DWELLICIOUS
Agency logo placeholder · prepared by [Agent name] · 28 October 2026

PREPARED FOR THE OWNERS · OCTOBER 2026

Property Appraisal

27 Riverbend Terrace, Bulimba

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

OUR APPRAISAL · LIKELY SELLING RANGE	BULIMBA HOUSE MEDIAN	BULIMBA HOUSES · 10 YEARS
$2.58m – $2.79m	$2.20m	+98%

SAMPLE REPORT · The address is fictional. Market data from Stash Property as at 28 October 2026.

Your home

A 2014 two-storey family home with three bathrooms and a pool, on a standard Bulimba lot.

LAND	FLOOR AREA	BUILT	RENTAL ESTIMATE
405 sqm	206 sqm	2014	$1,400/wk
Standard Bulimba lot	Two storey · 4 bed · 3 bath	12 years old · 2 car · pool	Bulimba 4-bed median

Your home's history

Event	Date	Price	Note
Land purchase	Jun '13	$0.59m	Vacant lot
Bought new	Jun '14	$1.04m	House and land, completed 2014
Bulimba houses since	10 years	+98%	7.1% a year (10-yr CAGR)

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.

Photography placeholder. Live reports drop in the Stash listing photos here (front elevation, pool, kitchen). This mock has no imagery, to show the layout without Canva.

Your market

Buyers are active but price-sensitive: four of six nearby competitors have passed a deadline or auction unsold.

YOUR COMPETITION · 4–5 BED HOMES FOR SALE NEARBY

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

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 to $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

Recent sales near you

The most relevant house sales within 500m this year. Each is adjusted to your home on the next page.

COMPARABLE SALES · WITHIN 500M · 2026

Sale	Distance	Home	Sold	Price	Days
14 McConnell St	140m	2023 rebuild · 332 sqm floor (yours 206)	Sep '26	$3.51m	81
17 Shakespeare St	286m	5 bed · 3 bath · 463 sqm · 2016 · pool	Sep '26	$3.10m	11
68 Princess St	471m	4 bed · 2 bath · 400 sqm · 1920 · pool	Jul '26	$2.17m	28
6 Wordsworth St	473m	5 bed · 3 bath · 400 sqm · 2000 · no pool	Jul '26	$1.90m	24
86 Brisbane St	<500m	New 2023 build · floor area not recorded	2026	$3.33m	235

YOUR CLOSEST COMPETITION · 4-BED HOMES FOR SALE NOW

7 MYUNA ST · DEADLINE PASSED
$2.69m
4 bed · 2 bath · 403 sqm · built 2012

38 BALOWRIE ST · 104 DAYS
$2.58m
4 bed · 3 bath · 405 sqm

67 DOBSON ST · WAS $2.90M
$2.60m
4 bed · 3 bath · 405 sqm

Read-across: the three closest 4-bed competitors are asking $2.58m–$2.69m and have not sold at those levels yet. Your home's extra bathroom, pool and 2014 build give it an edge at the same money.

Live reports show Stash listing photos as cards here. Prices and days from Stash Property, 28 October 2026.

Compared with your home

Each sale is adjusted to what it would likely have fetched if it were your home.

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

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 = 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.



Grey = sale price · Navy = adjusted to your home · Shaded = likely selling range

How these homes have changed in value

Home	Before	After	Change	What changed
17 Shakespeare St	$1.55m Mar '16	$3.10m Sep '26	+100%	Same 2016 home: pure market growth
68 Princess St	$1.14m Oct '20	$2.17m Jul '26	+91%	Extended from 3 to 4 bed in between
6 Wordsworth St	$1.15m Mar '21	$1.90m Jul '26	+65%	Largely unchanged home
14 McConnell St	$0.58m Aug '11	$3.51m Sep '26	rebuilt	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).

WHAT YOU PAID, NEW, JUN '14
$1.04m

BULIMBA HOUSE GROWTH, 10-YR AVG
7.1% a year

BULIMBA HOUSES, LAST 12 MONTHS
+8.9%

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
$2.66m

SUGGESTED PRICE GUIDE
Offers over $2.50m

STASH AVM
$2.47m
Low confidence on features

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.