






Wishart, QLD 4122

House  undefined beds

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Suburb Summary

Suburb Median

\$853k
Low

\$1.3M

\$1.56M
High

HIGH CONFIDENCE

*Suburb Median price based on 107 sales results over the previous 12 months.

Suburb Statistics

Population: 11,333

Dwellings: 3,652

Owner Occupier: 74%

IQR % Median: 54%

DOM: 21

ICSEA School Score: 91

IRSAD (Australia): 81

Building Approvals: 0.8%

Suburb \$ Median: \$1.3M

Suburb % Growth: 8.8%

Rental Yield: 3.1%

Vacancy Rate: 0.7%

Market Absorption: 15%

% Stock on Market: 0.9%

% Discounting: -

Median Income: \$2,026

Suburb Summary

Wishart, QLD 4122, is a growing suburb with a diverse age demographic, particularly populated by individuals aged between 5 to 44 years. The median household income is relatively high, and the majority of residents prefer to commute by motor vehicle or work from home. The suburb boasts a high ICSEA percentile for government schools, indicating educational advantages for students.

For houses in Wishart, investors may find opportunities to renovate properties given the significant Sale Price IQR ratio, suggesting potential for high returns. With a low stock on the market rate and a median growth rate of 13.9%, the suburb presents potential for capital growth. For units, similar trends in growth and supply shortage exist, making it a promising market for investors.

Wishart, QLD 4122, offers a comfortable lifestyle with high-income levels, a preference for motor vehicle commutes, and educational advantages. The suburb presents promising investment opportunities for both houses and units, with potential for capital growth and renovation projects.

Suburb Summary

Sale Price Insights

Sale Price Insights provide key data on how prices have changed over time, allowing investors to assess potential capital growth. This analysis can highlight trends like steady appreciation, rapid increases, or stability in property values. Please use these insights as a guide and verify with local real estate sources.

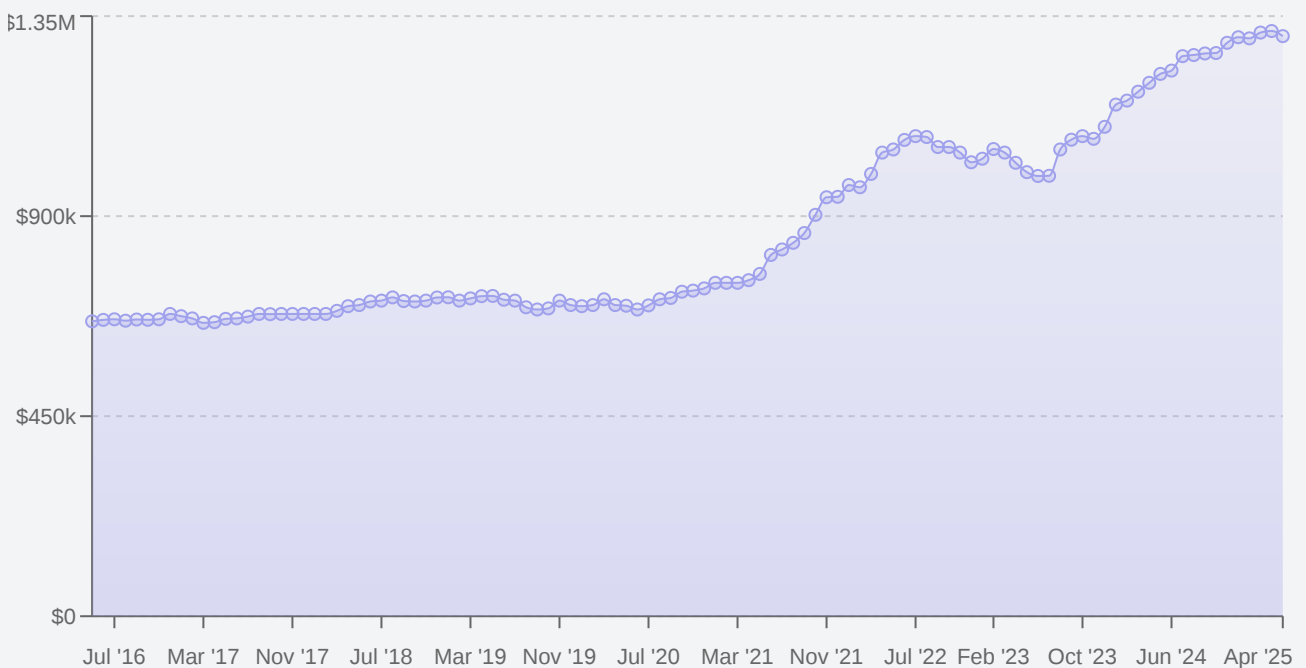
Suburb Growth



*Compound Annual Growth Rate (CAGR) calculated per annum for 10 years.

Sale Price Median

Data Range: 3M 6M 1Y 3Y 5Y **10Y**
Interval: 1M 3M 6M **12M**



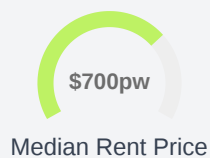
Share this chart

Suburb Summary

Rental Insights

Rental Insights provides key data on the rental market and compares different property yield strategies, such as renting room by room versus long-term rentals, and to analyse the impact of adding bedrooms or developing the property. Please use these insights as a guide and verify with local real estate sources.

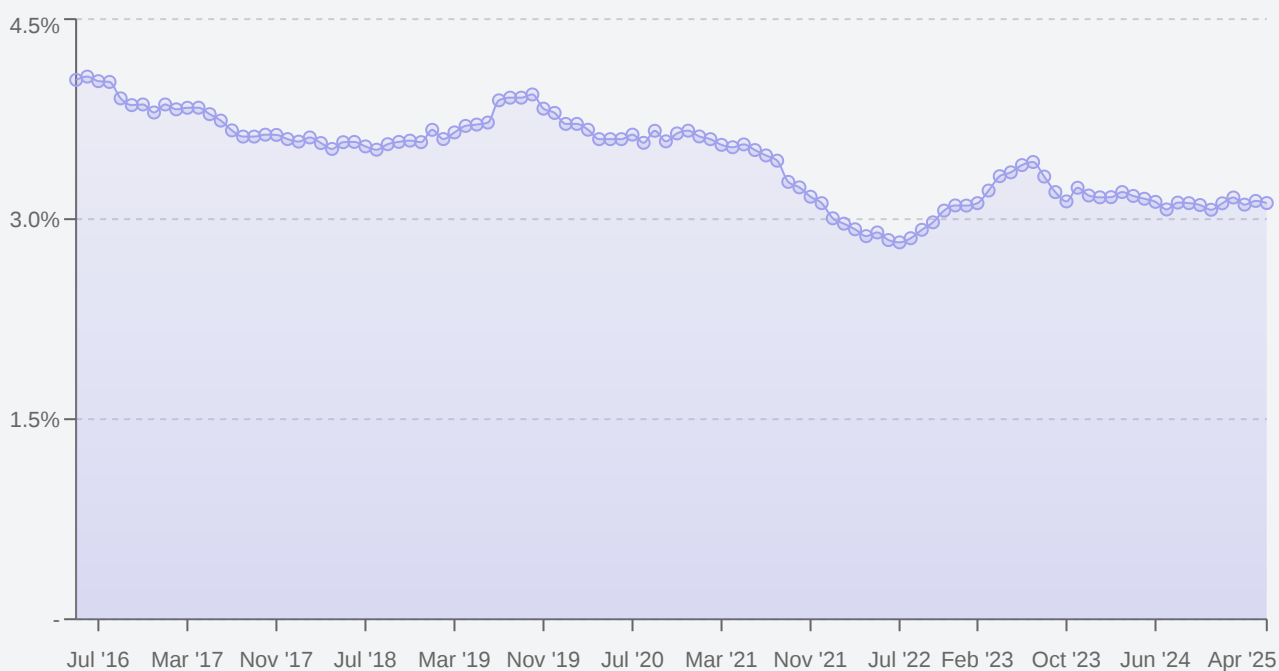
Rental Statistics



*Potential yield based on median sale price of \$1.3M

Rental Yield

Data Range: 3M 6M 1Y 3Y 5Y **10Y**
Interval: 1M 3M 6M **12M**



Share this chart

Suburb Trends

Sale Price Growth

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**

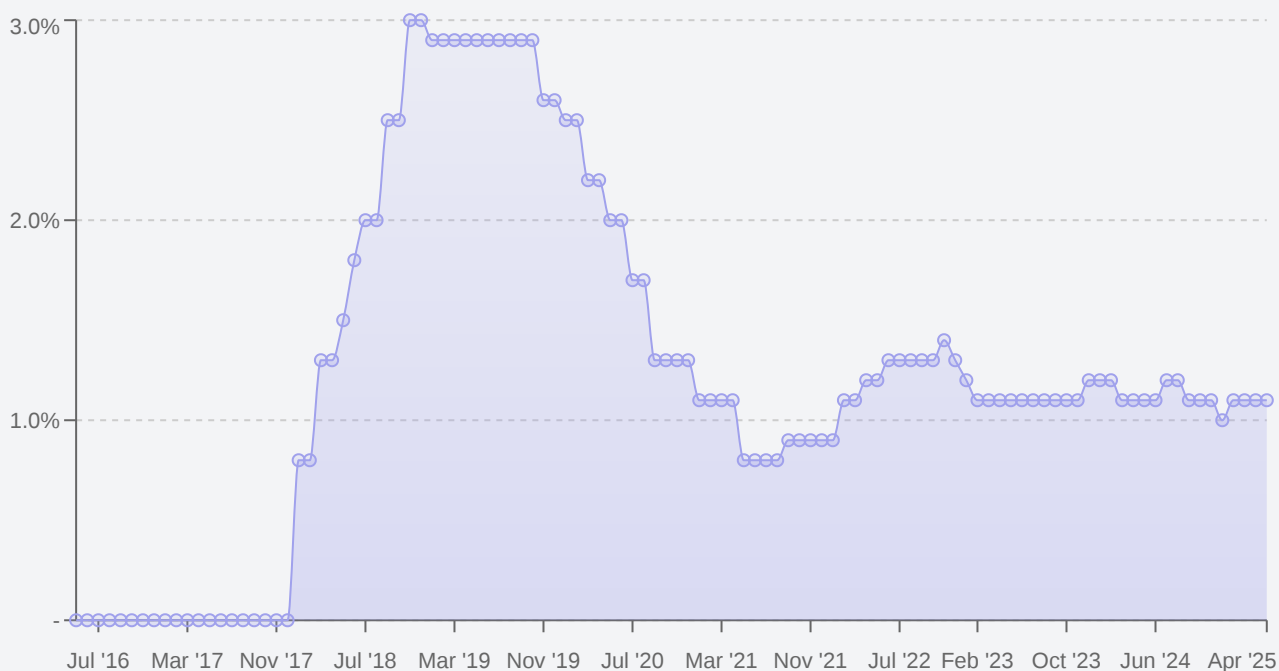


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Vacancy Rate

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



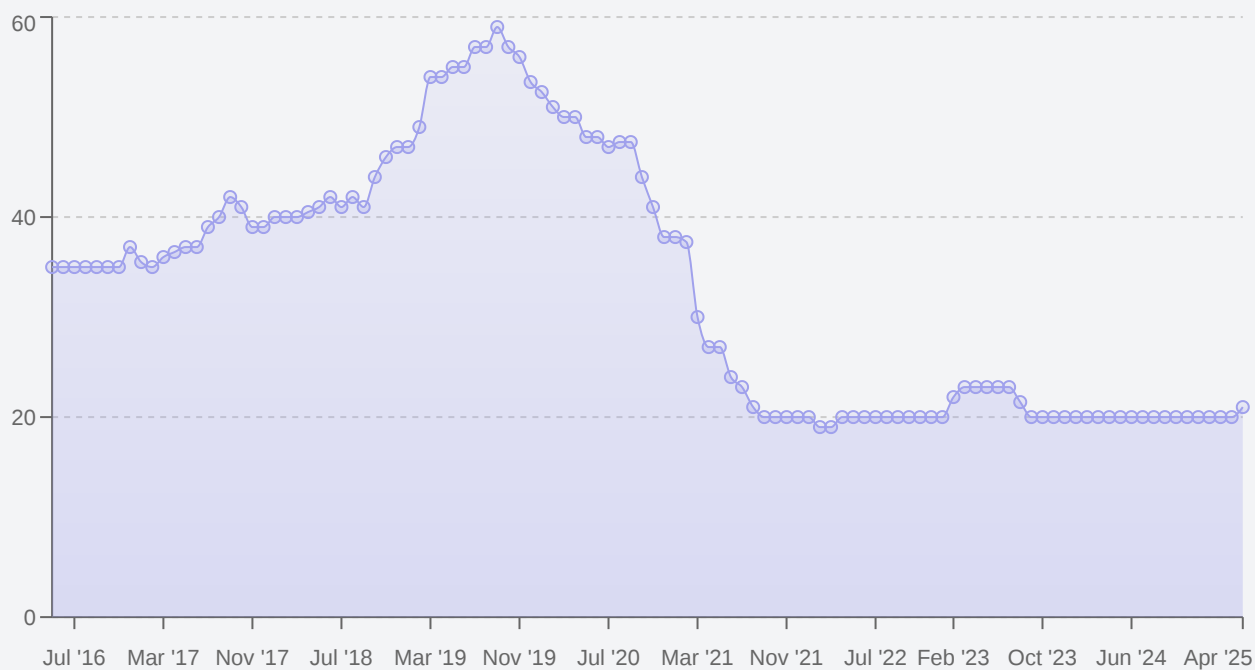
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Suburb Trends

Days on Market

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



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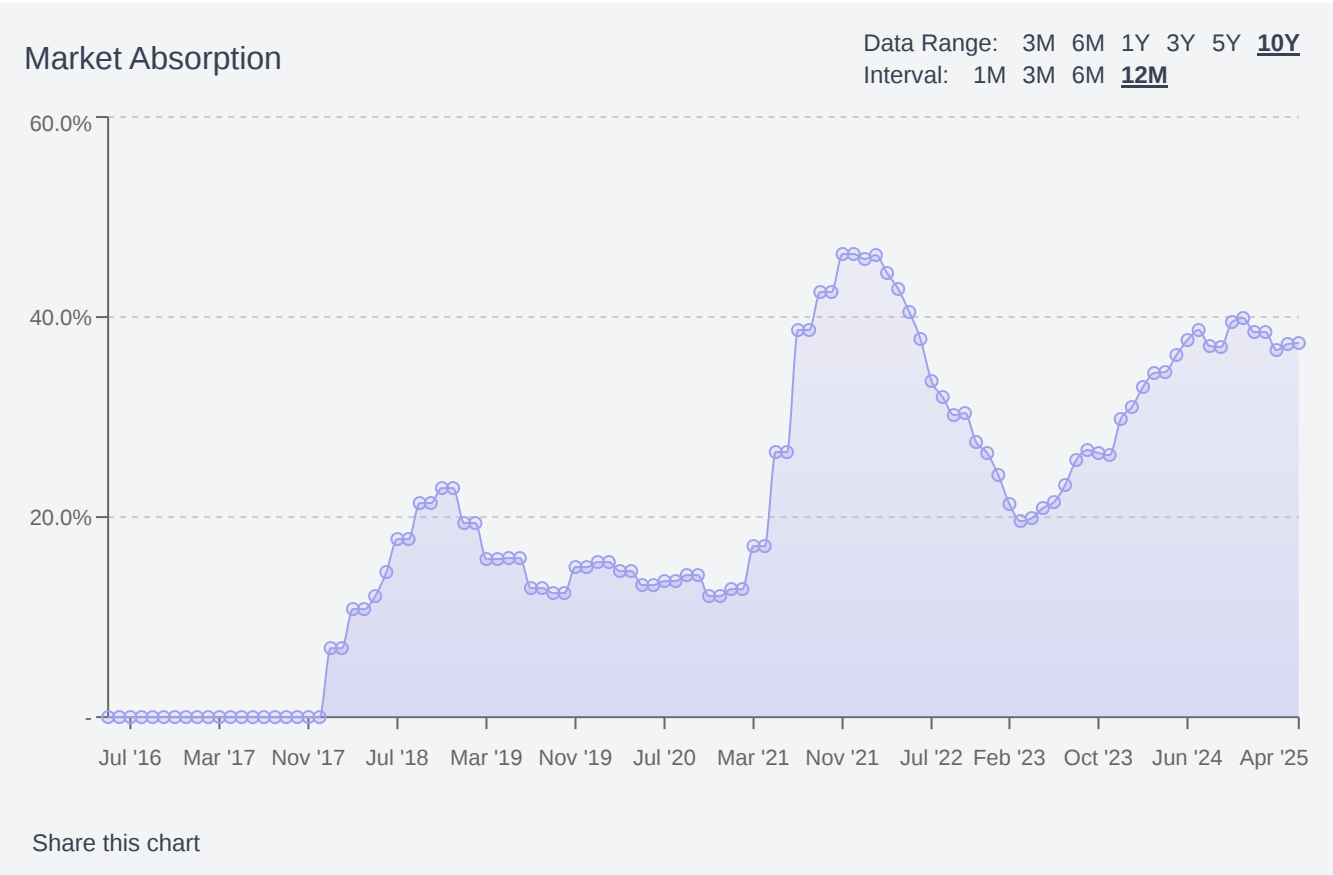
Sales Volume

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



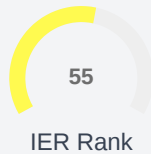
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Demographics

Demographic Insights help buyers assess a suburb's lifestyle and investment potential. High IRSAD scores indicate affluence, while age demographics shape local demand. Dominant occupations influence economic stability, and commute times affect liveability. Use these insights as a guide only.

Social Profile ?



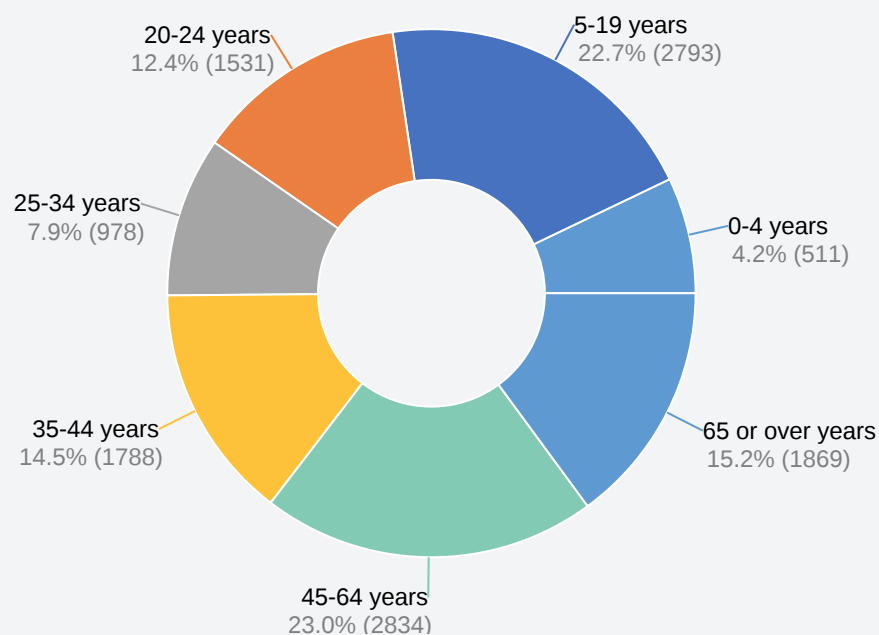
*Source: Socio-Economic Indexes for Areas (SEIFA) 2021.

Population Growth ?



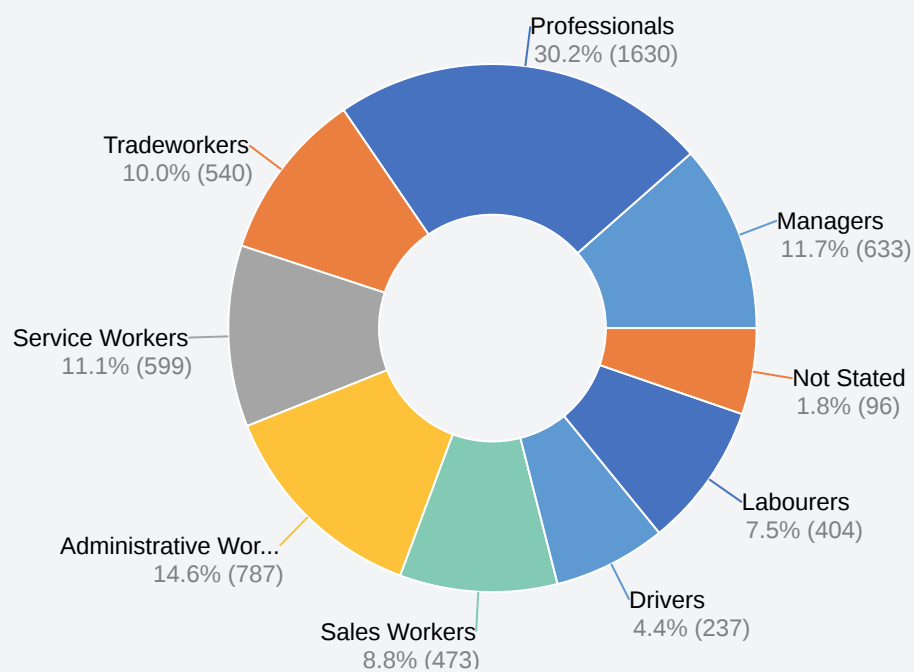
*Source: ABS Census 2021 and Estimated Resident Population.

Age Of Population

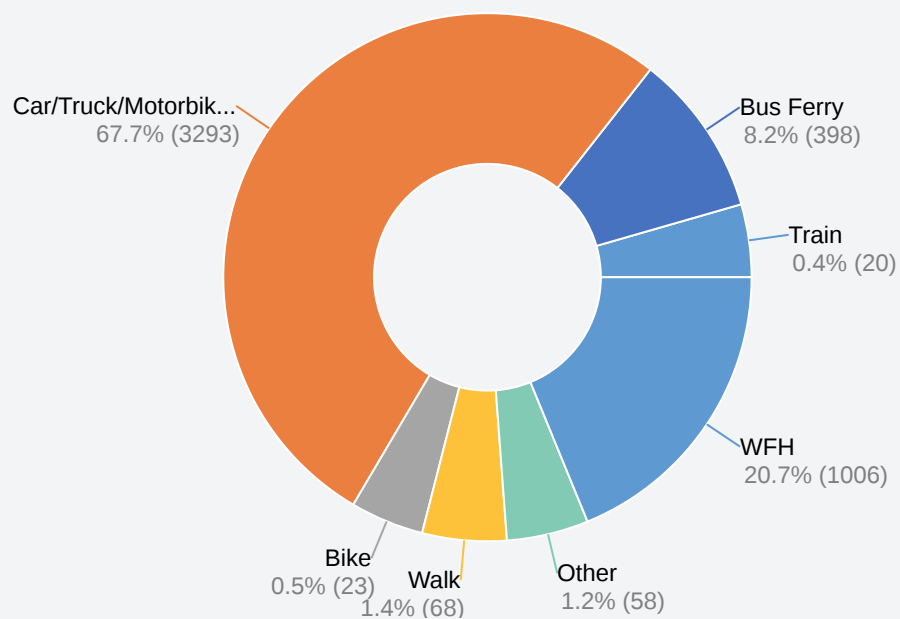


Demographics

Occupation






Commute



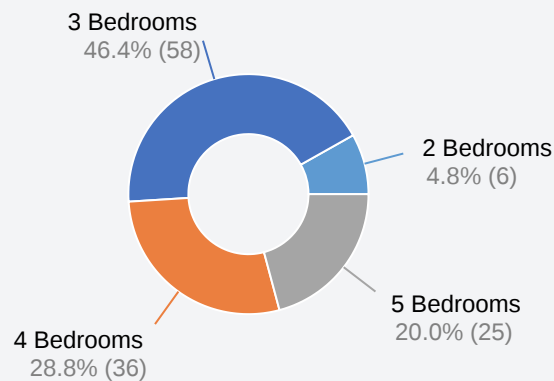
Comparable Sold Properties

Found 127 properties with a median price of \$1.27M. The average days on market for these properties was 15 days. The total sales volume amounted to approximately \$153M.

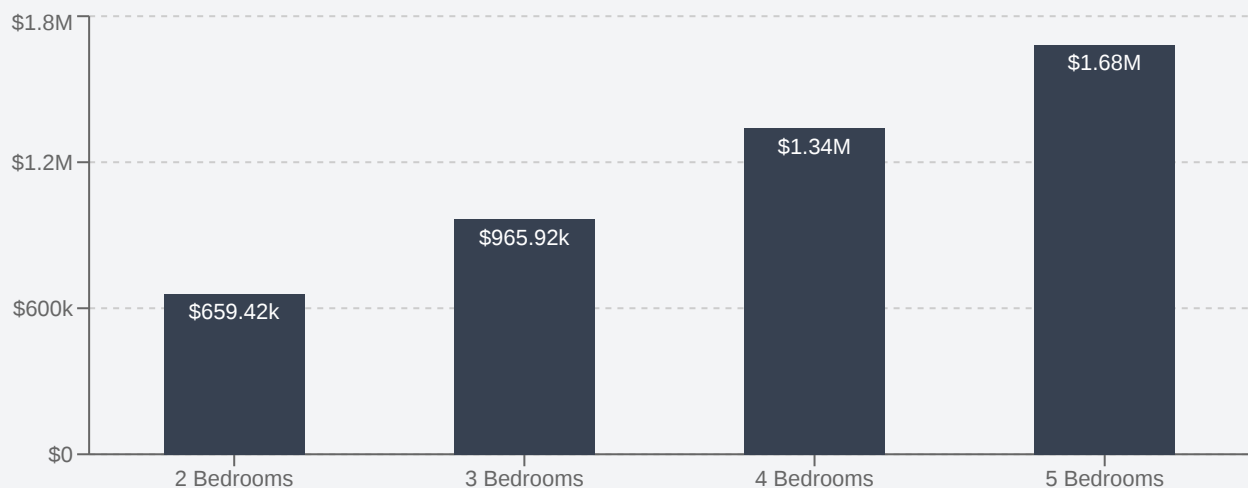
Price Band Breakdown ?

Price Band	Price Range	#	Area				DOM
● Low	\$537k to \$810k	31	154	3	2	1	14
● Low to Mid	\$810k to \$1.3M	31	487	3	2	2	16
● Mid to High	\$1.3M to \$1.5M	31	663	4	2	3	14
● High	\$1.5M to \$2.3M	31	660	4	2	2	15

Number of Sales by Bedroom Count



Median Sale Price by Bedroom Count



Market Activity



\$1,401,500

SOLD

8 Mindona Street
Wishart QLD 4122

Sale Date: 01/05/2025

Days on Market: 22

662m² -

4 2 2



\$700,000

SOLD

22/19 Fulton Street
Wishart QLD 4122

Sale Date: 07/04/2025

Days on Market: 10

- -

3 1 1



\$2,200,000

SOLD

17 Catania Street
Wishart QLD 4122

Sale Date: 01/05/2025

Days on Market: 35

440m² -

5 2 2



\$1,526,000

SOLD

30 Berkshire Crescent
Wishart QLD 4122

Sale Date: 22/03/2025

759m² -

4 2 2



\$1,282,500

SOLD

18 Malmrose Street
Wishart QLD 4122

Sale Date: 05/04/2025

Days on Market: 16

546m² -

3 2 1



\$802,000

SOLD

2/20 Flamingo Close
Wishart QLD 4122

Sale Date: 16/04/2025

Days on Market: 29

173m² -

3 2 2

Market Activity



\$1,140,000

SOLD

4 Avenell Street
Wishart QLD 4122

Sale Date: 16/03/2025

578m² -

3 1 2



\$1,180,000

SOLD

40 Redpath Street
Wishart QLD 4122

Sale Date: 15/03/2025

660m² 206m²

4 2 6



\$1,065,000

SOLD

123 Grie Street
Wishart QLD 4122

Sale Date: 28/04/2025

Days on Market: 45

546m² -

3 1 2



\$1,870,000

SOLD

25 Hummingbird Crescent
Wishart QLD 4122

Sale Date: 17/04/2025

Days on Market: 35

730m² -

5 3 2



\$1,810,000

SOLD

44 Mindona Street
Wishart QLD 4122

Sale Date: 29/03/2025

Days on Market: 19

686m² -

5 3 3



\$1,390,000

SOLD

31 Colombo Street
Wishart QLD 4122

Sale Date: 17/04/2025

Days on Market: 42

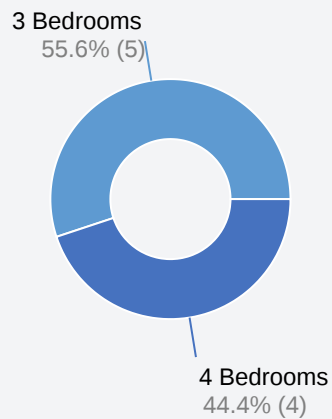
597m² 291m²

3 2 3

Comparable Rental Properties

Found 9 properties with a median price of \$660. The average days on market for these properties was 127 days. The total sales volume amounted to approximately \$6.46k. Sale prices ranged from a low of \$600 to a high of \$880.

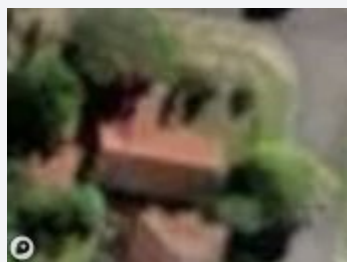
Number of Rentals by Bedroom Count



Median Rental Price by Bedroom Count



Market Activity



\$830 Weekly

FOR RENT

29 Frinton Street
Wishart QLD 4122

Listed: 14/05/2025

-  - 

4  2  2 





\$720 Mansfield & Wishart catchments

FOR RENT

22 Anise Street
Wishart QLD 4122

Listed: 08/05/2025

Days on Market: 6

-  - 

4  2  2 



\$635.00 p/w

FOR RENT

5 Weelsby Close
Wishart QLD 4122

Listed: 29/04/2025

Days on Market: 15

725m²  - 

3  1  2 



\$850 Per Week

FOR RENT

32 CUMMIN STREET
Wishart QLD 4122

Listed: 16/04/2025

Days on Market: 28

800m²  - 

4  2  3 



\$640 Per Week


FOR RENT

254A Wishart Road
Wishart QLD 4122

Listed: 16/04/2025

Days on Market: 28

-  - 

3  1  2 



\$880 Weekly

FOR RENT

5 CRAIG
Wishart QLD 4122

Listed: 03/04/2025

Days on Market: 41

654m²  - 

4  3  5 

Market Activity



\$600 per week

FOR RENT

1 Koola Street
Wishart QLD 4122

Listed: 28/10/2024
Days on Market: 198



3 1 2



\$650 Weekly

FOR RENT

62 Coora Street
Wishart QLD 4122

Listed: 23/04/2024
Days on Market: 386



3 2 3



\$660 per week

FOR RENT

ID:21128384/409 Wishart Road
Wishart QLD 4122

Listed: 01/03/2024
Days on Market: 439



3 2 1

Comparable For Sale Properties

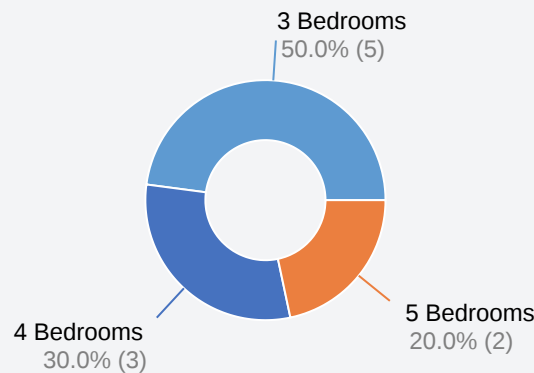
Found 10 properties with a median price of \$1.39M. The average days on market for these properties was 117 days. The total sales volume amounted to approximately \$5.63M.

Price Band Breakdown ?

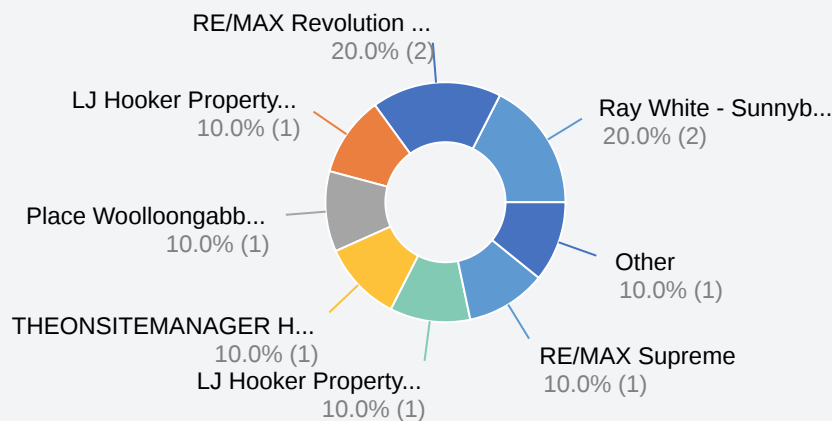
No Price Available: 6

Price Band	Price Range	#	Area				DOM
● Low	\$850k to \$850k	1	149	3	2	1	6
● Low to Mid	\$850k to \$1.1M	1	524	3	1	2	N/A
● Mid to High	\$1.1M to \$1.7M	1	671	4	3	3	8
● High	\$1.7M to \$2M	1	N/A	4	3	2	1

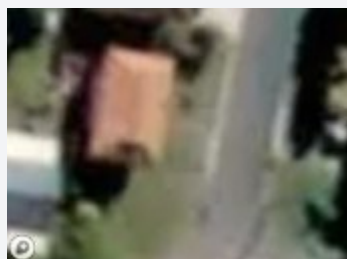
Number of For Sale Properties by Bedroom Count



Agency Market Share



Market Activity



Offers above \$1,075,000

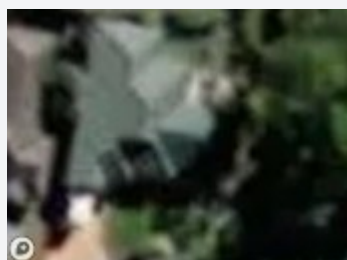
FOR SALE

4 Fair Street
Wishart QLD 4122

Listed: 14/05/2025

524m²  - 

3  1  2 





Price By Negotiation

FOR SALE

25 Catania Street
Wishart QLD 4122

Listed: 13/05/2025

Days on Market: 1

-  - 

4  3  2 



Make an Offer

FOR SALE

75/80 COORA STREET
Wishart QLD 4122

Listed: 08/05/2025

Days on Market: 6

149m²  - 

3  2  1 



Auction

FOR SALE

7 Catania Street
Wishart QLD 4122

Listed: 06/05/2025

Days on Market: 8

671m²  - 

4  3  3 



Auction

FOR SALE

8 Sherwood Place
Wishart QLD 4122

Listed: 06/05/2025

Days on Market: 8

748m²  - 

5  2  4 




FOR SALE

FOR SALE

44/28 Coora Street
Wishart QLD 4122

Listed: 31/03/2025

Days on Market: 44

-  - 

3  2  1 

Market Activity



Under Contract

18 Andree Place
Wishart QLD 4122

665m² -

FOR SALE

Listed: 17/03/2025
Days on Market: 58

4 2 2



SOLD!

32 Malmrose Street
Wishart QLD 4122

546m² -

FOR SALE

Listed: 27/02/2025
Days on Market: 76

3 2 2



Under Contract By MIKE HO

54 Cummin Street
Wishart QLD 4122

1130m² 384m²

FOR SALE

Listed: 25/02/2025
Days on Market: 78

5 2 3



Under Contract Prior To Auction

310 Ham Road
Wishart QLD 4122

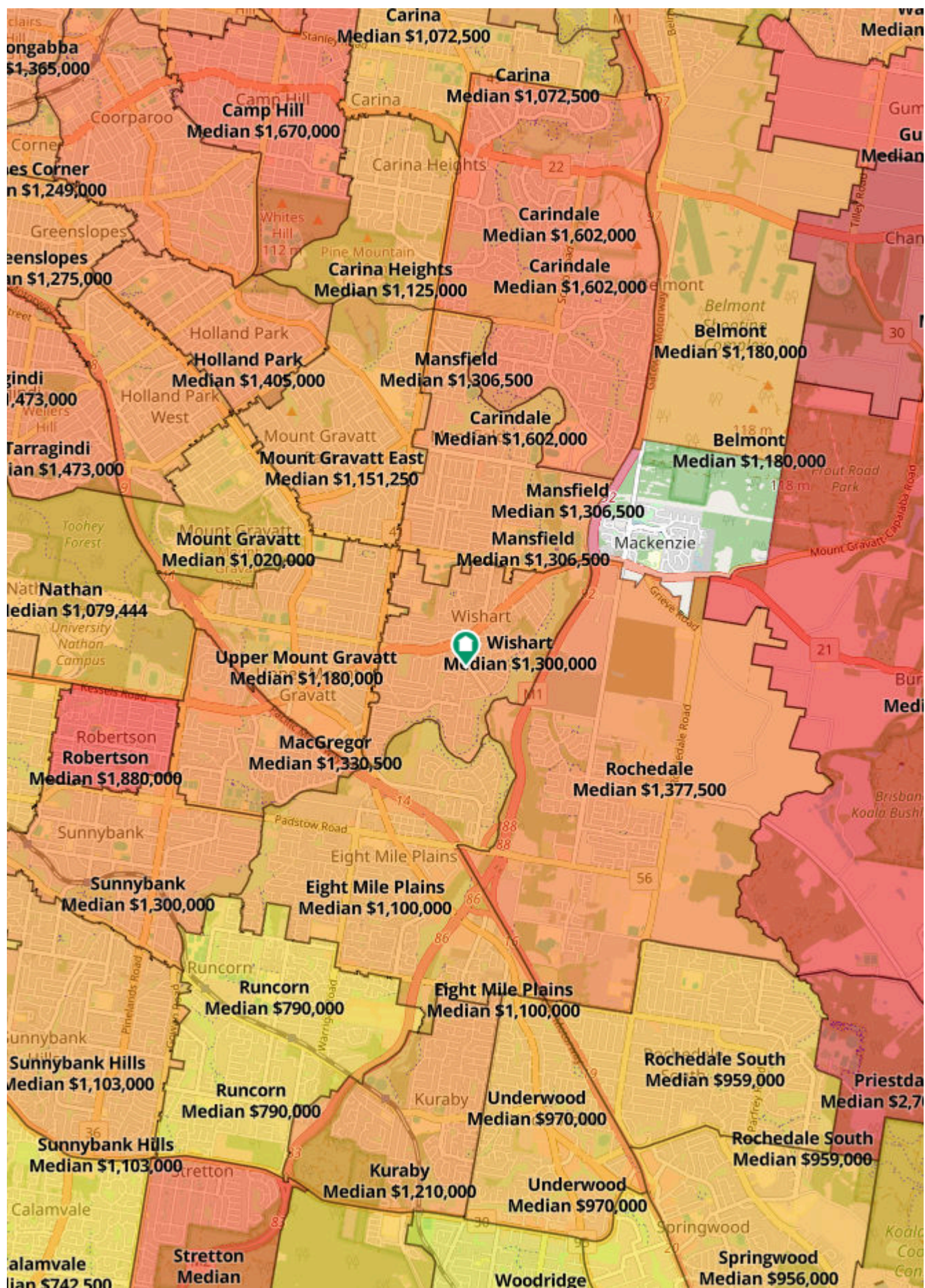
3171m² -

FOR SALE

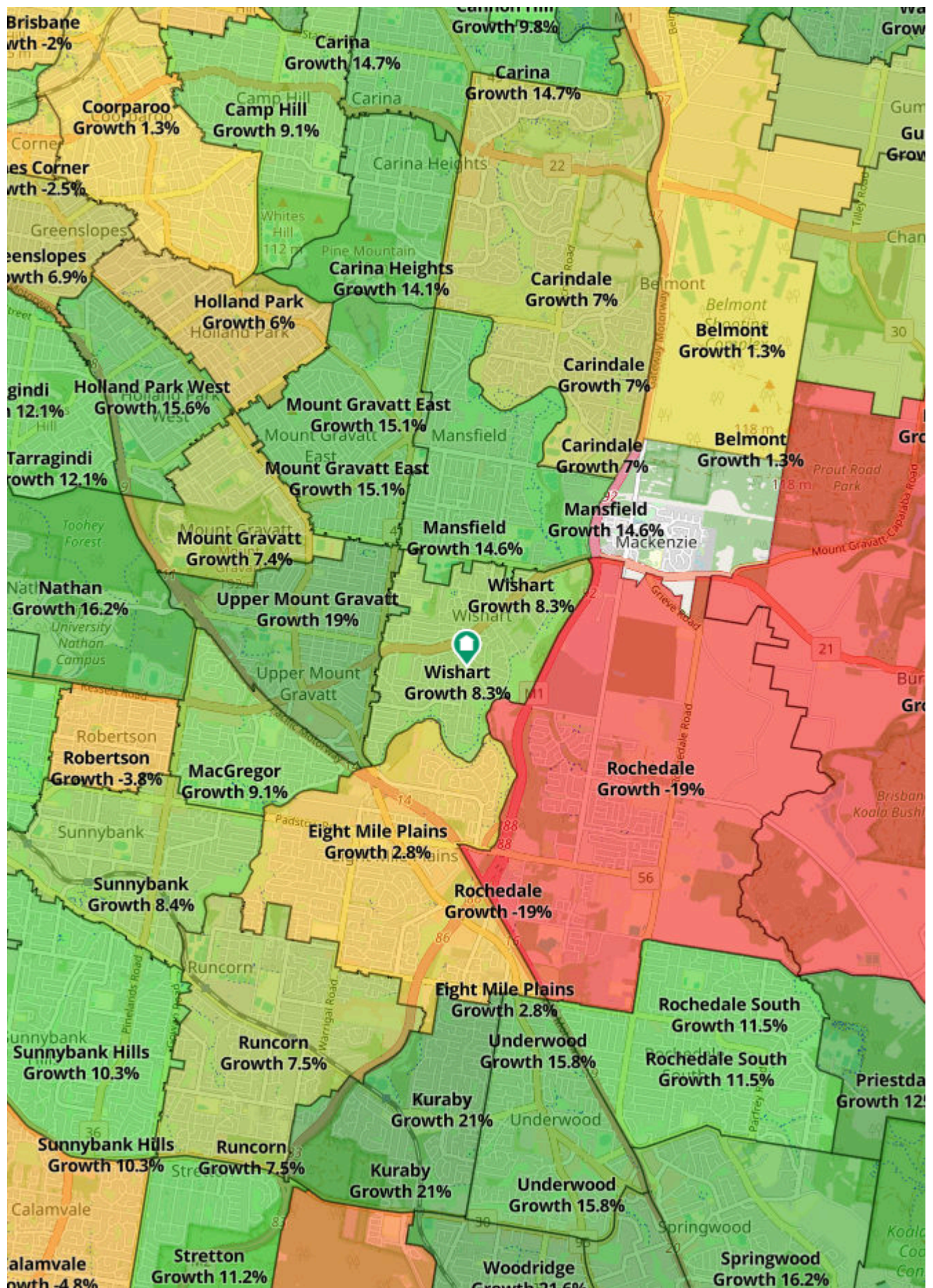
Listed: 06/12/2022
Days on Market: 890

3 2 2

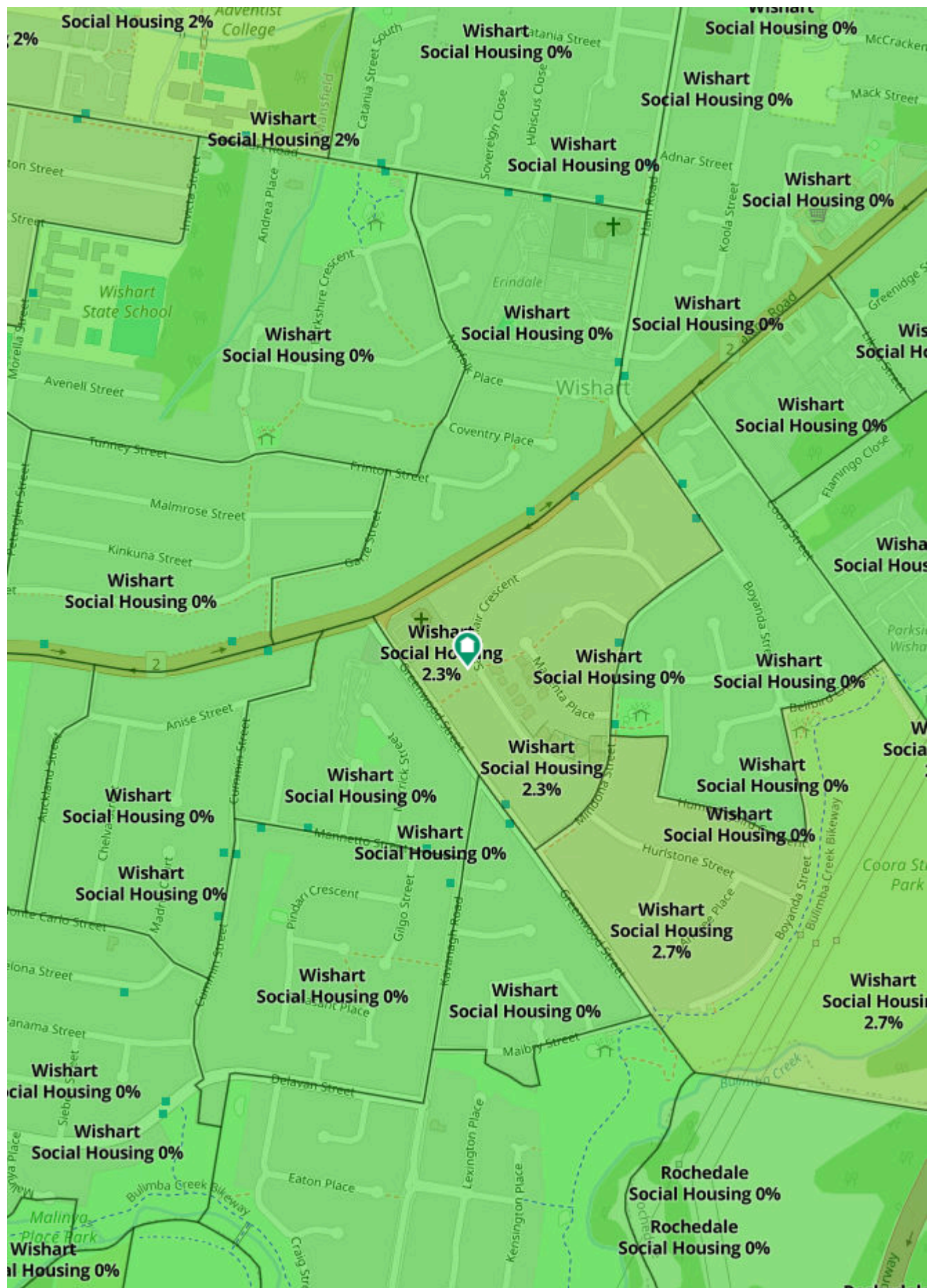
Heatmaps - Suburb \$ Median



Heatmaps - Suburb % Growth (12M)



Heatmaps - Social Housing (SA1)



Disclaimers

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