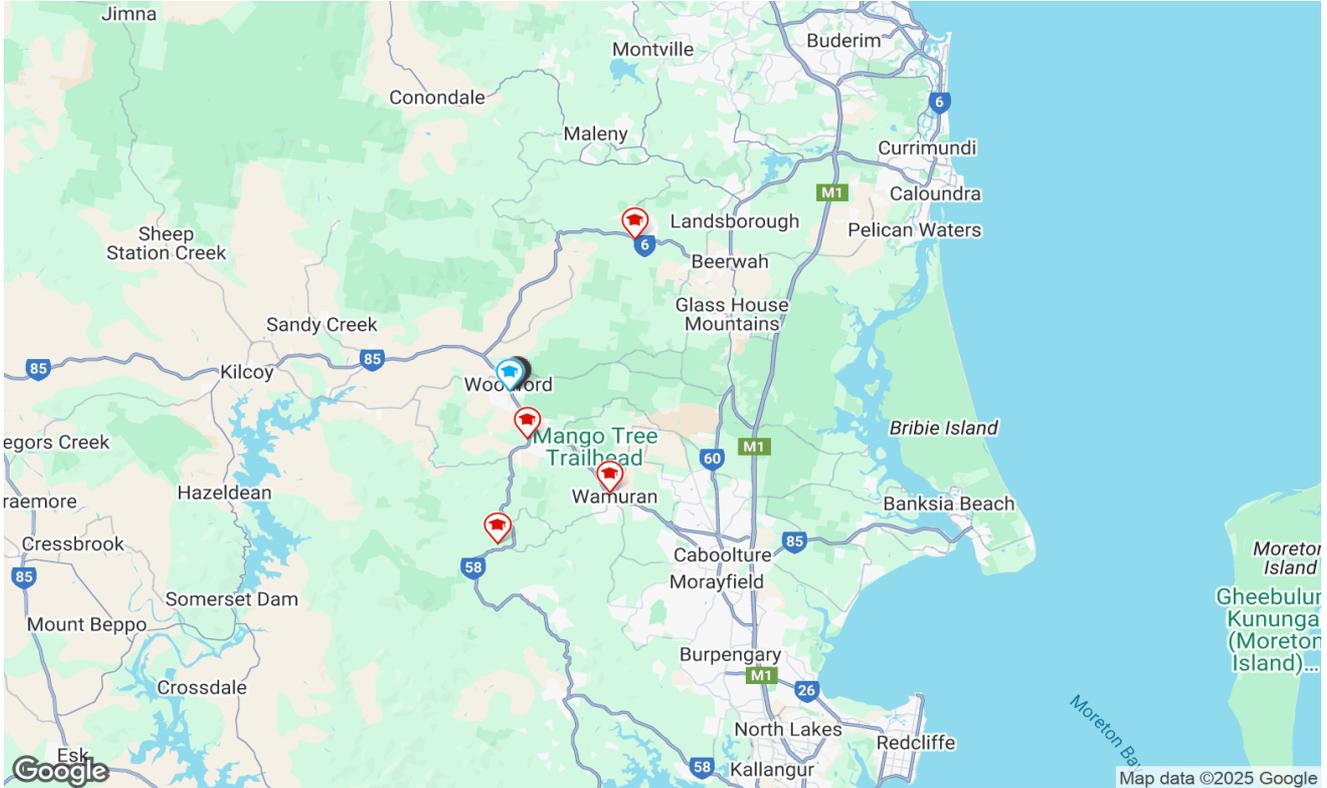
Demographic



The size of Woodford is approximately 90.2 square kilometres. It has 14 parks covering nearly 61.1% of total area. The population of Woodford in 2016 was 3458 people. By 2021 the population was 4022 showing a population growth of 16.3% in the area during that time. The predominant age group in Woodford is 30-39 years. Households in Woodford are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Woodford work in a trades occupation. In 2021, 78.80% of the homes in Woodford were owner-occupied compared with 76.30% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Single Parents	17.0	Owns Outright	36.8	182K+	8.8	80-89	3.0
Other	1.2	Renting	19.0	33.8-52K	15.8	70-79	7.5
Childless Couples	47.1	Not Stated	1.4	15.6-33.8K	14.6	50-59	10.9
Couples with Children	35.0	Purchaser	42.0	78-130K	22.0	60-69	10.6
		Other	1.9	130-182K	12.6	100+	0.0
				52-78K	14.6	0-9	7.1
				0-15.6K	4.4	10-19	7.5
						40-49	14.4
						30-39	19.6
						20-29	18.9

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Woodford State School 171-191 Archer Street Woodford QLD 4514	0.33km	Combined	Mixed	Government	0-10
	Delaneys Creek State School 200 Delaneys Creek School Road Delaneys Creek QLD 4514	4.33km	Primary	Mixed	Government	0-6
	Wamuran State School 1066-1086 D'Aguilar Highway Wamuran QLD 4512	11.69km	Primary	Mixed	Government	0-6
	Mount Mee State School 1362 Mount Mee Road Mount Mee QLD 4521	13.22km	Primary	Mixed	Government	0-6
	Peachester State School 966 Peachester Road Peachester QLD 4519	16.06km	Primary	Mixed	Government	0-6



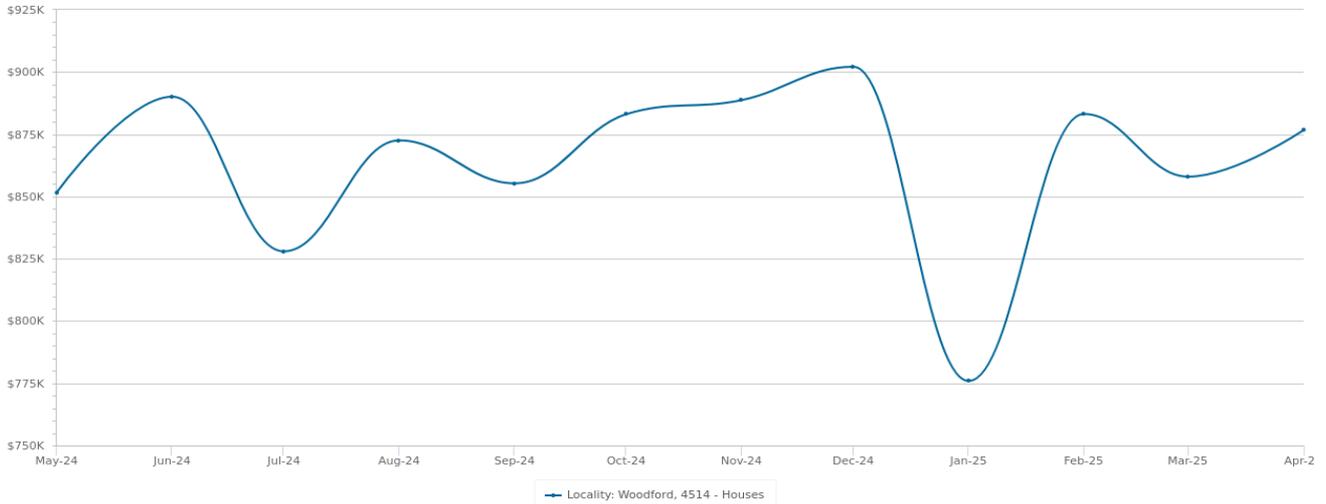
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

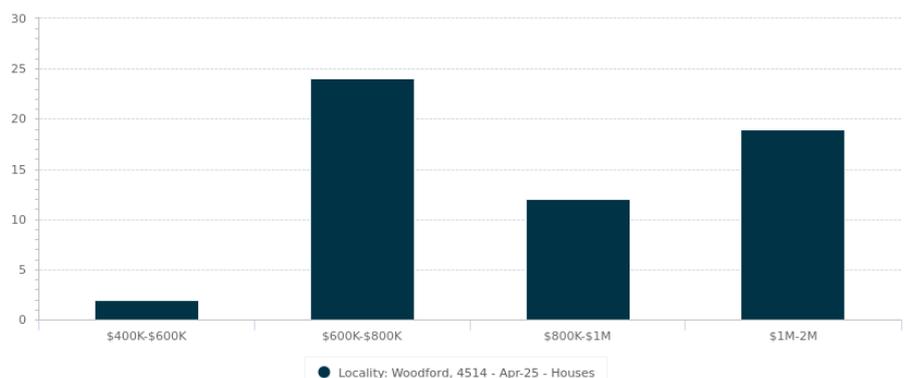


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2025	3	\$876,675	2.2% ▲	37	23	\$640
Mar 2025	7	\$857,975	-2.8% ▼	33	24	\$650
Feb 2025	3	\$883,139	13.8% ▲	33	23	\$650
Jan 2025	3	\$775,921	-14.0% ▼	33	17	\$640
Dec 2024	3	\$902,111	1.5% ▲	29	21	\$640
Nov 2024	6	\$888,711	0.6% ▲	26	20	\$640
Oct 2024	4	\$883,070	3.2% ▲	33	17	\$645
Sep 2024	2	\$855,295	-2.0% ▼	33	13	\$640
Aug 2024	5	\$872,542	5.4% ▲	35	19	\$640
Jul 2024	11	\$827,967	-7.0% ▼	37	25	\$650
Jun 2024	5	\$890,089	4.5% ▲	42	23	\$650
May 2024	5	\$851,721	7.6% ▲	43	21	\$650

Sales by Price - 12 months (House)

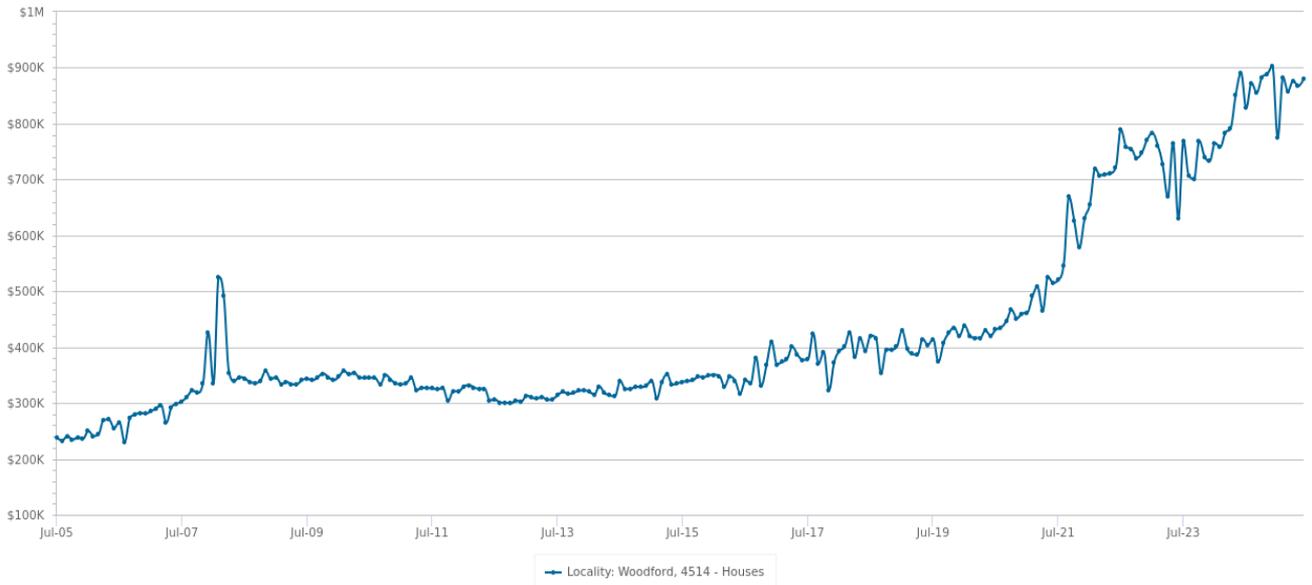
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	2
\$600K-\$800K	24
\$800K-\$1M	12
\$1M-\$2M	19
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	57	\$879,724	-1.2% ▼	37	71	\$640
2024	82	\$890,089	41.1% ▲	43	111	\$650
2023	59	\$630,639	-12.6% ▼	27	90	\$477
2022	72	\$721,940	40.1% ▲	14	96	\$450
2021	56	\$515,324	22.5% ▲	54	71	\$360
2020	39	\$420,688	4.1% ▲	47	85	\$340
2019	41	\$404,075	2.5% ▲	80	88	\$340
2018	54	\$394,136	4.5% ▲	67	89	\$350
2017	59	\$377,244	18.8% ▲	60	125	\$332
2016	45	\$317,614	-5.3% ▼	109	124	\$345
2015	42	\$335,398	7.6% ▲	85	105	\$370
2014	36	\$311,798	1.6% ▲	72	100	\$330
2013	36	\$306,919	0.6% ▲	103	105	-
2012	17	\$304,940	-6.6% ▼	63	100	\$300
2011	32	\$326,628	-5.3% ▼	93	84	\$305
2010	46	\$344,876	1.1% ▲	95	90	\$290
2009	34	\$341,116	-1.5% ▼	97	88	-
2008	45	\$346,382	16.0% ▲	41	72	\$265
2007	39	\$298,590	16.9% ▲	-	30	-
2006	39	\$255,496	8.5% ▲	-	15	-

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