



TOP 5 HOUSE SALES 2008

Address	Suburb	Sale price	Sale date	Land size (m)
Dickson Tce	Hamilton	\$7,000,000	Apr 2008	1,077
Dickson Tce	Hamilton	\$7,000,000	Jul 2008	607
King Arthur Tce	Tennyson	\$6,800,000	May 2008	4,224
Mullens St	Hamilton	\$6,100,000	Apr 2008	911
Eldernell Tce	Ascot	\$5,800,000	Jun 2008	1,841

TOP 5 HOUSE SALES 2007

Address	Suburb	Sale price	Sale date	Land Size (m)
Eldernell Tce	Hamilton	\$11,200,000	Apr 2007	5,597
Markwell St	Hamilton	\$9,000,000	Mar 2007	2,312
Dickson Tce	Hamilton	\$7,000,000	Jan 2007	607
Herron Rd	Pullenvale	\$6,700,000	Sep 2007	10,460
Jilba St	Indooroopilly	\$6,100,000	May 2007	6,020

HOUSES: LARGEST GROWTH

Locality	Median 12 months to end of Dec 08	Median 12 months to end of Dec 07	Change over 1yr
Newstead~	\$1,279,500	\$880,000	45.4%
Pullenvale^~	\$1,137,500	\$845,000	34.6%
Balmoral~	\$840,000	\$660,000	27.3%
Spring Hill~	\$855,000	\$690,000	23.9%
Shorncliffe~	\$600,000	\$485,000	23.7%

HOUSES: SMALLEST GROWTH

Locality	Median 12 months to end of Dec 08	Median 12 months to end of Dec 07	Change over 1yr
Fig Tree Pocket~	\$722,500	\$772,500	-6.5%
Brookfield^~	\$1,225,000	\$1,300,000	-5.8%
Auchenflower~	\$720,000	\$760,000	-5.3%
Grange~	\$585,000	\$610,000	-4.1%
Lutwyche	\$552,500	\$555,625	-0.6%

~ Medians affected by varying quality of stock sold, ^ Denotes acreage sales on land size greater than 2400 m2.