



QUARTERLY SALES REPORT

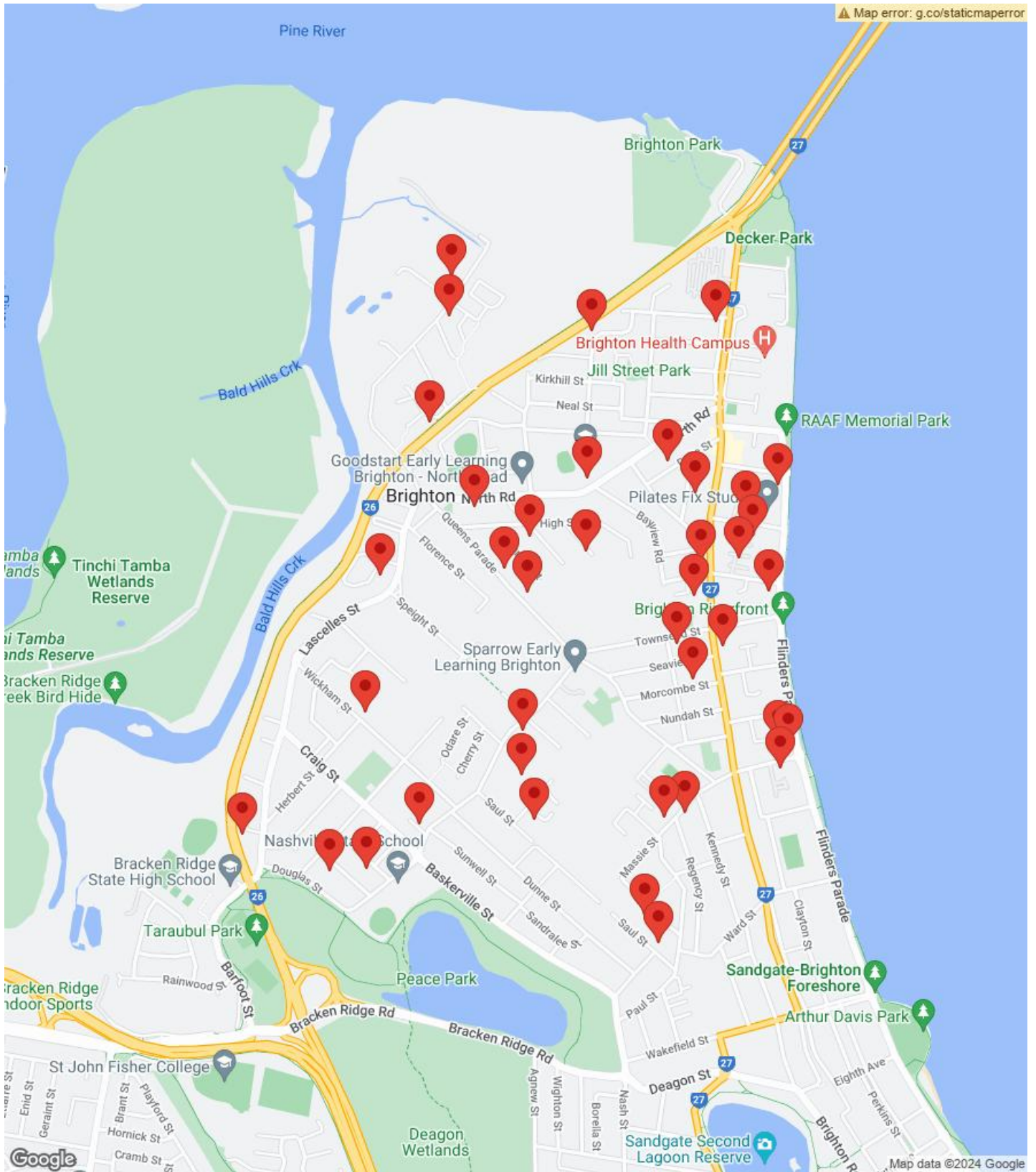


BRIGHTON

JUL-SEP 2022



Sales Map



Prepared on 29/01/2024 by Mick O'Keefe, 0434 413 454 at atrealty - Mick O'Keefe. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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Sales Search Report - Image Report

Search Criteria

Locality: BRIGHTON
Postcode: 4017

Sale Date: 01/07/2022 to 30/09/2022
Sale Price: Any
Land Size: Any
Attributes: Any
Property Type: House, Unit, Vacant Land

Search Summary

Records: 41

	Price	Days	Area
Lowest	\$ 500,000	2	140 m ²
Highest	\$ 2,615,000	130	3,287 m ²
Average	\$ 948,610	39	668 m ²
Median	\$ 805,000	31	607 m ²



19 SAUL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M20 3 1 4



Property Type: House
Area: 655 m²
Area \$/m2: \$1,081
RPD: L17 RP29091

Features:

Sale Price: **\$708,000 (Normal Sale)**
Sale Date: 30/09/2022 **Days to Sell:** 108 Days
Last Price: For Sale by Negotiation **Chg %:**
First Price: Inviting All Offers! **Chg %:**



48 MORCOMBE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M16 3 2 2



Property Type: House
Area: 405 m²
Area \$/m2: \$2,716
RPD: L98 RP29101

Features: DECK, STUDY, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: GARDEN / COURTYARD, INTERNAL LAUNDRY, RAINWATER STORAGE TANK, SECURE

Sale Price: **\$1,100,000 (Normal Sale)**
Sale Date: 15/09/2022 **Days to Sell:** 41 Days
Last Price: Offers Over \$1,150,000 **Chg %:**
First Price: Offers Over \$1,150,000 **Chg %:** **-4.3%**



10 MCMAHON ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G19 3 2 2



Property Type: House
Area: 607 m²
Area \$/m2: \$1,384
RPD: L29 RP97247

Features:

Sale Price: **\$840,000 (Normal Sale)**
Sale Date: 14/09/2022 **Days to Sell:** 57 Days
Last Price: Offers Over \$849,000 **Chg %:** **-1.1%**
First Price: FOR SALE **Chg %:**



15/24 SIXTEENTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N14 2 1 1



Property Type: Unit
Area: 210 m²
Area \$/m2: \$2,786
RPD: L15 GTP3802

Features:

Sale Price: **\$585,000 (Normal Sale)**
Sale Date: 13/09/2022 **Days to Sell:** 4 Days
Last Price: Under Offer (Under **Chg %:**
First Price: Under Offer **Chg %:**



58 NATHAN ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K17 4 1 6



Property Type: House
 Area: 630 m²
 Area \$/m2: \$1,381
 RPD: L2 RP87446

Features:

Sale Price: **\$870,000 (Normal Sale)**
 Sale Date: 12/09/2022 Days to Sell: **34 Days**
 Last Price: Offers Over \$900,000 Chg %: **-3.3%**
 First Price: For Sale Chg %:



10/26 SEVENTEENTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N14 3 2 2



Property Type: Unit
 Area: 259 m²
 Area \$/m2: \$2,954
 RPD: L10 GTP102594

Features:

Sale Price: **\$765,000 (Normal Sale)**
 Sale Date: 10/09/2022 Days to Sell: **22 Days**
 Last Price: Auction Saturday 10th Chg %:
 First Price: Auction Saturday 10th Chg %:



173 HOLMES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J11 4 2 2



Property Type: House
 Area: 599 m²
 Area \$/m2: \$1,679
 RPD: L38 SP172629

Features:

Sale Price: **\$1,006,000 (Normal Sale)**
 Sale Date: 09/09/2022 Days to Sell: **10 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: New to Market (Under Chg %:



177 QUEENS PDE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K15 3 1 1



Property Type: House
 Area: 463 m²
 Area \$/m2: \$1,706
 RPD: L75 RP29078

Features:

Sale Price: **\$790,000 (Normal Sale)**
 Sale Date: 07/09/2022 Days to Sell: **41 Days**
 Last Price: \$799,000+ Chg %: **-1.1%**
 First Price: For Sale Now Chg %:



196 HOLMES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J10 5 3 6



Property Type: House
 Area: 3,287 m²
 Area \$/m2: \$435
 RPD: L1 SP307852

Features: DOUBLE STOREY, BRICK AND TILE, DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR

Sale Price: **\$1,430,000 (Normal Sale)**
 Sale Date: 06/09/2022 Days to Sell: **96 Days**
 Last Price: \$1,500,000 (Under Chg %: **-4.7%**
 First Price: Auction (Under Offer) Chg %:



27 CREMORNE PL, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 P17 3 2 2



Property Type: House
 Area: 453 m²
 Area \$/m²: \$2,649
 RPD: L12 SP186618

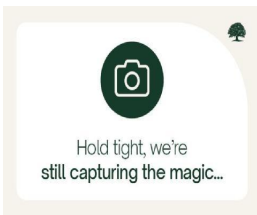
Features:

Sale Price: **\$1,200,000 (Normal Sale)**
 Sale Date: 03/09/2022 Days to Sell: **18 Days**
 Last Price: For Sale Chg %:
 First Price: For Sale (Under Offer) Chg %:



366 BEACONSFIELD TCE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M14 4 2 2



Property Type: House
 Area: 961 m²
 Area \$/m²: \$676
 RPD: L75-76 RP29077

Features:

Sale Price: **\$650,000 (Normal Sale)**
 Sale Date: 02/09/2022 Days to Sell: **34 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: Auction Chg %:



65 VICTORIA ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M16 2 1 1



Property Type: House
 Area: 405 m²
 Area \$/m²: \$1,691
 RPD: L131 RP29101

Features: LOWSET, POST WAR, QUEENSLANDER, MODERN KITCHEN, AIR
 CONDITIONED

Sale Price: **\$685,000 (Normal Sale)**
 Sale Date: 31/08/2022 Days to Sell: **25 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: Inviting All Offers! Chg %:



25 BRADFIELD ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K14 1 1 1



Property Type: House
 Area: 405 m²
 Area \$/m²: \$1,235
 RPD: L189 RP29078

Features:

Sale Price: **\$500,000 (Normal Sale)**
 Sale Date: 31/08/2022 Days to Sell: **28 Days**
 Last Price: Offers over \$499,000 Chg %:
 First Price: Offers over \$569,000 Chg %: **-12.1%**



9 POMONA ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H12 4 2 2



Property Type: House
 Area: 720 m²
 Area \$/m²: \$792
 RPD: L1 RP837034

Features:

Sale Price: **\$570,000 (Normal Sale)**
 Sale Date: 30/08/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:


7 PALINA ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 F18 4 1 1



Property Type: House
 Area: 658 m²
 Area \$/m2: \$938
 RPD: L14 RP101984

Features:

Sale Price: **\$617,000 (Normal Sale)**
 Sale Date: 30/08/2022 Days to Sell: **90 Days**
 Last Price: Offers Over \$665,000 Chg %: **-7.2%**
 First Price: Price By Negotiation Chg %: **-11.9%**


574 FLINDERS PDE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 P13 6 3 3



Property Type: House
 Area: 630 m²
 Area \$/m2: \$4,143
 RPD: L8 RP71297

Features: DOUBLE STOREY, CONTEMPORARY, DECK, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, SCENIC VIEWS,

Sale Price: **\$2,610,000 (Normal Sale)**
 Sale Date: 27/08/2022 Days to Sell: **N/A**
 Last Price: FOR SALE Chg %:
 First Price: For Sale Chg %:


38 CAPEL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L11 4 2 6



Property Type: House
 Area: 741 m²
 Area \$/m2: \$1,080
 RPD: L52 SL11298

Features:

Sale Price: **\$800,000 (Normal Sale)**
 Sale Date: 26/08/2022 Days to Sell: **2 Days**
 Last Price: Under Offer (Under Chg %:
 First Price: Under Offer Chg %:


219 BEACONSFIELD TCE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N16 3 1 1



Property Type: House
 Area: 810 m²
 Area \$/m2: \$1,167
 RPD: L142-143 RP29100

Features: DECK, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, DISHWASHER

Sale Price: **\$945,000 (Normal Sale)**
 Sale Date: 25/08/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:


201 QUEENS PDE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K15 4 2 2



Property Type: House
 Area: 491 m²
 Area \$/m2: \$1,986
 RPD: L63 RP29078

Features:

Sale Price: **\$975,000 (Normal Sale)**
 Sale Date: 25/08/2022 Days to Sell: **35 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: Offers Over \$1,099,000 Chg %: **-11.3%**



47 GLADSTONE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M18 3 3 4



Property Type: House
 Area: 607 m²
 Area \$/m²: \$1,647
 RPD: L4 RP97443

Features:

Sale Price: **\$1,000,000 (Normal Sale)**
 Sale Date: 24/08/2022 Days to Sell: **7 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: Inviting All Offers! Chg %:



128 NORTH RD, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L13 5 2 2



Property Type: House
 Area: 460 m²
 Area \$/m²: \$2,359
 RPD: L12 SP264976

Features:

Sale Price: **\$1,085,000 (Normal Sale)**
 Sale Date: 23/08/2022 Days to Sell: **38 Days**
 Last Price: Welcoming Offers Chg %:
 First Price: \$1.2million (Under Offer) Chg %: **-9.6%**



26 LLOYD ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M20 3 1 1



Property Type: House
 Area: 728 m²
 Area \$/m²: \$1,174
 RPD: L28 RP72447

Features:

Sale Price: **\$855,000 (Normal Sale)**
 Sale Date: 22/08/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



139 NATHAN ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H18 2 1 1



Property Type: House
 Area: 774 m²
 Area \$/m²: \$749
 RPD: L9 RP79316

Features:

Sale Price: **\$580,000 (Normal Sale)**
 Sale Date: 20/08/2022 Days to Sell: **17 Days**
 Last Price: UNDER CONTRACT Chg %: **-3.3%**
 First Price: Auction Chg %: **-17.1%**



37 NORTH RD, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J14 3 2 1



Property Type: House
 Area: 802 m²
 Area \$/m²: \$1,416
 RPD: L13 RP29078

Features:

Sale Price: **\$1,136,000 (Normal Sale)**
 Sale Date: 11/08/2022 Days to Sell: **27 Days**
 Last Price: UNDER CONTRACT! Chg %:
 First Price: Auction (Under Offer) Chg %:



40 GLADSTONE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M18 4 2 2



Property Type: House
 Area: 837 m²
 Area \$/m²: \$1,254
 RPD: L1 RP64023

Features:

Sale Price: **\$1,050,000 (Normal Sale)**
 Sale Date: 10/08/2022 Days to Sell: **130 Days**
 Last Price: For Sale Chg %:
 First Price: Private Inspections Only Chg %:



9 SANDOWN ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G19 3 1 2



Property Type: House
 Area: 771 m²
 Area \$/m²: \$1,044
 RPD: L32 RP82939

Features:

Sale Price: **\$805,000 (Normal Sale)**
 Sale Date: 06/08/2022 Days to Sell: **8 Days**
 Last Price: Expressions of Interest Chg %:
 First Price: Expressions of Interest Chg %:



152A HOLMES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H11 - - -



Property Type: House
 Area: 685 m²
 Area \$/m²: \$964
 RPD: L1 SP325809

Features:

Sale Price: **\$660,000 (Normal Sale)**
 Sale Date: 05/08/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



23 LONGSTAFF ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M13 2 1 1



Property Type: House
 Area: 405 m²
 Area \$/m²: \$1,926
 RPD: L208 RP29076

Features: LOWSET, POST WAR, DECK, STUDY, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED,

Sale Price: **\$780,000 (Normal Sale)**
 Sale Date: 01/08/2022 Days to Sell: **40 Days**
 Last Price: Under Offer (Under Chg %:
 First Price: For Sale by Negotiation Chg %:



5 GOODENIA PL, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K18 5 2 2



Property Type: House
 Area: 400 m²
 Area \$/m²: \$2,965
 RPD: L3 SP295641

Features:

Sale Price: **\$1,186,000 (Normal Sale)**
 Sale Date: 27/07/2022 Days to Sell: **36 Days**
 Last Price: UNDER OFFER (Under Chg %:
 First Price: SALE BY Chg %:



21 TWELFTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 P17 2 1 1



Property Type: House
 Area: 607 m²
 Area \$/m2: \$1,524
 RPD: L8 RP70204

Features:

Sale Price: **\$925,000 (Normal Sale)**
 Sale Date: 22/07/2022 Days to Sell: **57 Days**
 Last Price: PRICE BY Chg %: **-7.5%**
 First Price: PRICE BY Chg %: **-7.5%**



7 NARRABRI ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K18 3 1 1



Property Type: House
 Area: 698 m²
 Area \$/m2: \$1,153
 RPD: L7 RP92671

Features:

Sale Price: **\$805,000 (Normal Sale)**
 Sale Date: 21/07/2022 Days to Sell: **21 Days**
 Last Price: Expressions Of Interest Chg %:
 First Price: Expressions Of Interest Chg %:



63 WICKHAM ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G17 3 1 3



Property Type: House
 Area: 663 m²
 Area \$/m2: \$1,116
 RPD: L38 RP85696

Features:

Sale Price: **\$740,000 (Normal Sale)**
 Sale Date: 19/07/2022 Days to Sell: **35 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: Inviting All Offers! Chg %:



8A WHITMAN ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M15 2 2 1



Property Type: House
 Area: 402 m²
 Area \$/m2: \$1,269
 RPD: L6 SP169847

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER

Sale Price: **\$510,000 (Normal Sale)**
 Sale Date: 17/07/2022 Days to Sell: **10 Days**
 Last Price: Offers over \$499,000 Chg %:
 First Price: Offers over \$499,000 Chg %:



36/24 SIXTEENTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N14 2 1 1



Property Type: Unit
 Area: 140 m²
 Area \$/m2: \$4,179
 RPD: L36 GTP3964

Features:

Sale Price: **\$585,000 (Normal Sale)**
 Sale Date: 17/07/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

408 FLINDERS PDE, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 P17 3 1 2



Property Type: House
Area: 810 m²
Area \$/m2: \$2,963
RPD: L22-23 RP29100
Features: DECK

Sale Price: \$2,400,000 (Normal Sale)
Sale Date: 14/07/2022 **Days to Sell:** N/A
Last Price: **Chg %:**
First Price: **Chg %:**

64 SEAVIEW ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 M16 - - -



Property Type: Vacant Land
Area: 405 m²
Area \$/m2: \$1,358
RPD: L118 RP29101
Features:

Sale Price: \$550,000 (Normal Sale)
Sale Date: 13/07/2022 **Days to Sell:** N/A
Last Price: **Chg %:**
First Price: **Chg %:**

504 FLINDERS PDE, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 N15 - - -



Property Type: House
Area: 1,328 m²
Area \$/m2: \$1,969
RPD: L78 RP29076 & L260 SL2469
Features:

Sale Price: \$2,615,000 (Normal Sale)
Sale Date: 13/07/2022 **Days to Sell:** N/A
Last Price: **Chg %:**
First Price: **Chg %:**

4 JOYCELAND ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 H15 3 1 4



Property Type: House
Area: 564 m²
Area \$/m2: \$1,321
RPD: L7 RP112115
Features: DECK, IMPROVEMENTS: FLOORBOARDS

Sale Price: \$745,000 (Normal Sale)
Sale Date: 11/07/2022 **Days to Sell:** 18 Days
Last Price: Offers over \$749,000 **Chg %:** -0.5%
First Price: Offers over \$790,000 **Chg %:** -5.7%

24 DUKE ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 M13 3 1 1



Property Type: House
Area: 607 m²
Area \$/m2: \$1,046
RPD: L2 RP87012
Features:

Sale Price: \$635,000 (Normal Sale)
Sale Date: 10/07/2022 **Days to Sell:** 25 Days
Last Price: Expressions Of Interest **Chg %:**
First Price: Expressions Of Interest **Chg %:**



1 EAST AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N11



Property Type: House

Area: 703 m²

Area \$/m²: \$1,294

RPD: L1 S2750

Sale Price: **\$910,000 (Normal Sale)**

Sale Date: 01/07/2022 Days to Sell: **126 Days**

Last Price: Offers Over \$900,000 Chg %:

First Price: FOR SALE Chg %:

Features: DOUBLE STOREY, BRICK AND TILE, DECK, FULLY FENCED,
IMPROVEMENTS: FLOORBOARDS, RAINWATER STORAGE TANK, BROADBAND



122 LASCELLES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G16



Property Type: House

Area: 607 m²

Area \$/m²: \$1,137

RPD: L7 RP85696

Sale Price: **\$690,000 (Normal Sale)**

Sale Date: 01/07/2022 Days to Sell: **22 Days**

Last Price: Under Offer (Under Chg %:

First Price: For Sale by Negotiation Chg %: **-1.4%**

Features: