

Pre-Appraisal Briefing

AGENT USE ONLY · EVIDENCE TO TAKE INTO THE APPRAISAL

27 Riverbend Terrace, Bulimba

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

STASH AVM	INDICATIVE RANGE · SUBJECT TO INSPECTION
$2.47m	**$2.58m – $2.79m**

dwellicious.

Prepared by Dwellicious

28 October 2026

The property

WEIGHTED VALUE

15 sales within 1km, adjusted **$2.66m**

STASH AVM

High confidence ($2.10m–$2.85m) **$2.47m**

OWNER HOLD

Bought $1.04m, Jun '14 **12 yrs**

RENTAL ESTIMATE

~2.7% gross yield **$1,400/wk**

Property profile

27 Riverbend Terrace, Bulimba (fictional)

Detached house, two storey
4 bed · 3 bath · 2 car · inground pool
405sqm land · 206sqm floor area
Built 2014

Zone: low density residential, no character overlay

Flood: Brisbane River FPA5 (lowest-likelihood band). No overland flow mapped.

No bushfire, heritage or biodiversity overlays

Nearby: walk to Oxford St and the Apollo Rd CityCat; Bulimba Barracks riverfront precinct under way

Sales history

$0.59m	$1.04m	$2.66m
Land, Jun '13	Bought new, Jun '14	Today est. (+156%)

Source: Stash Property, Bulimba houses, 28 Oct 2026. Address fictional; images AI-generated.

Comparable sales

Each sale adjusted to this home: land $800/sqm, bathroom $40k, car $20k, pool $65k, floor area $3,000/sqm. Weighted 60/30/10 with the AVM = $2.66m.

RECENT COMPARABLE SALES · WITHIN 1KM



68 Princess St · 471m away

4 bed · 2 bath · 400sqm · 1920 · pool

$2.17m Jul ’26 · adjusted $2.23m



17 Shakespeare St · 286m away

5 bed · 3 bath · 463sqm · 2016 · pool

$3.10m in 11 days · adjusted $2.83m



6 Wordsworth St · 473m away

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

$1.90m in 24 days · adjusted $1.90m



14 McConnell St · 140m away

2023 rebuild · 332sqm floor (ours 206)

$3.51m in 81 days · adjusted $3.13m

CURRENTLY ON THE MARKET · 4-BED HOMES NEARBY



$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.

Where the evidence points

Each sale is adjusted to this home: land $800/sqm · bathroom $40k · car space $20k · pool $65k · floor area $3,000/sqm where recorded. Subject: 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**
HIGH average (n=2)							**$2.68m**	60%
MED average (n=3)							**$2.67m**	30%
Stash AVM							**$2.47m**	10%
Weighted value							**$2.66m**	= weighted

No sale met every HIGH test (same beds, land ±20%, era ±15 yrs, within 800m), so the two closest were promoted. 86 Brisbane St has no floor area recorded and may overstate the MED average by about $0.1m. Indicative range: weighted -3% to +5% = $2.58m–$2.79m, before condition and finish are seen.

Nearby sales that aren't like-for-like

51 McConnell St · $7.61m

Riverfront with a jetty, 2025 build. Not comparable.

40 Bulimba St · $3.90m

1,014sqm of land: priced as a site, not a house.

86 Brisbane St · $3.33m

New luxury 5-bed; passed in at auction, 235 days across two campaigns.

99 Bulimba St · $3.60m

549sqm character home, 5 bed. A different buyer.

Prices are actual sale prices from Stash Property. Adjusted values in the table convert each sale to this home.

Competition and market

ON THE MARKET NOW · 4–5 BED HOMES 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. Larger 5-beds are asking the same money.

BULIMBA HOUSES · STASH PROPERTY

Measure	Now	Context
Median price	$2.20m	4-bed upper quartile is $2.64m+
12-month growth	+8.9% all houses	4-bed +2.3% · 5-bed +13.8%
Days on market	50 days (recent sales)	27-day median over 12 months
Houses for sale	17	9 new in 30 days; 4 listed over 60 days
Sales since August	7	98 over the past 12 months
Auction clearance	51%	Bulimba houses, 12 months
Long-run growth	3-yr CAGR 11.2%	10-yr CAGR 7.1%

To confirm at the appraisal

Condition and finish, and any work done since 2014 · Floor area and layout against the 206sqm on record · Pool approval and safety certificate · BCC FloodWise report for the address · The owners' plans and timing. These will move the value within (or outside) the indicative range.