



# QUARTERLY SALES REPORT

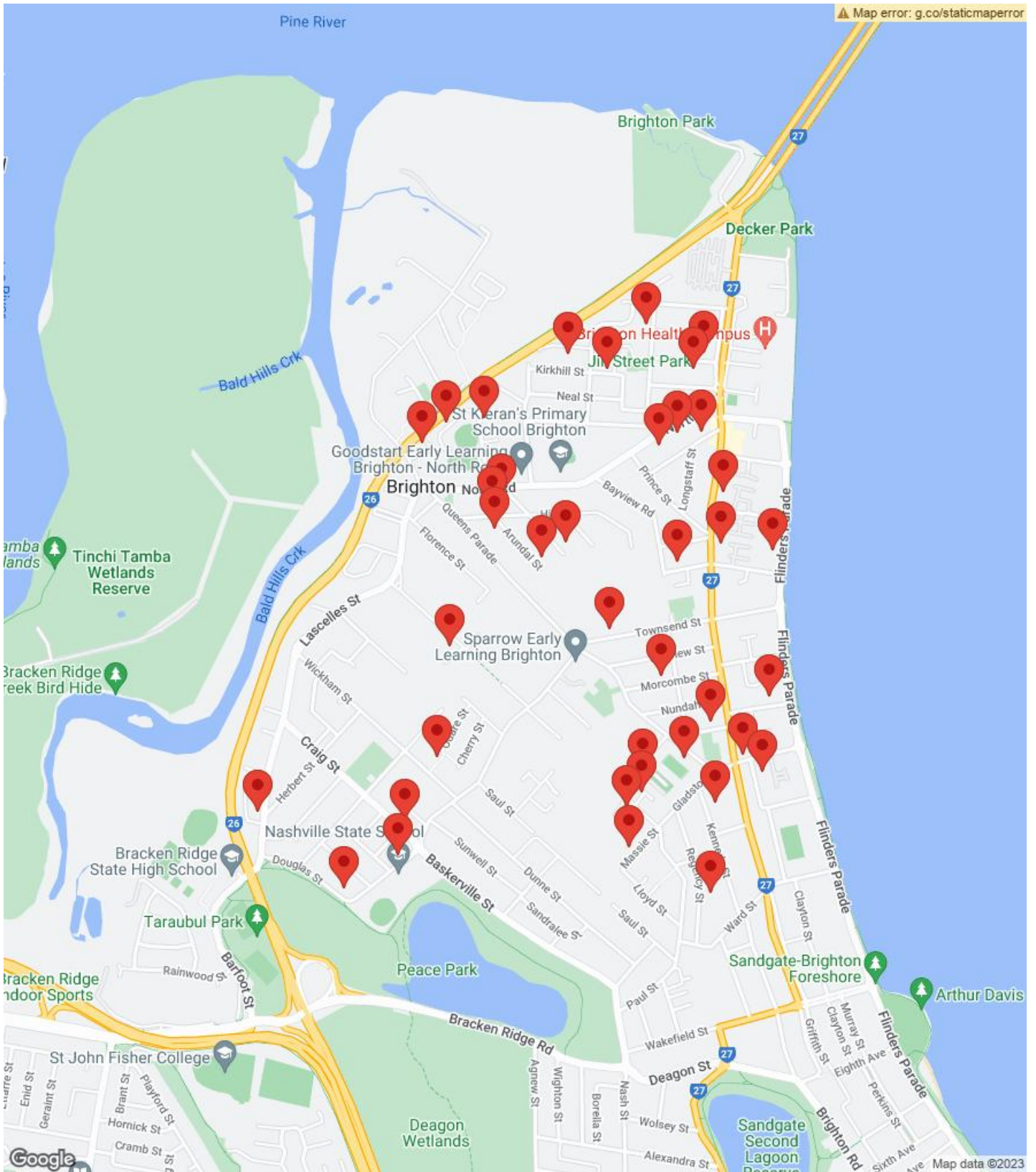


## BRIGHTON

OCT-DEC 2022



# Sales Map



Prepared on 13/03/2023 by Mick O'Keefe, 0434 413 454 at atrealty - Mick O'Keefe. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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# Sales Search Report - Image Report

## Search Criteria

**Locality:** BRIGHTON  
**Postcode:** 4017  
  
**Sale Date:** 01/10/2022 to 31/12/2022  
**Sale Price:** Any  
**Land Size:** Any  
**Attributes:** Any  
**Property Type:** House, Unit

## Search Summary

Records: 40

	Price	Days	Area
<b>Lowest</b>	\$ 465,000	2	132 m <sup>2</sup>
<b>Highest</b>	\$ 2,400,000	193	1,098 m <sup>2</sup>
<b>Average</b>	\$ 909,675	45	559 m <sup>2</sup>
<b>Median</b>	\$ 755,500	28	549 m <sup>2</sup>



### 24 QUEENS PDE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M17 3 2 2



**Property Type:** House  
**Area:** 419 m<sup>2</sup>  
**Area \$/m2:** \$2,005  
**RPD:** L18 SP176836

**Sale Price:** **\$840,000 (Normal Sale)**  
**Sale Date:** 30/12/2022 **Days to Sell:** **24 Days**  
**Last Price:** OFFERS OVER **Chg %:** **-1.1%**  
**First Price:** FOR SALE **Chg %:**

**Features:** ENSUITE, STUDY, BUILT IN ROBES, CLOSE TO TRANSPORT,  
**IMPROVEMENTS:** CLOSE TO SHOPS



### 2 JILL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L12 3 2 5



**Property Type:** House  
**Area:** 604 m<sup>2</sup>  
**Area \$/m2:** \$1,366  
**RPD:** L4 RP96613

**Sale Price:** **\$825,000 (Normal Sale)**  
**Sale Date:** 22/12/2022 **Days to Sell:** **42 Days**  
**Last Price:** \$875,000 (Under Offer) **Chg %:** **-5.7%**  
**First Price:** \$929,000 (Under Offer) **Chg %:** **-11.2%**

**Features:**



### 7/25 HOLMES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H13 3 1 2



**Property Type:** Unit  
**Area:** 237 m<sup>2</sup>  
**Area \$/m2:** \$1,962  
**RPD:** L7 GTP106341

**Sale Price:** **\$465,000 (Normal Sale)**  
**Sale Date:** 21/12/2022 **Days to Sell:** **20 Days**  
**Last Price:** UNDER CONTRACT! **Chg %:**  
**First Price:** \$479,000 (Under Offer) **Chg %:** **-2.9%**

**Features:** BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
**IMPROVEMENTS:** GARDEN, CLOSE TO SHOPS, SECURE PARKING



### 522 FLINDERS PDE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N14 3 3 3



**Property Type:** House  
**Area:** 1,058 m<sup>2</sup>  
**Area \$/m2:** \$1,749  
**RPD:** L21 SP262215

**Sale Price:** **\$1,850,000 (Normal Sale)**  
**Sale Date:** 21/12/2022 **Days to Sell:** **69 Days**  
**Last Price:** SOLD **Chg %:**  
**First Price:** AUCTION | 12TH **Chg %:**

**Features:**



### 2/143 NORTHCOTE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M18 2 1 1



Property Type: Unit  
Area: 207 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,464  
RPD: L2 GTP2431

Features:

Sale Price: **\$510,000 (Normal Sale)**  
Sale Date: 20/12/2022 Days to Sell: **74 Days**  
Last Price: For Sale (Under Offer) Chg %:  
First Price: Offers over \$550,000 Chg %: **-7.3%**



### 85 MASSIE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L19 3 2 2



Property Type: House  
Area: 605 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,884  
RPD: L2 SP305053

Features:

Sale Price: **\$1,140,000 (Normal Sale)**  
Sale Date: 12/12/2022 Days to Sell: **75 Days**  
Last Price: \$1,100,000+ (Under Chg %:  
First Price: Auction (Under Offer) Chg %:



### 10 DICKSON ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N18 3 1 2



Property Type: House  
Area: 405 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,951  
RPD: L174 RP29100

Features:

Sale Price: **\$790,000 (Normal Sale)**  
Sale Date: 12/12/2022 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:



### 51 SPEIGHT ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J16 2 1 1



Property Type: House  
Area: 647 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,051  
RPD: L17 RP83896

Features:

Sale Price: **\$680,000 (Normal Sale)**  
Sale Date: 12/12/2022 Days to Sell: **19 Days**  
Last Price: \$689,000 Chg %: **-1.3%**  
First Price: \$689,000 (Under Offer) Chg %: **-1.3%**



### 2 ELIZABETH PL, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L18 4 2 2



Property Type: House  
Area: 668 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,400  
RPD: L4 SP136720

Features:

Sale Price: **\$935,000 (Normal Sale)**  
Sale Date: 05/12/2022 Days to Sell: **28 Days**  
Last Price: Offers from \$989,000 Chg %: **-5.5%**  
First Price: Offers from \$989,000 Chg %: **-5.5%**



### 5 TWENTY-FIRST AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M11 5 3 3



Property Type: House  
 Area: 809 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,916  
 RPD: L65 S2750

Features:

Sale Price: **\$1,550,000 (Normal Sale)**  
 Sale Date: 01/12/2022 Days to Sell: **21 Days**  
 Last Price: SOLD UNDER THE Chg %:  
 First Price: SOLD UNDER THE Chg %:



### 28 TOWNSEND ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L16 3 2 2



Property Type: House  
 Area: 405 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,877  
 RPD: L472 RP29077

Features: DOUBLE STOREY, CONTEMPORARY, CLOSE TO TRANSPORT, FULLY FENCED

Sale Price: **\$760,000 (Normal Sale)**  
 Sale Date: 29/11/2022 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:



### 281 BEACONSFIELD TCE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N14 2 1 1



Property Type: House  
 Area: 496 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,514  
 RPD: L24 RP29076

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, PETS ALLOWED, FLOORBOARDS

Sale Price: **\$751,000 (Normal Sale)**  
 Sale Date: 27/11/2022 Days to Sell: **5 Days**  
 Last Price: Under Contract (Under Chg %:  
 First Price: Offers Over \$749,000 Chg %:



### 35 REGENCY ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N19 5 4 4



Property Type: House  
 Area: 1,098 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,658  
 RPD: L1 RP124028

Features:

Sale Price: **\$1,820,000 (Normal Sale)**  
 Sale Date: 26/11/2022 Days to Sell: **24 Days**  
 Last Price: Auction 26/11/22 Chg %:  
 First Price: Auction (Under Offer) Chg %:



### 38 WEST AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M11 5 3 1



Property Type: House  
 Area: 650 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,498  
 RPD: L15 SL11300

Features:

Sale Price: **\$974,000 (Normal Sale)**  
 Sale Date: 19/11/2022 Days to Sell: **39 Days**  
 Last Price: Offers Over \$930,000 Chg %:  
 First Price: Inviting Offers (Under Chg %:



### 21 SHEPHERD ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M15 3 1 -



Property Type: House  
 Area: 405 m<sup>2</sup>  
 Area \$/m2: \$1,185  
 RPD: L65 RP29077

Features:

Sale Price: **\$480,000 (Normal Sale)**  
 Sale Date: 12/11/2022 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:



### 26 MORCOMBE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M16 3 1 2



Property Type: House  
 Area: 405 m<sup>2</sup>  
 Area \$/m2: \$1,728  
 RPD: L215 RP29101

Features:

Sale Price: **\$700,000 (Normal Sale)**  
 Sale Date: 08/11/2022 Days to Sell: **118 Days**  
 Last Price: Under Contract! Chg %:  
 First Price: Expressions of Interest Chg %:



### 317 BEACONSFIELD TCE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N14 2 1 1



Property Type: House  
 Area: 506 m<sup>2</sup>  
 Area \$/m2: \$1,255  
 RPD: L41 RP29076

Features:

Sale Price: **\$635,000 (Normal Sale)**  
 Sale Date: 08/11/2022 Days to Sell: **117 Days**  
 Last Price: Offers over \$649,000 Chg %: **-2.2%**  
 First Price: Offers Invited. (Under Chg %:



### 14 RENSBURG ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J12 4 2 2



Property Type: House  
 Area: 597 m<sup>2</sup>  
 Area \$/m2: \$1,734  
 RPD: L9 RP99952

Features:

Sale Price: **\$1,035,000 (Normal Sale)**  
 Sale Date: 07/11/2022 Days to Sell: **3 Days**  
 Last Price: \$1,035,000 Chg %:  
 First Price: \$1,035,000 (Under Chg %:



### 8 BADET ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K11 3 2 3



Property Type: House  
 Area: 607 m<sup>2</sup>  
 Area \$/m2: \$1,132  
 RPD: L74 RP139165

Features:

Sale Price: **\$687,000 (Rebated Sale)**  
 Sale Date: 06/11/2022 Days to Sell: **8 Days**  
 Last Price: Under Contract! (Under Chg %:  
 First Price: Offers Over \$729,000 Chg %: **-5.8%**



### 22/21 RENSBURG ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J12 3 2 1



Property Type: Unit  
Area: 137 m<sup>2</sup>  
Area \$/m2: \$3,394  
RPD: L22 SP256957

Sale Price: **\$465,000 (Normal Sale)**  
Sale Date: 02/11/2022 Days to Sell: **42 Days**  
Last Price: Offers Over \$450,000 Chg %:  
First Price: Inviting All Offers (Under Chg %:

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: COURTYARD, DISHWASHER, GARDEN / COURTYARD, INTERNAL LAUNDRY



### 11/166 SPEIGHT ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L18 2 2 1



Property Type: Unit  
Area: 132 m<sup>2</sup>  
Area \$/m2: \$5,227  
RPD: L11 SP236144

Sale Price: **\$690,000 (Normal Sale)**  
Sale Date: 01/11/2022 Days to Sell: **17 Days**  
Last Price: Offers over \$699,000 Chg %: **-1.3%**  
First Price: Offers over \$699,000 Chg %: **-1.3%**

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN



### 408 FLINDERS PDE, BRIGHTON, QLD 4017

4 1 -



Property Type: House  
Area:  
Area \$/m2:  
RPD:

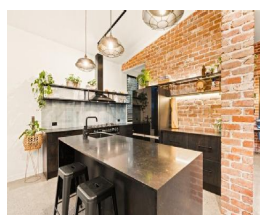
Sale Price: **\$2,400,000 (Agents Advice - Sale)**  
Sale Date: 31/10/2022 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:

Features:



### 47 DOUGLAS ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G19 3 2 2



Property Type: House  
Area: 809 m<sup>2</sup>  
Area \$/m2: \$1,489  
RPD: L18 RP77432

Sale Price: **\$1,205,000 (Normal Sale)**  
Sale Date: 30/10/2022 Days to Sell: **8 Days**  
Last Price: Under Contract! (Under Chg %:  
First Price: Inviting All Offers! Chg %:

Features:



### 26 HIGH ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J14 3 1 1



Property Type: House  
Area: 405 m<sup>2</sup>  
Area \$/m2: \$1,580  
RPD: L31 RP29078

Sale Price: **\$640,000 (Normal Sale)**  
Sale Date: 28/10/2022 Days to Sell: **80 Days**  
Last Price: UNDER CONTRACT! Chg %:  
First Price: For Sale Chg %:

Features: LOWSET, GARAGE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, INTERNAL LAUNDRY,



### 15 DOUGLAS ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H19 4 2 4



**Property Type:** House  
**Area:** 610 m<sup>2</sup>  
**Area \$/m2:** \$1,721  
**RPD:** L22 RP80833

**Sale Price:** \$1,050,000 (Normal Sale)  
**Sale Date:** 27/10/2022 **Days to Sell:** 8 Days  
**Last Price:** Under Contract! (Under Chg %:  
**First Price:** Inviting All Offers! Chg %:

**Features:** BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
**IMPROVEMENTS:** FLOORBOARDS, CLOSE TO SHOPS, SECURE PARKING, GARDEN



### 17 CRAIG ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H18 3 1 2



**Property Type:** House  
**Area:** 607 m<sup>2</sup>  
**Area \$/m2:** \$1,071  
**RPD:** L5 RP76021

**Sale Price:** \$650,000 (Normal Sale)  
**Sale Date:** 26/10/2022 **Days to Sell:** 26 Days  
**Last Price:** FOR SALE Chg %:  
**First Price:** FOR SALE Chg %:

**Features:**



### 291 LASCELLES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 F18 - - -



**Property Type:** House  
**Area:** 549 m<sup>2</sup>  
**Area \$/m2:** \$1,002  
**RPD:** L3 RP102613

**Sale Price:** \$550,000 (Normal Sale)  
**Sale Date:** 25/10/2022 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:

**Features:**



### 3 BRADFIELD ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J14 3 1 1



**Property Type:** House  
**Area:** 501 m<sup>2</sup>  
**Area \$/m2:** \$1,300  
**RPD:** L21 RP29078

**Sale Price:** \$651,500 (Normal Sale)  
**Sale Date:** 24/10/2022 **Days to Sell:** 4 Days  
**Last Price:** Under Offer (Under Chg %:  
**First Price:** Under Offer Chg %:

**Features:** BUILD YR: 1949, LOWSET, POST WAR, MODERN KITCHEN, CLOSE TO  
**SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED**



### 50 DUKE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M13 4 2 3



**Property Type:** House  
**Area:** 405 m<sup>2</sup>  
**Area \$/m2:** \$2,963  
**RPD:** L296 RP29076

**Sale Price:** \$1,200,000 (Normal Sale)  
**Sale Date:** 22/10/2022 **Days to Sell:** 55 Days  
**Last Price:** Offers over \$1,099,000 Chg %:  
**First Price:** Offers Over Chg %:

**Features:** BUILD YR: 2003, STOREYS: 2, DECK, BUILT IN ROBES, CLOSE TO SCHOOLS,  
**CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL LAUNDRY, CLOSE TO SHOPS**




**5 ARUNDAL ST, BRIGHTON, QLD 4017**

UBD Ref: Brisbane - 100 J14 2 1 1



Property Type: House  
 Area: 405 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,753  
 RPD: L176 RP29078

Features:

Sale Price: **\$710,000 (Normal Sale)**  
 Sale Date: 22/10/2022 Days to Sell: **34 Days**  
 Last Price: Under Contract (Under Chg %:  
 First Price: Offers Over \$699,000 Chg %:


**46 BRADFIELD ST, BRIGHTON, QLD 4017**

UBD Ref: Brisbane - 100 K14 4 1 1



Property Type: House  
 Area: 405 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,728  
 RPD: L368 RP29077

Features:

Sale Price: **\$700,000 (Normal Sale)**  
 Sale Date: 21/10/2022 Days to Sell: **58 Days**  
 Last Price: For Sale by Negotiation Chg %:  
 First Price: For Sale by Negotiation Chg %:


**163 NORTH RD, BRIGHTON, QLD 4017**

UBD Ref: Brisbane - 100 M13 2 1 1



Property Type: House  
 Area: 427 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,472  
 RPD: L267 RP29076

Features:

Sale Price: **\$628,750 (Normal Sale)**  
 Sale Date: 21/10/2022 Days to Sell: **15 Days**  
 Last Price: FOR SALE Chg %: **-3.3%**  
 First Price: FOR SALE Chg %:


**10 TWENTY-FIRST AVE, BRIGHTON, QLD 4017**

UBD Ref: Brisbane - 100 M12 3 1 1



Property Type: House  
 Area: 615 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,268  
 RPD: L56 S2750

Features: FULLY FENCED, IMPROVEMENTS: SECURE PARKING, INTERNAL LAUNDRY, FLOORBOARDS, PETS ALLOWED, DISHWASHER

Sale Price: **\$780,000 (Normal Sale)**  
 Sale Date: 21/10/2022 Days to Sell: **2 Days**  
 Last Price: Upcoming Auction Chg %:  
 First Price: Upcoming Auction Chg %:


**25 O`DARE ST, BRIGHTON, QLD 4017**

UBD Ref: Brisbane - 100 H17 - - -



Property Type: House  
 Area: 690 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,014  
 RPD: L4 RP134671

Features:

Sale Price: **\$700,000 (Normal Sale)**  
 Sale Date: 19/10/2022 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:



### 59-61 KENNEDY ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N18 4 2 4



Property Type: House  
 Area: 1,074 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,192  
 RPD: L153-154 RP29110

Sale Price: **\$1,280,000 (Normal Sale)**  
 Sale Date: 12/10/2022 Days to Sell: **193 Days**  
 Last Price: Offers Over \$1,285,000 Chg %: **-0.4%**  
 First Price: Expressions of Interest Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, SECURE PARKING, CLOSE TO



### 30 THIRTEENTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N17 4 2 2



Property Type: House  
 Area: 506 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,460  
 RPD: L5 RP29105

Sale Price: **\$1,245,000 (Normal Sale)**  
 Sale Date: 08/10/2022 Days to Sell: **121 Days**  
 Last Price: \$1,299,000 Chg %: **-4.2%**  
 First Price: \$1,399,000 Chg %: **-11.0%**

Features:



### 179 NORTH RD, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M13 - - -



Property Type: House  
 Area: 810 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,074  
 RPD: L275-276 RP29076

Sale Price: **\$870,000 (Normal Sale)**  
 Sale Date: 07/10/2022 Days to Sell: **27 Days**  
 Last Price: Auction 07/10/22 Chg %:  
 First Price: Auction (Under Offer) Chg %:

Features: STUDY



### 32 ARUNDAL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K14 2 1 2



Property Type: House  
 Area: 607 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,070  
 RPD: L13 RP75346

Sale Price: **\$649,750 (Normal Sale)**  
 Sale Date: 06/10/2022 Days to Sell: **104 Days**  
 Last Price: \$659,000 (Under Offer) Chg %: **-1.4%**  
 First Price: Expressions Of Interest Chg %:

Features:



### 28 STUBBS ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N17 3 1 1



Property Type: House  
 Area: 405 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,840  
 RPD: L36 RP29101

Sale Price: **\$745,000 (Normal Sale)**  
 Sale Date: 04/10/2022 Days to Sell: **5 Days**  
 Last Price: Offers in the low to mid Chg %:  
 First Price: Offers in the low to mid Chg %:

Features:



**133 BEACONSFIELD TCE, BRIGHTON, QLD 4017**

Also known as: 6 TWELFTH AVENUE

UBD Ref: Brisbane - 100 N17



4



2



1



Property Type: House

Area: 855 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$1,345

RPD: L103 RP61456

Features:

Sale Price: **\$1,150,000 (Normal Sale)**

Sale Date: 01/10/2022 Days to Sell: **58 Days**

Last Price: SOLD

Chg %:

First Price: Auction (Under Offer)

Chg %: