



## 28 HAMILTON ROAD WOODFORD QLD 4514

Prepared on 30th July 2025

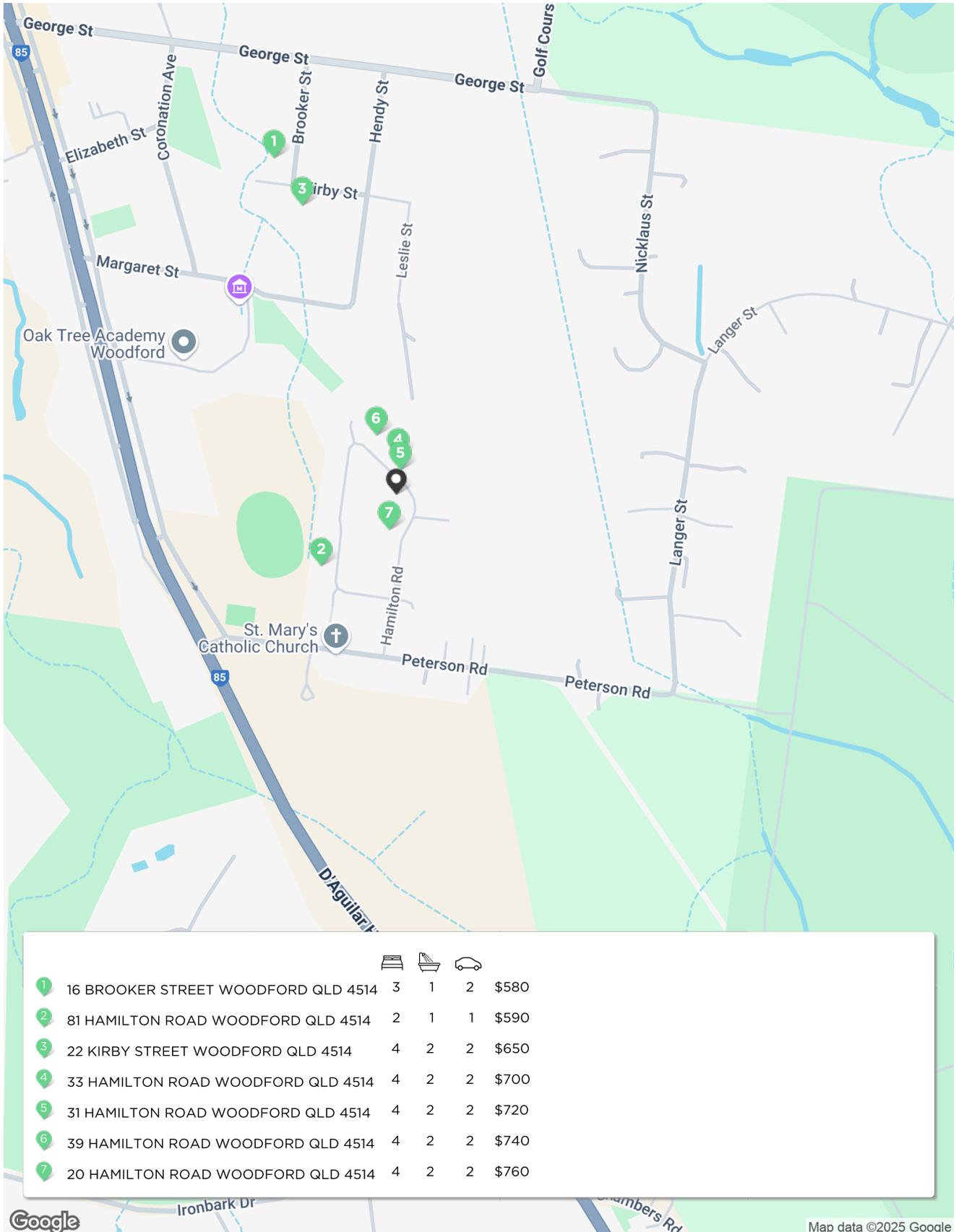
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# Comps Map: Rentals



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

# Comparable Rentals

## 1 16 BROOKER STREET WOODFORD QLD 4514



 3  1  2  1,103m<sup>2</sup>  89m<sup>2</sup>  
 Year Built 1940 DOM 3 days  
 Listing Date 02-Jun-25 Distance 0.63km  
 Listing Price \$580/WEEKLY

## 2 81 HAMILTON ROAD WOODFORD QLD 4514



 2  1  1  744m<sup>2</sup>  100m<sup>2</sup>  
 Year Built 2024 DOM 22 days  
 Listing Date 20-Feb-25 Distance 0.18km  
 Listing Price \$590/WEEKLY

## 3 22 KIRBY STREET WOODFORD QLD 4514



 4  2  2  1,120m<sup>2</sup>  -  
 Year Built - DOM 20 days  
 Listing Date 15-Jan-25 Distance 0.54km  
 Listing Price \$650/WEEKLY

## 4 33 HAMILTON ROAD WOODFORD QLD 4514



 4  2  2  601m<sup>2</sup>  144m<sup>2</sup>  
 Year Built 2023 DOM 17 days  
 Listing Date 03-Feb-25 Distance 0.07km  
 Listing Price \$700/WEEKLY

## 5 31 HAMILTON ROAD WOODFORD QLD 4514



 4  2  2  -  -  
 Year Built - DOM 21 days  
 Listing Date 21-Jan-25 Distance 0.04km  
 Listing Price \$720/WEEKLY

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comparable Rentals

## 6 39 HAMILTON ROAD WOODFORD QLD 4514



4  2  2  2  601m<sup>2</sup>  140m<sup>2</sup>  
 Year Built 2023 DOM 8 days  
 Listing Date 09-Jun-25 Distance 0.11km  
 Listing Price \$740/WEEKLY

## 7 20 HAMILTON ROAD WOODFORD QLD 4514

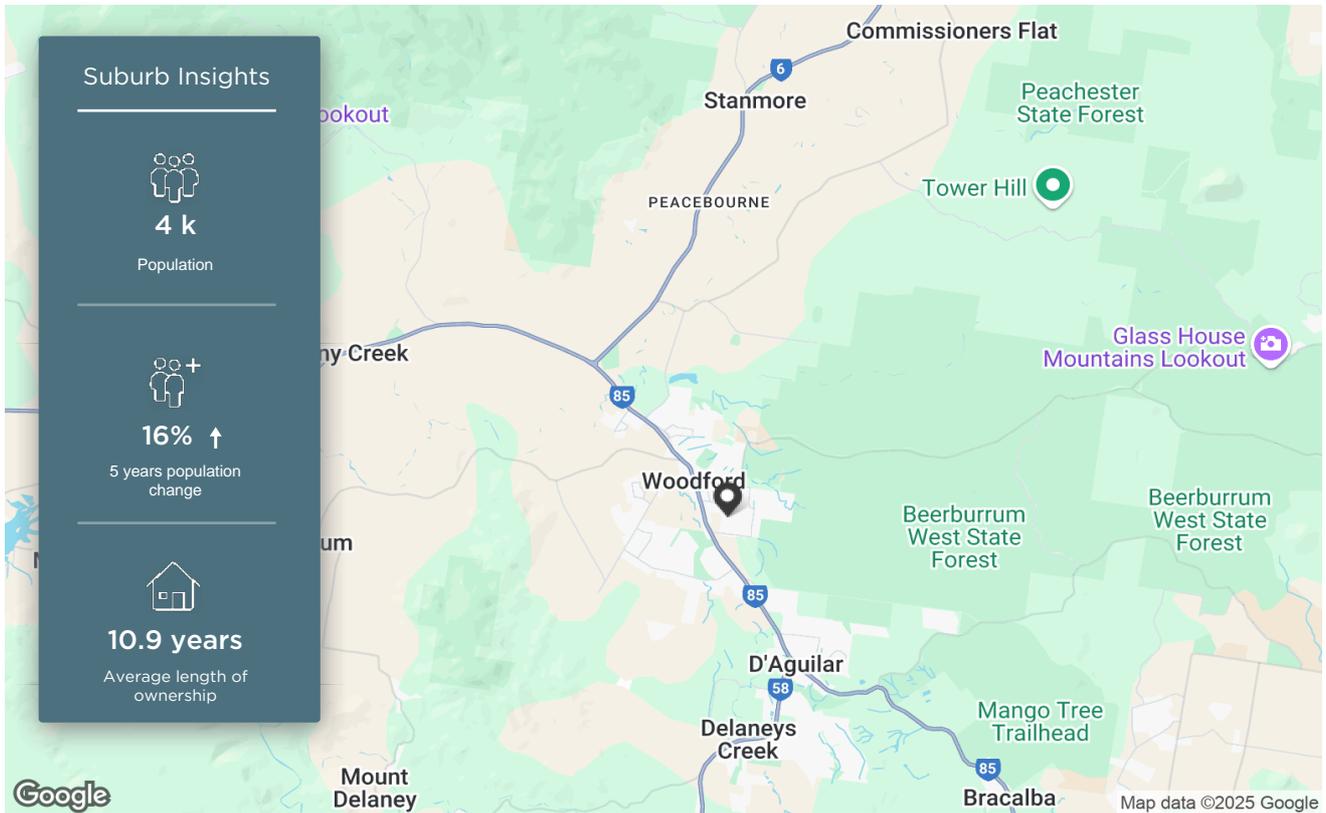


4  2  2  2  608m<sup>2</sup>  -  
 Year Built - DOM 22 days  
 Listing Date 06-Feb-25 Distance 0.07km  
 Listing Price \$760/WEEKLY

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Woodford

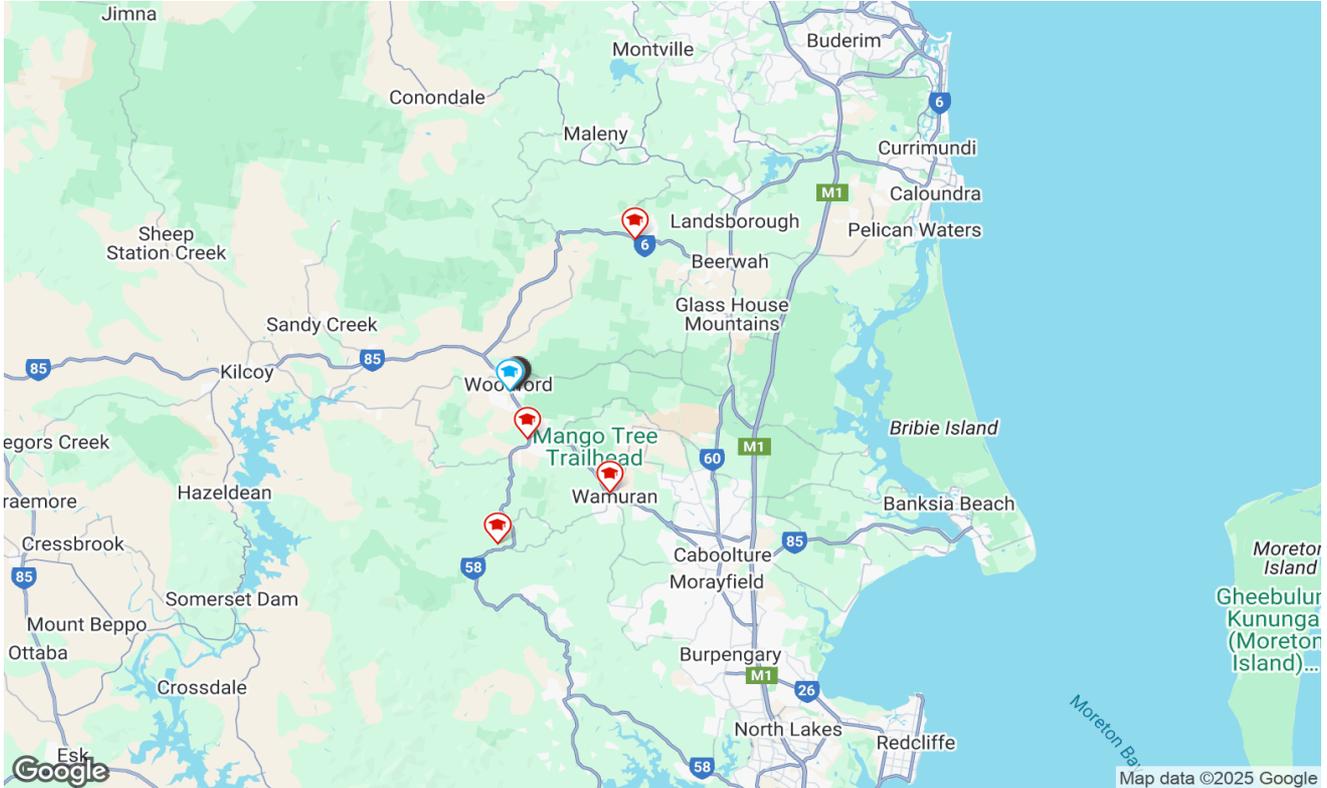
## Demographic



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
	<b>Woodford State School</b> 171-191 Archer Street Woodford QLD 4514	0.33km	Combined	Mixed	Government	0-10
	<b>Delaneys Creek State School</b> 200 Delaneys Creek School Road Delaneys Creek QLD 4514	4.33km	Primary	Mixed	Government	0-6
	<b>Wamuran State School</b> 1066-1086 D'Aguilar Highway Wamuran QLD 4512	11.69km	Primary	Mixed	Government	0-6
	<b>Mount Mee State School</b> 1362 Mount Mee Road Mount Mee QLD 4521	13.22km	Primary	Mixed	Government	0-6
	<b>Peachester State School</b> 966 Peachester Road Peachester QLD 4519	16.06km	Primary	Mixed	Government	0-6



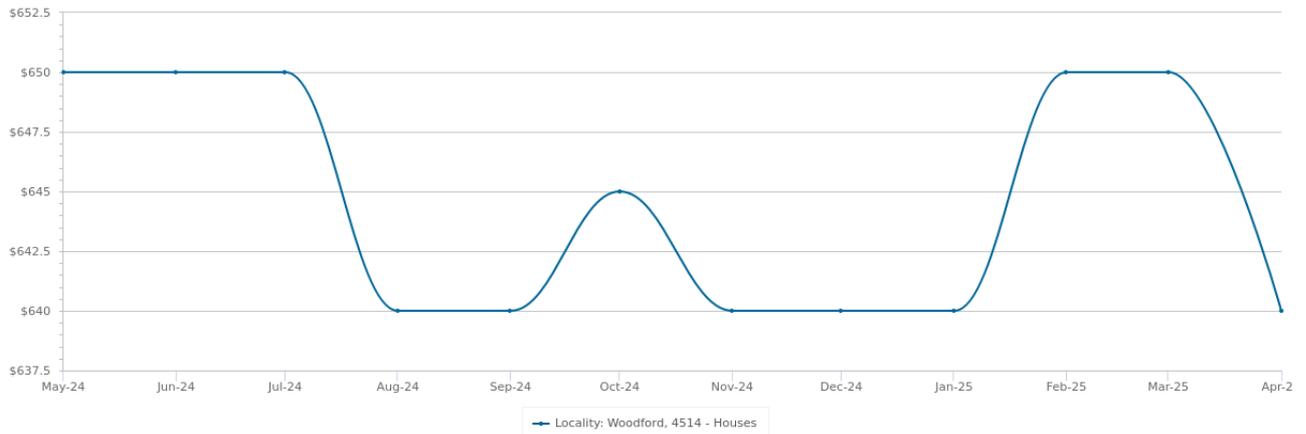
Property is within school catchment area



Property is outside school catchment area

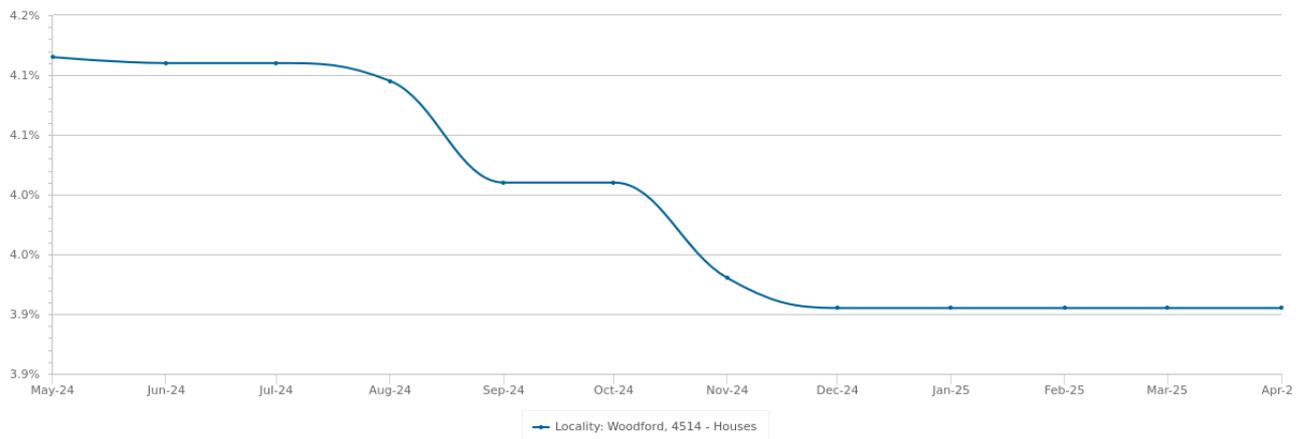
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

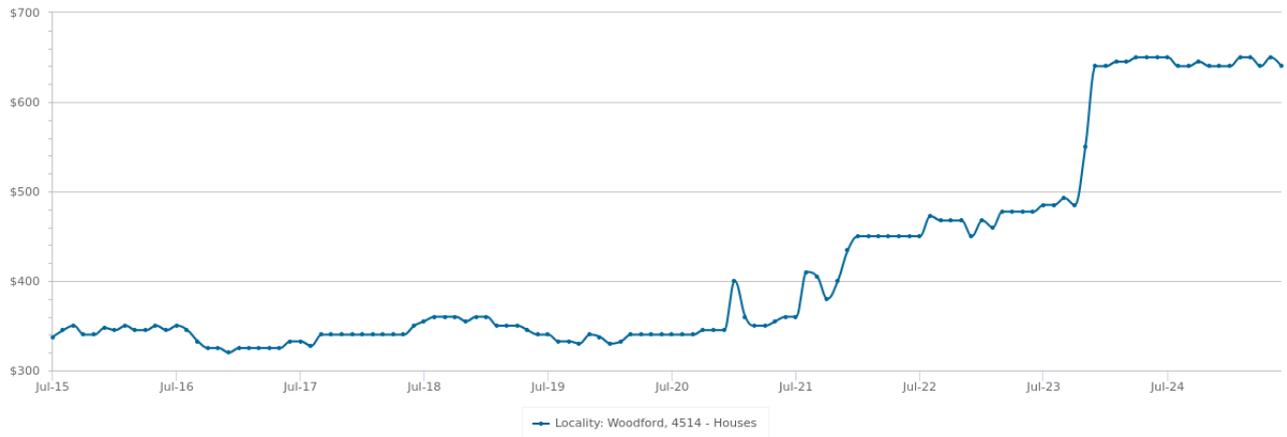


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Apr 2025	\$640	-1.5% ▼	3.9%	35
Mar 2025	\$650	0.0%	3.9%	36
Feb 2025	\$650	1.6% ▲	3.9%	35
Jan 2025	\$640	0.0%	3.9%	32
Dec 2024	\$640	0.0%	3.9%	31
Nov 2024	\$640	-0.8% ▼	3.9%	33
Oct 2024	\$645	0.8% ▲	4%	41
Sep 2024	\$640	0.0%	4%	37
Aug 2024	\$640	-1.5% ▼	4.1%	37
Jul 2024	\$650	0.0%	4.1%	34
Jun 2024	\$650	0.0%	4.1%	34
May 2024	\$650	0.0%	4.1%	36

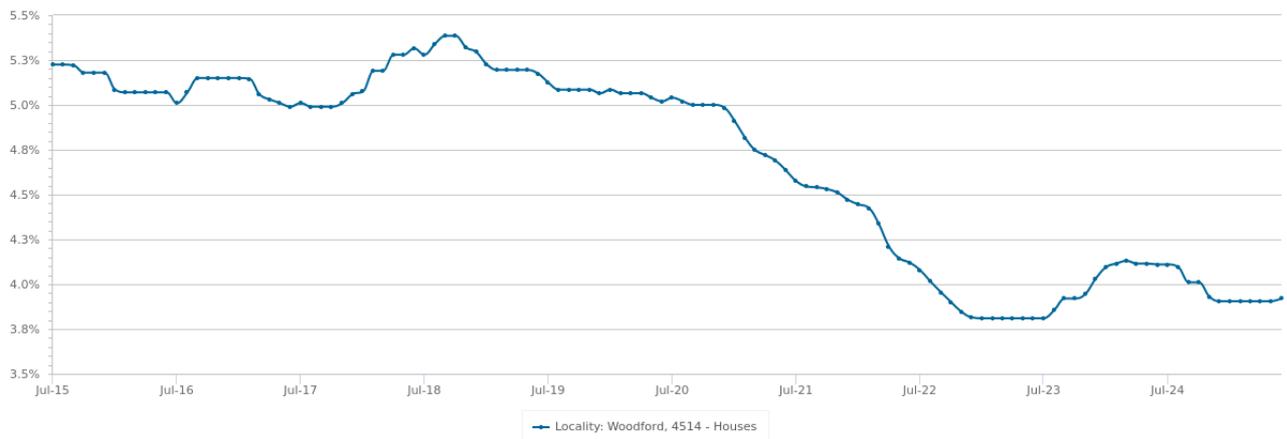
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$640	-1.5% ▼	3.9%	33
2024	\$650	36.1% ▲	4.1%	34
2023	\$477	6.1% ▲	3.8%	18
2022	\$450	25.0% ▲	4.1%	19
2021	\$360	5.9% ▲	4.6%	28
2020	\$340	0.0%	5%	41
2019	\$340	-2.9% ▼	5.2%	48
2018	\$350	5.3% ▲	5.3%	48
2017	\$332	-3.6% ▼	5%	53
2016	\$345	-6.8% ▼	5.1%	46

# Summary

**28 HAMILTON ROAD WOODFORD QLD 4514**



**Appraisal price range**  
\$720 - \$740 per week

**Notes from your agent**

## Disclaimer

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