

Suburb Profile Report
Albany Creek QLD 4035

Prepared on 28 April 2023



CoreLogic®





14km
Distance from GPO

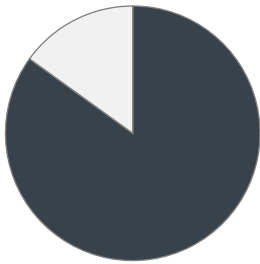


15.8k
Population
0.5%
5 year population change



13 years
Average length of ownership

15%



85%

■ Owner Occupiers □ Renters



The size of Albany Creek is approximately 9.7 square kilometres. It has 66 parks covering nearly 18.9% of total area. The population of Albany Creek in 2011 was 15,860 people. By 2016 the population was 15,775 showing a population decline of 0.5% in the area during that time. The predominant age group in Albany Creek is 50-59 years. Households in Albany Creek are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Albany Creek work in a professional occupation. In 2011, 82.6% of the homes in Albany Creek were owner-occupied compared with 80.7% in 2016. Currently the median sales price of houses in the area is \$876,000.

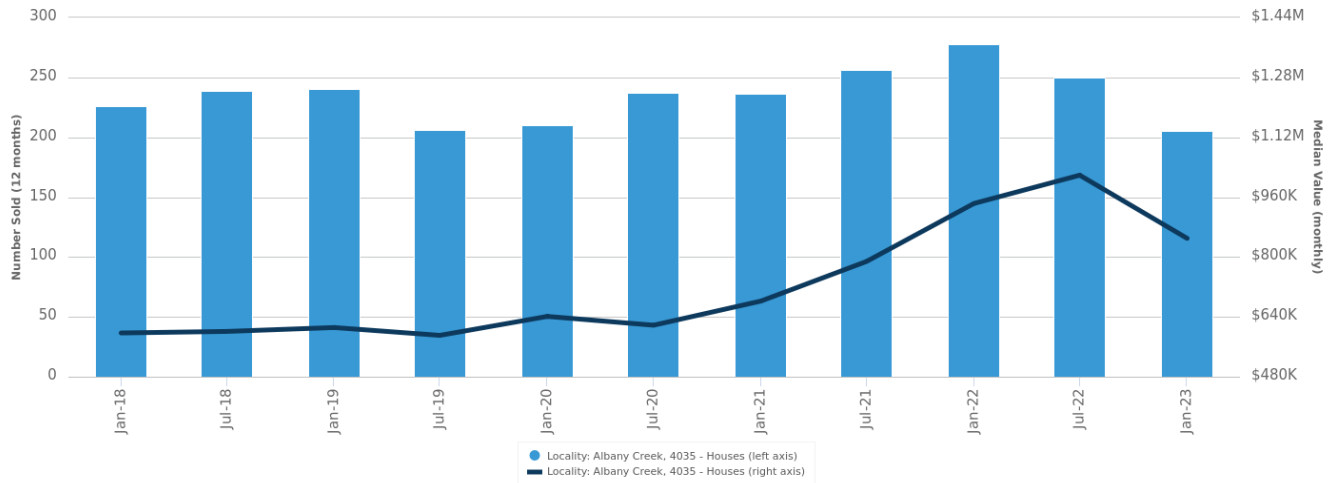
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,121	219	\$847,368	40
	487	31	\$574,782	5

*Total number of unique properties listed for sale over the past 12 months.

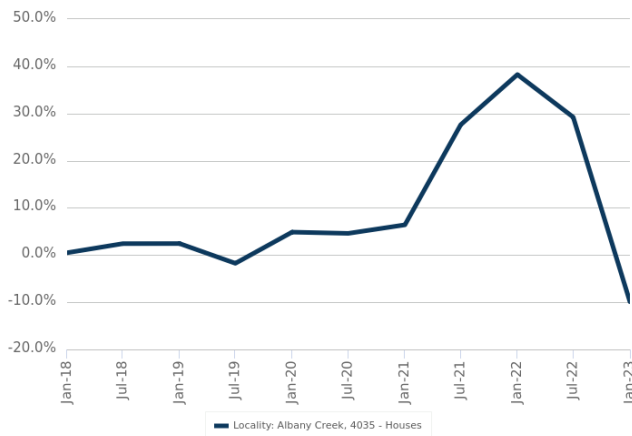


Houses: For Sale

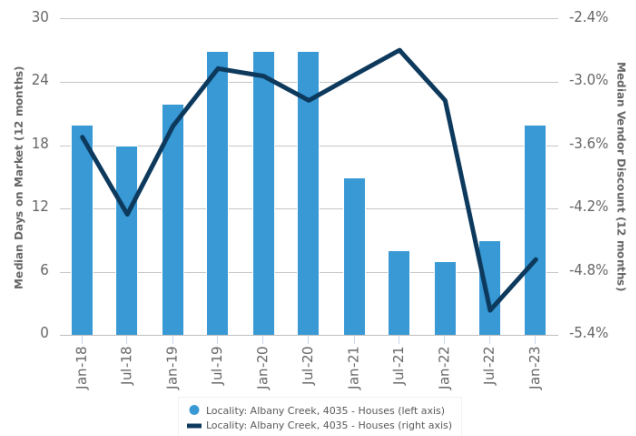
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,015,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$876,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$800,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

1



61 Explorer Drive Albany Creek QLD 4035

Listed on 24 Apr 2023
\$510,000 - Retirement

2
BEDROOMS



There are no recently sold 2 bedroom Houses in this suburb

Recently Sold

0

7



9 Colorado Crescent Albany Creek QLD 4035

Listed on 26 Apr 2023
Inviting All Offers

3
BEDROOMS



10 Wattle Tree Court Albany Creek QLD 4035

Sold on 24 Apr 2023
\$743,000*



18 Allawah Street Albany Creek QLD 4035

Listed on 17 Apr 2023
\$819,000 Plus



7 Sharon Court Albany Creek QLD 4035

Sold on 12 Apr 2023
\$727,500*



16



5 Stephen Street Albany Creek QLD 4035

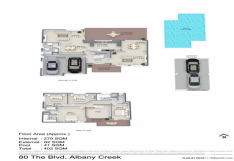
Listed on 24 Apr 2023
For Sale

4
BEDROOMS



10 Fairhaven Place Albany Creek QLD 4035

Sold on 20 Apr 2023
Not Disclosed



80 The Boulevard Albany Creek QLD 4035

Listed on 24 Apr 2023
Not Disclosed



5 Cordia Court Albany Creek QLD 4035

Sold on 28 Mar 2023
\$915,000*

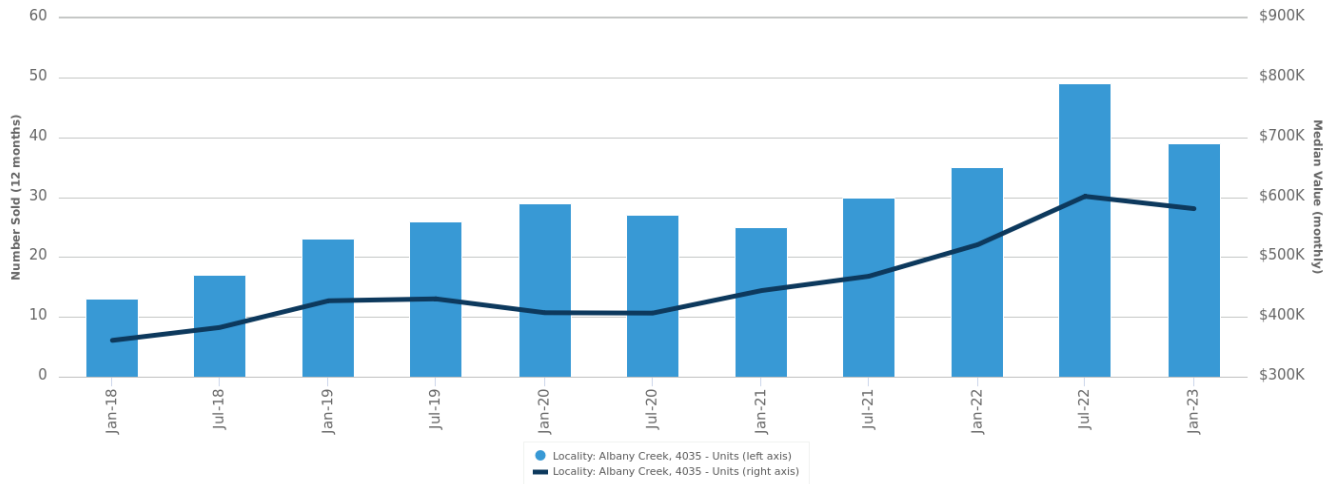


= number of houses currently On the Market or Sold within the last 6 months

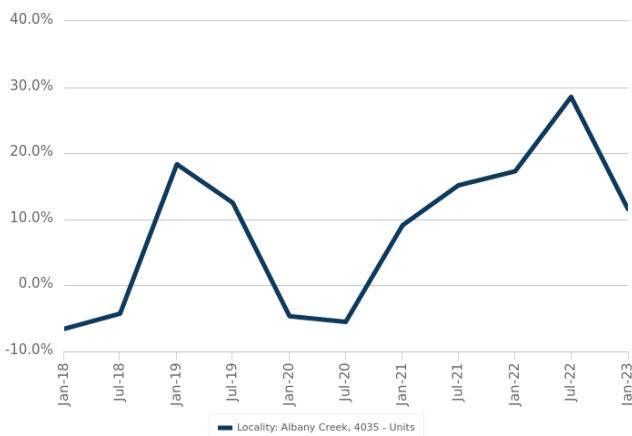
*Agent advised

Units: For Sale

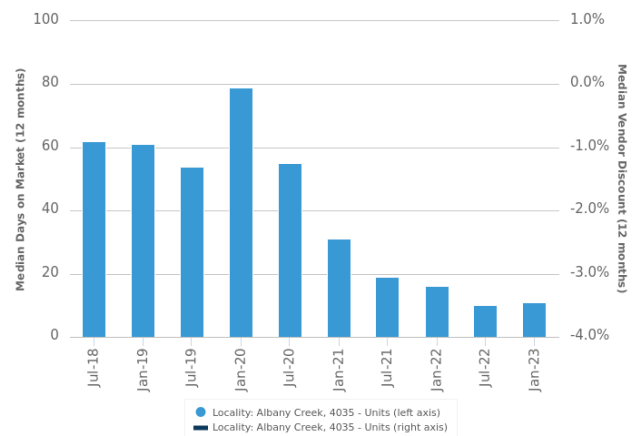
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$685,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$615,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$545,250

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb



**20/57 Old Northern Road
Albany Creek QLD**

Sold on 23 Dec 2022
\$390,000



**19/656 Albany Creek Road
Albany Creek QLD**

Sold on 15 Nov 2022
\$444,444



**110 Greensill Road Albany
Creek QLD 4035**

Listed on 17 Apr 2023
\$1,195,000



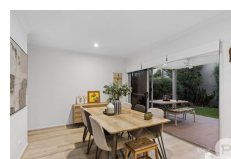
**69/623 Albany Creek Road
Albany Creek QLD**

Sold on 01 Apr 2023
\$671,500*



**47/30 Creekside Terrace
Albany Creek QLD 4035**

Listed on 13 Apr 2023
Sale by Negotiation



**56/623 Albany Creek Road
Albany Creek QLD**

Sold on 17 Mar 2023
Not Disclosed

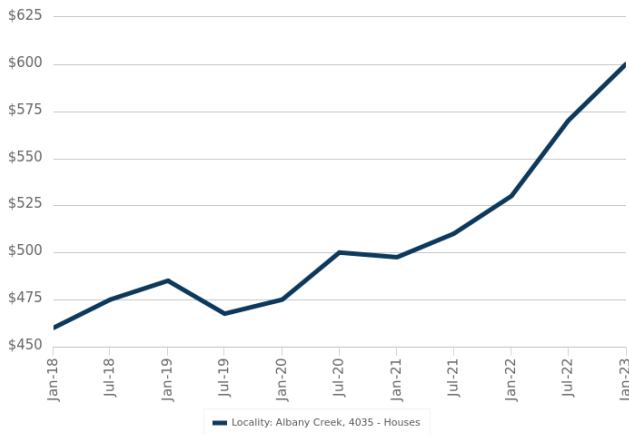


= number of units currently On the Market or Sold within the last 6 months

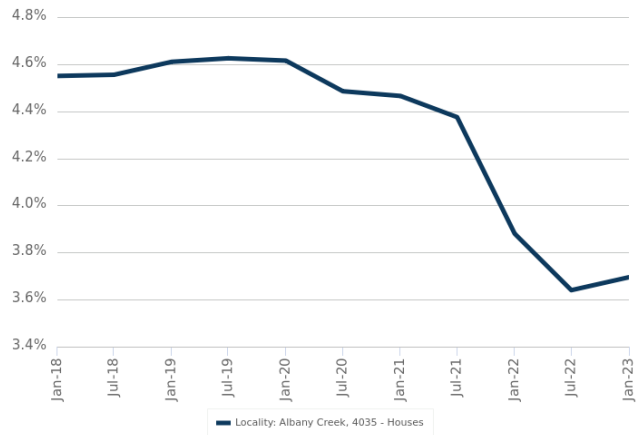
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

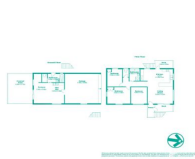
0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

8

3
BEDROOMS



24 Folkstone Avenue
Albany Creek QLD 4035

Listed on 25 Apr 2023
\$750/W

2

2

635m²



30 Crofty Street Albany
Creek QLD 4035

Listed on 24 Apr 2023
\$595/W

3

1

607m²

5

4
BEDROOMS



7 Simpson Court Albany
Creek QLD 4035

Listed on 24 Apr 2023
\$600/W

4

2

770m²



74 Lancewood Drive
Albany Creek QLD 4035

Listed on 20 Apr 2023
\$660/W

2

2

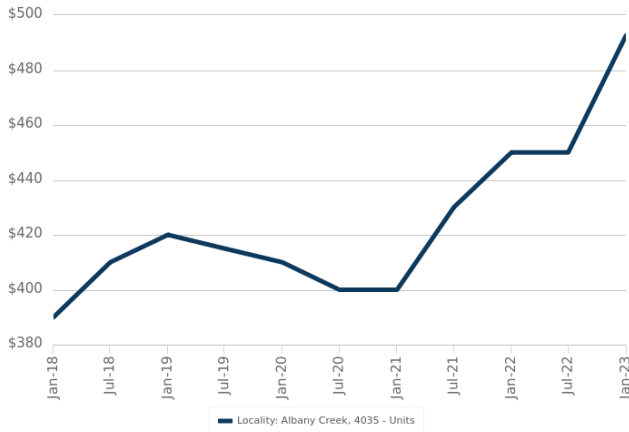
770m²



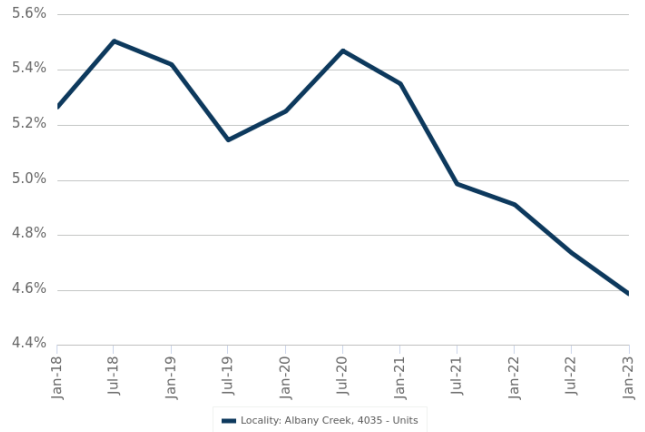
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

2

2
BEDROOMS



8/57 Old Northern Road
Albany Creek QLD 4035

Listed on 05 Apr 2023
\$550/W



1



2



111m²



9/57 Old Northern Road
Albany Creek QLD 4035

Listed on 05 Apr 2023
\$480/W



1



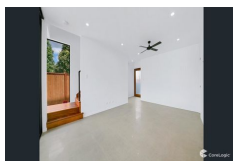
2



102m²

1

3
BEDROOMS



18/60 Leitchs Road South
Albany Creek QLD

Listed on 05 Apr 2023
\$630/W



2



2



188m²



= number of units observed as On the Market for Rent within the last month

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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