

Suburb Profile Report
Glen Eden QLD 4680

Prepared on 27 March 2020





434km
Distance from GPO

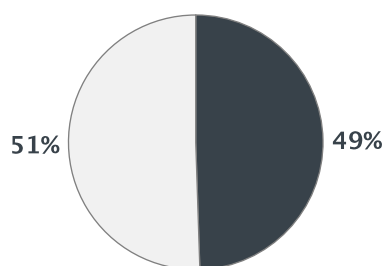


2.8k
Population

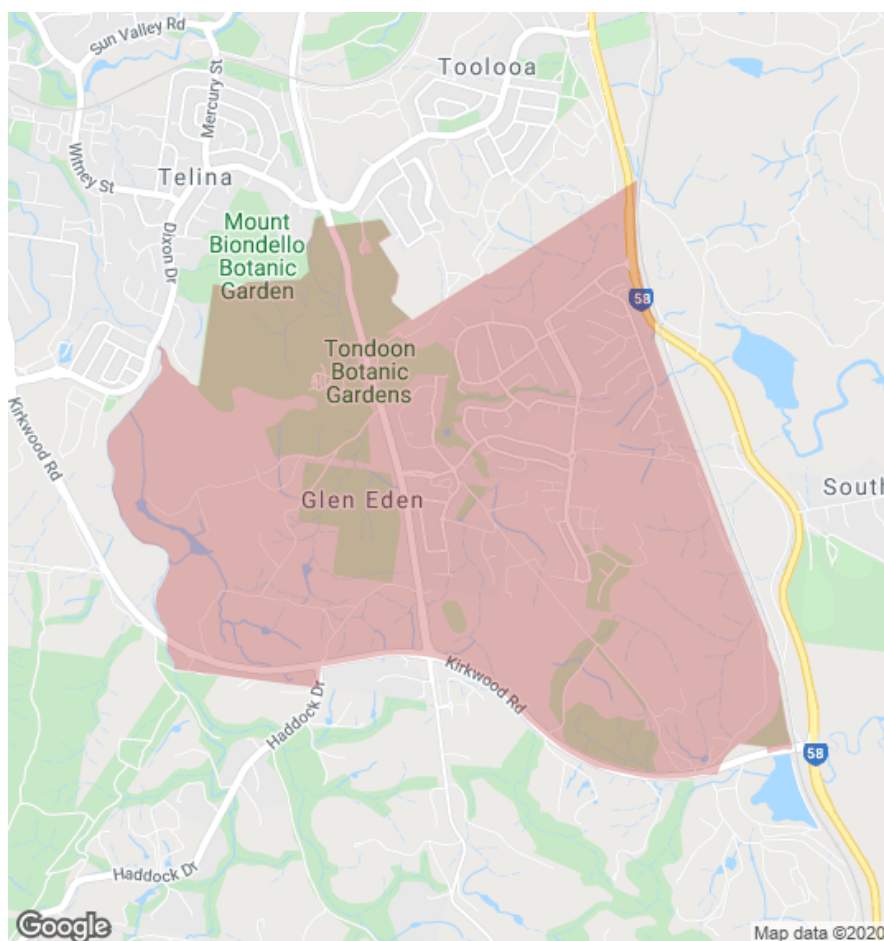
↑41.8%
5 year population change





9 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Glen Eden is approximately 7 square kilometres. It has 5 parks covering nearly 9.5% of total area. The population of Glen Eden in 2011 was 1,969 people. By 2016 the population was 2,793 showing a population growth of 41.8% in the area during that time. The predominant age group in Glen Eden is 0-9 years. Households in Glen Eden are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Glen Eden work in a trades occupation. In 2011, 69.7% of the homes in Glen Eden were owner-occupied compared with 49% in 2016. Currently the median sales price of houses in the area is \$268,500.

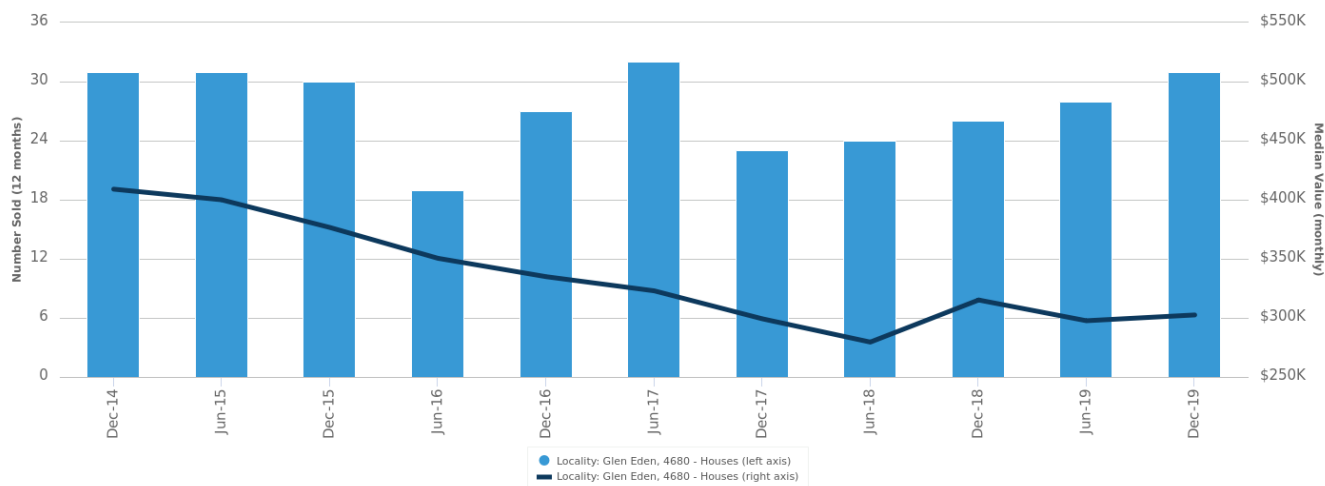
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	951	69	\$309,117	24
	161	3	\$169,833	1

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

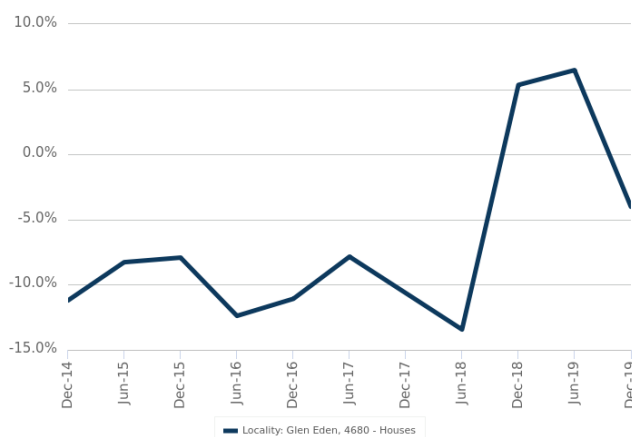


Houses: For Sale

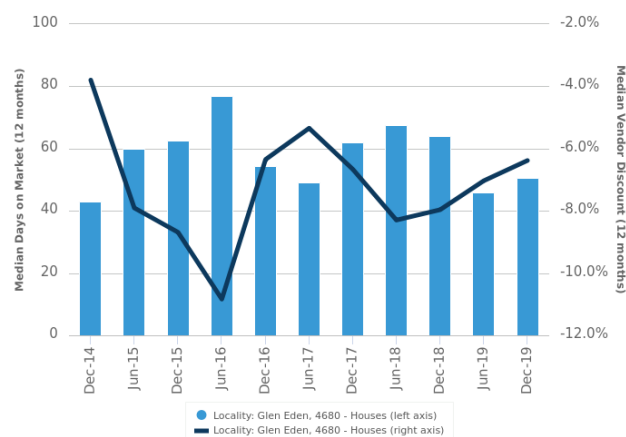
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$290,000

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

\$\$

Median Price*

\$268,500

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*

\$220,000

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

 0

 2
BEDROOMS

Recently Sold

 0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

 6

 3
BEDROOMS

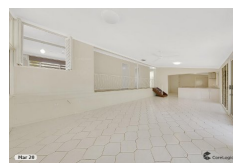
 4



66 Allunga Drive Glen Eden QLD 4680

Listed on 24 Mar 2020
\$199,000

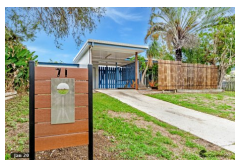
 2
 1
 723m²



7 Allunga Drive Glen Eden QLD 4680

Sold on 04 Mar 2020
\$160,000*

 1
 1
 698m²



71 Allunga Drive Glen Eden QLD 4680

Listed on 20 Mar 2020
\$185,000

 1
 1
 668m²



2/42 Glen Eden Drive Glen Eden QLD 4680

Sold on 12 Nov 2019
\$155,000

 1
 2
 200m²

 16

 4
BEDROOMS

 12



14 Tuckerbox Court Glen Eden QLD 4680

Listed on 23 Mar 2020
\$530,000

 4
 2
 1,242m²



10 Reinaerhoff Crescent Glen Eden QLD 4680

Sold on 17 Mar 2020
\$510,000*

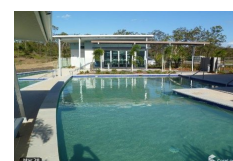
 5
 2
 981m²



44 Dean Street Glen Eden QLD 4680

Listed on 21 Mar 2020
All Reasonable Offers Considered

 4
 2
 830m²



28 Shearwater Drive Glen Eden QLD 4680

Sold on 12 Mar 2020
\$255,000*

 2
 3
 629m²

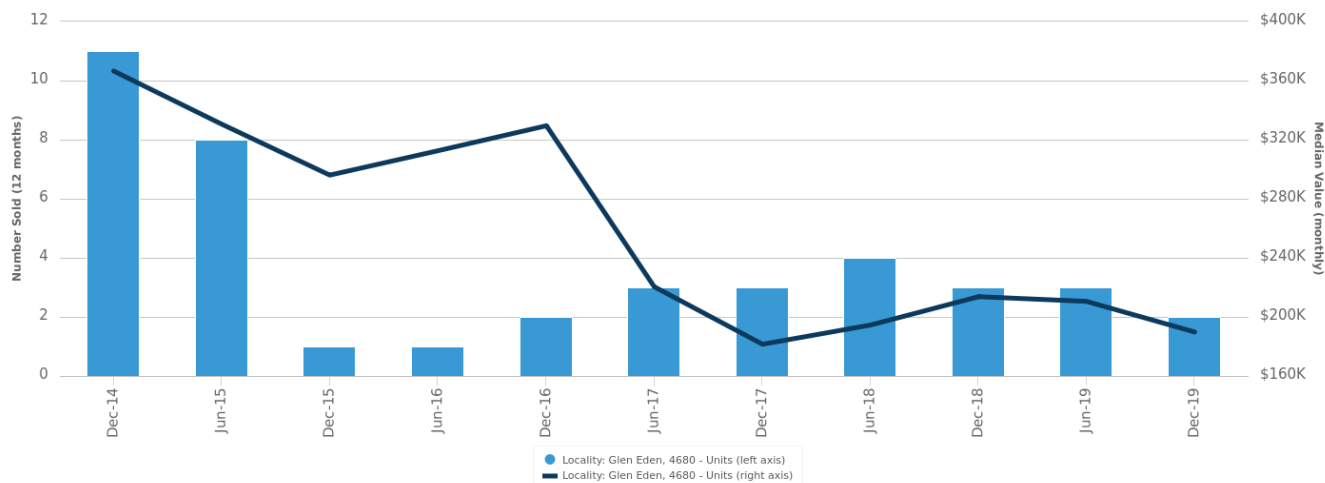


= number of houses currently On the Market or Sold within the last 6 months

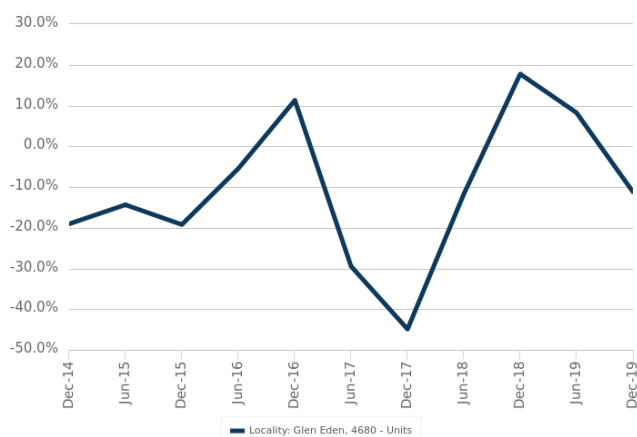
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$495,000

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

\$\$

Median Price*

\$495,000

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*

\$480,000

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

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



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

Recently Sold



There are no recently sold 1 bedroom Units in this suburb



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



There are no recently sold 2 bedroom Units in this suburb



**31/2 Beezley Street Glen
Eden QLD 4680**

Listed on 20 Mar 2020
\$165,000



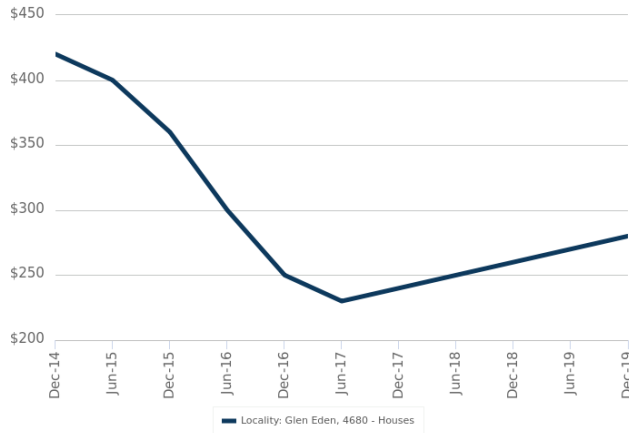
There are no recently sold 3 bedroom Units in this suburb



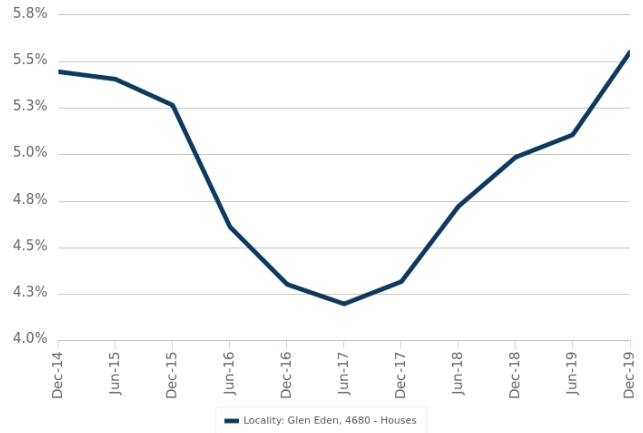
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

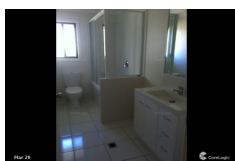
 0

 2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

 2

 3
BEDROOMS



4 Lawson Court Glen Eden QLD 4680

Listed on 23 Mar 2020
\$200/W



54 Victoria Avenue Glen Eden QLD 4680

Listed on 16 Mar 2020
\$280/W



 11

 4
BEDROOMS



6 Shearwater Drive Glen Eden QLD 4680

Listed on 25 Mar 2020
\$350/W



50 Victoria Avenue Glen Eden QLD 4680

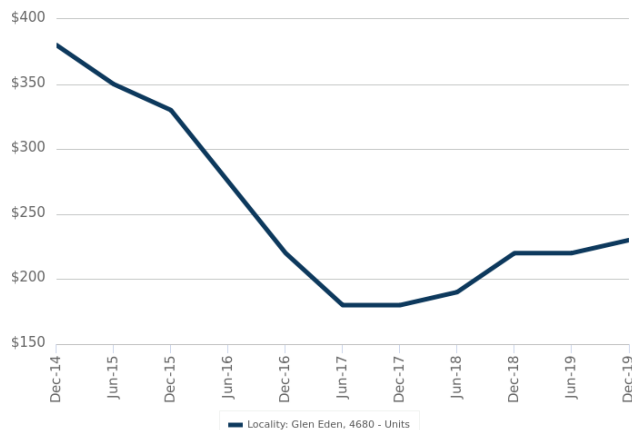
Listed on 25 Mar 2020
\$300/W



= 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)

5.7%

Units: Rental Activity Snapshot

For Rent

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 0

 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 3

 3
BEDROOMS



27/1 Ringnet Close Glen Eden QLD 4680

Listed on 20 Mar 2020
\$260/W

 1
 3
 -



23/2 Ringnet Close Glen Eden QLD 4680

Listed on 20 Mar 2020
\$240/W

 2
 2
 146m²



= 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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