

Property Appraisal

PREPARED FOR THE OWNERS · OCTOBER 2026

27 Riverbend Terrace, Bulimba

4 bed · 3 bath · 2 car · pool · 405sqm · built 2014

BULIMBA HOUSE MEDIAN	BULIMBA HOUSES · 10-YEAR GROWTH
$2.20m	+98%

Your home

LAND

Standard Bulimba lot **405sqm**

FLOOR AREA

Two storey, 4 bed, 3 bath **206sqm**

BUILT

12 years old, 2 car, pool **2014**

RENTAL ESTIMATE

Bulimba 4-bed median **$1,400/wk**

What buyers will see

A 2014 two-storey home: no renovation needed, unlike much of Bulimba's 4-bed stock.

Three bathrooms, which is rare at this price point.

An inground pool: Bulimba buyers expect one above $2.2m.

No character overlay, so buyers can extend or renovate freely.

Walk to Oxford Street and the Apollo Rd CityCat, with the Bulimba Barracks riverfront precinct under way nearby.

Flood: Brisbane River FPA5, the lowest-likelihood band. A FloodWise report answers buyer questions up front.

Your home's history

$0.59m	$1.04m	+98%
Land, Jun '13	Bought new, Jun '14	Bulimba houses, 10 yrs

Source: Stash Property, 28 Oct 2026. The address is fictional and images are AI-generated.

Your market

YOUR COMPETITION · 4–5 BED HOMES FOR SALE NEARBY

Listing	Home	Asking	Days	Campaign so far
7 Myuna St, Balmoral	4/2 · 403sqm	Offers over $2.69m	**27**	Deadline 19 Oct passed
67 Dobson St, Ascot	4/3 · 405sqm	$2.60m	**55**	Was offers over $2.90m
38 Balowrie St, Hamilton	4/3 · 405sqm	$2.58m	**104**	Auction, then $2.60m+
34 Hipwood Rd, Hamilton	4/2 · 433sqm	Offers from $2.90m	**68**	By negotiation, now priced
13 Shakespeare St	5/4 · 587sqm	Offers from $2.99m	**52**	Deadline 30 Sep passed
192 Brisbane St	5/4 · 804sqm	For sale	**28**	Top offers 24 Oct passed

Four of the six have passed a deadline or auction unsold. Buyers are active but price-sensitive.

BULIMBA HOUSE MARKET · STASH PROPERTY

Measure	Now	Context
Median price	$2.20m	12 months to Sep ’26; 4-bed upper quartile $2.64m+
2-year trend	$1.78m → $2.20m	Annual medians Sep ’24 to Sep ’26 (+24%)
12-month growth	+8.9%	4-bed +2.3% · 5-bed +13.8%
Days on market	27 days	44 days in the Sep ’26 quarter: slowing
Houses for sale	17	9 new in 30 days; 4 listed over 60 days
Sales, 12 months	98	7 since August
Auction clearance	51%	Competitive pricing matters
Stock · vacancy	0.9% · 1.5%	Low supply, tight rentals
Long-run growth	+98.5% in 10 yrs	3-yr CAGR 11.2% · 10-yr CAGR 7.1%

What supports value in Bulimba

- 4.1km to the Brisbane CBD, with the CityCat and Oxford Street on the doorstep
- Population up 13.8% in 10 years (7,623 residents)
- Median household income $2,805/wk; 75% of houses owner-occupied
- Socio-economic advantage (IRSAD) in Australia's top 1% of suburbs
- Local government schools average the 90th ICSEA percentile
- Bulimba Barracks riverfront redevelopment adding new amenity

Address fictional. Sales and market data from Stash Property, 28 Oct 2026.

Recent sales near you

The most relevant house sales within 500m this year. On the next page each one is adjusted to match your home, and we show how much each has gained in value.

COMPARABLE SALES · WITHIN 500M · 2026



68 Princess St · 471m away

4 bed · 2 bath · 400sqm · 1920 · pool

Sold $2.17m · Jul ’26



17 Shakespeare St · 286m away

5 bed · 3 bath · 463sqm · 2016 · pool

Sold $3.10m · Sep ’26 · 11 days on market



6 Wordsworth St · 473m away

5 bed · 3 bath · 400sqm · 2000 · no pool

Sold $1.90m · Jul ’26 · 24 days on market



14 McConnell St · 140m away

2023 rebuild · 332sqm floor (yours 206)

Sold $3.51m · Sep ’26 · 81 days on market

YOUR CLOSEST COMPETITION · 4-BED HOMES FOR SALE NOW



$2.69m

7 Myuna St · deadline passed



$2.58m

38 Balowrie St · 104 days



$2.60m

67 Dobson St · was $2.90m

Images are AI-generated for illustration; live reports use Stash listing photos. Prices and days from Stash Property, 28 Oct 2026.

Compared with your home

Each sale is adjusted to your home: land $800/sqm · bathroom $40k · car space $20k · pool $65k · floor area $3,000/sqm where recorded. Your home: 405sqm, 3 bath, 2 car, pool, 206sqm.

Sale	Sold	Land	Bath	Car	Pool	Floor	Adjusted	Rating
14 McConnell St	$3.51m	–	–	–	–	-$378k	**$3.13m**	**HIGH**
68 Princess St	$2.17m	+$4k	+$40k	–	–	+$18k	**$2.23m**	**HIGH**
17 Shakespeare St	$3.10m	-$46k	–	–	–	-$219k	**$2.83m**	**MED**
86 Brisbane St	$3.33m	-$36k	–	–	–	n/a	**$3.29m**	**MED**
6 Wordsworth St	$1.90m	+$4k	–	+$20k	+$65k	-$90k	**$1.90m**	**MED**

Adjusted = what each sale would likely have fetched if it were your home. HIGH = closest match on size, age and location; MED = useful but less alike. 86 Brisbane St has no floor area recorded, so its adjusted value is likely on the high side. How these combine into a price is on page 6.

Your home in context

$1.04m

What you paid, new, Jun ’14

7.1% a year

Bulimba house growth, 10-yr average

+8.9%

Bulimba houses, last 12 months

How these homes have changed in value

17 Shakespeare St · +100%

$1.55m Mar ’16 → $3.10m Sep ’26. Same 2016 home: pure market growth.

68 Princess St · +91%

$1.14m Oct ’20 → $2.17m Jul ’26. Extended from 3 to 4 bed in between.

6 Wordsworth St · +65%

$1.15m Mar ’21 → $1.90m Jul ’26. Largely unchanged home.

14 McConnell St · rebuilt

$0.58m Aug ’11 → $3.51m Sep ’26. Knocked down and rebuilt in 2023.

Also: 7 Myuna St sold for $2.61m in Aug ’25 and is now asking offers over $2.69m (+3% in 14 months). Prior and recent sale prices from Stash Property.

Our appraisal

We weight the closest sales most, the wider group next, and use Stash's automated valuation as a check.

HOW WE WEIGHT THE EVIDENCE

Evidence	Value	Weight
Closest matches: 14 McConnell, 68 Princess (HIGH)	**$2.68m**	60%
Wider group: 3 sales (MED)	**$2.67m**	30%
Stash automated valuation (AVM)	**$2.47m**	10%
Weighted value	**$2.66m**	100%

The AVM sits lower because it can't see your pool, third bathroom or 2014 build quality, so it carries the least weight. The range runs from 3% below to 5% above the weighted value, to allow for condition and presentation, which we confirm at inspection.

OUR APPRAISAL · LIKELY SELLING RANGE

$2.58m – $2.79m

27 Riverbend Terrace, Bulimba, in today's market, well presented

WEIGHTED VALUE	SUGGESTED PRICE GUIDE	STASH AVM
$2.66m	**Offers over $2.50m**	**$2.47m**

Why the guide sits below the range

Bulimba buyers are active but price-sensitive. Four of the six competing homes have passed a deadline or auction unsold, and days on market rose to 44 in the September quarter. A guide of offers over $2.50m puts your home in front of every buyer searching from $2.5m, and lets competition carry the price into the range.

Your reserve and sale method are your call. We'll talk both through with you.

This appraisal is an opinion of likely selling price based on comparable sales and market data from Stash Property as at 28 October 2026. It is not a formal valuation and should not be relied on for lending. The address is fictional and images are AI-generated for illustration.