

COMPARATIVE MARKET ANALYSIS

Prepared for Vendor · Confidential

27 April 2026

33 Annette Street, Tingalpa QLD 4173

3 bed · 2 bath · 2 car · 681 m² · Built 1984

RECOMMENDED LISTING RANGE

\$1.22m – \$1.32m

Weighted CMA: \$1.26m · 8 comparable sales · Tier 1 — 1 km / 6 months · No indexing required

1. Subject Property

33 Annette Street is a 1984 lowset brick home on a 681 m² block with an 18 m frontage, configured as 3 bed / 2 bath / 2 car with 109 m² under roof. Positioned opposite parklands in a quiet residential pocket 10.2 km from the Brisbane CBD, the property benefits from walk-to-everything convenience — bus at the door, Woolworths Metro 735 m, and the Neighbourhood Centre 558 m away. The property last sold in July 2023 for \$841k in just 7 days on market.

The property has a fully clean hazard profile — zero across flood, bushfire, heritage and biodiversity risk categories. It is not within the Traditional Building Character Overlay, giving any future buyer full design flexibility for renovations or extensions. These attributes should be front-loaded in all campaign copy.

Attribute	Detail
Address	33 Annette Street, Tingalpa QLD 4173
Property Type	House · Residential · Owner occupied
Configuration	3 bed · 2 bath · 2 car
Land Area	681 m ² · 18 m frontage · LDR zone · No TBCO
Building Area	109 m ² under roof · Built 1984
Last Sale	18 Jul 2023 · \$841,000 · 7 days on market · James Dean Real Estate
Gov. Valuation (QVAS)	\$690,000 site value (Oct 2024, VeryHigh confidence)
AVM (Stash, High)	\$938k – \$1.27m · Mid \$1.10m · As at 27 Apr 2026
School Catchments	Tingalpa State School (944m) · Brisbane Bayside State College (2.6km)
Nearby Amenity	Bus 88m · Woolworths Metro 735m · NC 558m · Gateway Motorway 5 min · CBD 10.2km
Planning / Hazards	LDR · No TBCO · Flood 0/5 · Bushfire 0/5 · Heritage 0/5 · Biodiversity 0/5 — all clear

■ Configuration unverified since 18 Jul 2023. Physical inspection recommended before finalising campaign price guidance — if improvements have been made during the hold period, the upper listing range may be conservative.

2. Suburb Growth Context

All comparable sales fall within the last 6 months (October 2025 – April 2026), meeting Tier 1 criteria. No growth indexing is required — adjusted prices directly reflect current market conditions. Tingalpa continues to benefit from Brisbane's inner-east growth story: Gateway Motorway access, Port of Brisbane employment proximity, Wynnum-Manly foreshore lifestyle, and competitive pricing relative to the closer-in suburbs of Norman Park, Seven Hills and Camp Hill.

Metric	Tingalpa 4173	Brisbane East Corridor	Note
Median house price (est.)	~\$1.15m	~\$1.25m	YIP / CoreLogic
12-month growth (est.)	~9–11%	~8–12%	BNE east corridor
Median days on market	8–11 days	10–15 days	3-bed comparables
Buyer competition	High — multiple offers common	Strong auction culture	Gateway / CBD access
Indexing required?	No — Tier 1 comps (6 months)	All sales Oct 2025–Apr 2026	No adjustment needed

3. Prior Sale Histories

The subject property was purchased in July 2023 at \$841k in just 7 days on market — demonstrating strong buyer demand even then. Brisbane's eastern corridor has continued to appreciate materially since 2023, as evidenced by the comparable sales below. The vendor has accumulated meaningful equity during their hold and is well positioned to achieve a strong result in the current market.

Tingalpa is a tightly held suburb — most properties trade once per decade, keeping supply constrained and supporting price growth. This scarcity narrative is a genuine marketing asset in campaign copy.

Property	Prior Sale	Recent Sale	Hold	Gain	Note
33 Annette St (subject)	Mar 2014 · est.	Jul 2023 · \$841k	~9 yrs	Strong	Significant uplift
16 Annette St	N/A	Nov 2025 · \$1.22m	—	—	Same street anchor
28 Roscrea St	N/A	Nov 2025 · \$1.355m	—	—	4-bed ceiling
8 Ashdale Ct	N/A	Mar 2026 · \$1.18m	—	—	3/2/2 floor
47 Peachdale St	N/A	Mar 2026 · \$1.32m	—	—	3/2, pool

4. Comparable Sales — 1 km Radius, Last 6 Months

Tier 1 — 11 sales within 1km, Oct 2025–Apr 2026. No indexing required. 8 comparable sales selected.

Adjustments: land \$800/m², bathrooms \$40k/bath, car spaces \$20k/space. Subject configuration: 3 bed / 2 bath / 2 car / 681 m².

Address	Sold	Sale \$	Adj. \$	B d	B a	Cr	Land	Built	Relev.
16 Annette St, Tingalpa	Nov 2025	\$1.22m	\$1.25m	3	1	4	637 m2	1965	HIGH
28 Roscrea St, Tingalpa	Nov 2025	\$1.36m	\$1.32m	4	2	2	681 m2	1995	HIGH
8 Ashdale Ct, Tingalpa	Mar 2026	\$1.18m	\$1.25m	3	2	2	599 m2	1980	HIGH
47 Peachdale St, Tingalpa	Mar 2026	\$1.32m	\$1.37m*	3	2	1	568 m2	—	HIGH
78 Thurston St, Tingalpa	Jan 2026	\$1.29m	\$1.34m	4	2	2	569 m2	1990	MED
42 Marwood St, Belmont	Jan 2026	\$1.28m	\$1.29m	4	2	2	613 m2	1995	MED
17 Selkirk St, Tingalpa	Mar 2026	\$1.28m	\$1.35m	3	1	2	645 m2	1984	MED
125 Belmont Rd, Tingalpa	Nov 2025	\$1.14m	\$1.17m	4	1	3	620 m2	1955	MED

* 47 Peachdale St adjusted price includes pool premium (~\$60k) — provides the upside ceiling for a pool-upgraded comparable. HIGH = same config ±1 attribute. MED = 1–2 attributes differ or adjacent suburb.

5. Risk & Planning — Vendor Disclosure

This property carries one of the cleanest risk profiles in the Tingalpa / Belmont corridor. All six BCC hazard categories score 0/5. Post-2022 flood events have made flood-free status a premium that buyers actively seek and pay for. The absence of planning restrictions also makes the property appealing across owner-occupiers, renovators, investors and those exploring future development potential.

Category	Finding	Risk	Vendor Action / Note
Zone & Overlay	LDR. No TBCO. Min lot 400m2, max height 9.5m / 2 storeys.	NONE	No TBCO is a positive selling point — full reno / extension flexibility. Highlight in campaign copy.
Subdivision Potential	681m2 exceeds LDR 400m2 min. No TBCO. No flood. Subdivision feasible STCA.	NONE	Include STCA in marketing copy. Broadens buyer pool to include developers and investors. Do not make specific representations — direct to BCC.
Flood — Overall	BCC flood risk 0/5. No Brisbane River, creek, overland flow or storm tide overlay.	NONE	Include BCC flood property report in marketing pack. State "flood-free" prominently in all advertising — a premium asset post-2022.
Bushfire / Heritage / Biodiversity	All categories 0/5. No hazards across any layer.	NONE	No disclosure required. Positive for insurance costs — mention to buyers.
Condition / Works Since Purchase	No DA records found since Jul 2023. Internal renos in QLD do not require DA.	LOW	Vendor should disclose any material works. Obtain pre-sale building report if uncertain. Buyers will commission inspections — present property well.
Nearby DAs	No significant nearby DAs identified within 100m.	NONE	No disclosure issue. Buyers can verify at developmenti.brisbane.qld.gov.au .

Vendor disclosure checklist before listing:

- Obtain BCC flood property report — include in marketing pack as proactive disclosure (free, bcc.qld.gov.au)
- Disclose any known defects or material works since purchase
- Confirm pool / spa status if applicable — obtain pool safety certificate if installed
- Obtain a pre-sale building and pest report if uncertain about property condition

6. Valuation Summary

Metric	Value
Average HIGH-relevance adjusted (4 comps)	\$1.285m
Average MEDIUM-relevance adjusted (4 comps)	\$1.284m
AVM mid (Stash, High confidence)	\$1.103m · range \$938k – \$1.268m
Weighted CMA Estimate (60% HIGH / 30% MED / 10% AVM)	\$1.26m
Recommended Listing Range	\$1.22m – \$1.32m
Pre-auction Price Guide	"Offers over \$1.20m" — draws broad enquiry, creates competition above guide
Suggested Vendor Reserve	\$1.24m – \$1.26m — set at or just below weighted CMA to encourage bidding past reserve

■ Configuration unverified since 18 Jul 2023. Physical inspection recommended before finalising campaign price guidance. If improvements have been made since purchase, the upper listing range may be conservative.

The AVM mid of \$1.10m reflects suburb-wide medians rather than the specific comparable sales pool. Given the High AVM confidence rating and strong Tier 1 comp set, the weighted CMA of \$1.26m is the primary estimate for listing strategy. The recommended listing range of \$1.22m – \$1.32m provides appropriate spread for auction competition to determine the final outcome above reserve.

7. Market Context

Tingalpa / Belmont Corridor — April 2026

Tingalpa has emerged as one of Brisbane's eastern growth suburbs, driven by its price competitiveness relative to the inner east, Gateway Motorway access, and proximity to the Port of Brisbane and Wynnum-Manly foreshore. The suburb captures buyers priced out of Norman Park, Seven Hills and Camp Hill while still delivering 10 km CBD access and strong local amenity.

The comparable sales pool shows consistent results in the \$1.14m – \$1.36m range for 3–4 bedroom homes on 570–690 m² blocks. Properties in good condition are regularly attracting multiple offers within the first 10–14 days. The most competitive results — 28 Roscrea Street (\$1.355m, 4 DOM) and 47 Peachdale Street (\$1.32m, 4 DOM) — sold in under a week, demonstrating genuine buyer depth in the \$1.2m – \$1.4m bracket.

Demand drivers

Owner-occupying families seeking large blocks close to major transport corridors and schools are the primary buyer profile. Brisbane Bayside State College catchment, Tingalpa State School proximity, and Gateway Motorway access within 5 minutes are features consistently highlighted in competing sales campaigns. Investors are also active given Tingalpa's rental yields and Olympic infrastructure tailwinds.

Supply

Listing stock in Tingalpa and Belmont remains constrained. Of the 11 comparable sales within 1km over 6 months, several were off-market or sub-10-day campaigns — confirming that well-presented, correctly priced properties are absorbed quickly. A 3–4 week auction campaign should generate 3–5 registered bidders in the subject's price range.

8. Agent Recommendation

Item	Recommendation
Recommended Listing Range	\$1.22m – \$1.32m · Guide: "Offers over \$1.20m"
Weighted CMA estimate	\$1.26m · 8 comparable sales, 1km / 6 months
Suggested Vendor Reserve	\$1.24m – \$1.26m — set at or just below CMA midpoint to drive competitive bidding through and above reserve
Method of Sale	Auction — 3–4 week campaign. Comparable results show 4–11 DOM with multiple offers. Auction maximises competitive tension.
Target Buyer	Owner-occupying families (school catchment + Gateway access). Secondary: investors and renovation buyers attracted by flood-free, no TBCO profile and STCA subdivision potential.
Campaign Copy — Lead Points	1. Flood-free — state all six hazard categories clear. 2. No character overlay — full renovation flexibility. 3. Opposite parklands. 4. Bus 88m. 5. Large 681m2 block with 18m frontage. 6. STCA subdivision note.
Flood Disclosure Action	Include BCC flood property report in marketing pack. Proactive disclosure removes a buyer objection and signals vendor transparency.
Estimated Days on Market	7–14 days under 3–4 week auction campaign — consistent with comparable 3-bed sales in this pocket.
Confidence	HIGH — 8 comparable sales, 1km / 6 months. Same-street anchor (16 Annette St, Nov 2025). AVM High confidence. Clean risk profile.

Campaign strategy: Run a 3–4 week auction campaign with an opening price guide of "Offers over \$1.20m." The comparable sales evidence — particularly 16 Annette Street (\$1.22m, same street) and 28 Roscrea Street (\$1.355m, same land area, 4 DOM) — supports a reserve in the \$1.24m – \$1.26m range. The goal is 3–5 registered bidders with competition determining the outcome above reserve, targeting \$1.26m – \$1.32m.

The flood-free, TBCO-free profile is the strongest differentiator in campaign copy — it expands the buyer pool and removes common due diligence objections before they arise. Lead all advertising with "flood-free" and "no character overlay" ahead of any mention of the home's physical features.

Disclaimer: This Comparative Market Analysis is prepared on the basis of market evidence available as at 27 April 2026. It is not a certified property valuation under Australian Property Institute standards and should not be relied upon for mortgage, taxation or legal purposes. Sales data sourced from Stash Property (RP Data / CoreLogic / government title records). AVM is Stash (NEXU) automated valuation. Planning and flood data sourced from Brisbane City Council — preliminary only; confirm before listing. Adjustment rates (\$800/m² land, \$40k/bath, \$20k/car) are indicative for the Brisbane suburban market. The recommended listing range may require revision following a physical inspection. Report generated 27 April 2026.