

Property Appraisal

PREPARED FOR THE OWNERS · OCTOBER 2026

9 Wattlebird Crescent, Camp Hill

4 bed · 2 bath · 2 car · 607sqm · renovated 1935 Queenslander

CAMP HILL HOUSE MEDIAN	CAMP HILL HOUSES · 10-YEAR GROWTH
$2.00m	+158%

Your home

LAND

Classic Camp Hill block **607sqm**

FLOOR AREA

Two levels, 4 bed, 2 bath **220sqm**

BUILT

Renovated character, 2 car **1935**

RENTAL ESTIMATE

Camp Hill 4-bed median **$1,090/wk**

What buyers will see

A renovated 1930s Queenslander on a full 607sqm block: the home most Camp Hill buyers are looking for.

Four bedrooms on two levels, with room to add a third bathroom.

No pool, so the yard stays open and the price stays under the pool premium.

Character streetscape protected by Brisbane's pre-1947 character rules.

Close to Martha Street cafes and the Camp Hill shopping village.

Sample report: planning and flood are checked against the real address in a live report.

Camp Hill house prices

+158%	+82%	+14.3%
10 years	5 years	12 months

Source: Stash Property, Camp Hill houses, 30 Oct 2026. The address is fictional; the cover image is AI-generated.

Your market

YOUR COMPETITION · 4-BED HOMES FOR SALE NEARBY

Listing	Home	Asking	Days	Campaign so far
56 Kennington Rd	4/2 · 607sqm	Offers over $1.85m	**99**	Listed 22 Jul, still for sale
21 Halland Tce	4/2 · 810sqm	Auction	**126**	Listed 25 Jun, still for sale
38 Koondara St	4/2 · 405sqm	By negotiation	**73**	Listed 17 Aug
95 Samuel St	4/2 · 579sqm	By negotiation	**65**	Listed 25 Aug
22 Sydney Ave	4/3 · 405sqm	Offers from $1.90m	**39**	Listed 20 Sep
24 Orwell St	4/3 · 433sqm	From $1.665m	**36**	Listed 23 Sep

All six have been listed longer than the 26-day suburb median. The closest match, 56 Kennington Rd (607sqm), has been asking $1.85m for 99 days.

CAMP HILL HOUSE MARKET · STASH PROPERTY

Measure	Now	Context
Median price	$2.00m	12 months to Sep ’26; 4-bed median $2.15m
5-year growth	+82%	5-yr CAGR 12.7%
12-month growth	+14.3%	4-bed +22.2% · 3-bed +9.2% · 5-bed +23.1%
Days on market	26 days	4-bed 26 days; 5-bed 40 days
Houses for sale	70	19 new listings in September
Sales, 12 months	186	Range $0.96m to $5.95m
Auction clearance	42%	Camp Hill houses, 12 months
Stock · vacancy	1.2% · 1.2%	4-bed rent median $1,090/wk
Long-run growth	+158% in 10 yrs	10-yr CAGR 9.9% · 3-yr CAGR 14.3%

What supports value in Camp Hill

- Population of 12,254, up 13.1% in 10 years
- Median household income $3,085/wk
- 74% of houses owner-occupied
- Socio-economic advantage (IRSAD) in Australia's top 1% of suburbs
- Education and occupation (IEO) in Australia's top 3%
- 1,767 residents work from home

Recent sales near you

The most relevant 4-bed house sales nearby 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 · CAMP HILL · 2026



21 Fryar St · 1.3km away

4 bed · 2 bath · 607sqm · 1940 · pool

Sold $1.85m · Jun ’26 · 74 days on market



38 Bundah St · 70m away

4 bed · 2 bath · 752sqm · 1930 · renovated

Sold $2.83m · Jul ’26 · 68 days on market



67 Raven St · 250m away

4 bed · 3 bath · 405sqm

Sold $1.98m · Jun ’26 · 47 days on market



17 Koondara St · 350m away

4 bed · 2 bath · 756sqm · 1960

Sold $2.00m · Apr ’26 · 64 days on market

YOUR CLOSEST COMPETITION · 4-BED HOMES FOR SALE NOW



$1.85m+

56 Kennington Rd · 99 days



$1.90m+

22 Sydney Ave · 39 days



Negotiation

95 Samuel St · 65 days

Listing photos from Stash Property. Prices and days on market as at 30 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 isn't recorded for most of these sales, so it isn't adjusted. Your home: 607sqm, 2 bath, 2 car, no pool.

Sale	Sold	Land	Bath	Car	Pool	Floor	Adjusted	Rating
21 Fryar St	$1.85m	–	–	–	-$65k	n/a	**$1.79m**	**HIGH**
62 Ara St	$1.71m	–	–	–	–	n/a	**$1.71m**	**HIGH**
17 Koondara St	$2.00m	-$119k	–	–	–	n/a	**$1.88m**	**MED**
67 Raven St	$1.98m	+$162k	-$40k	–	–	n/a	**$2.10m**	**MED**
38 Bundah St	$2.83m	-$116k	–	–	–	n/a	**$2.71m**	**MED**

Adjusted = what each sale would likely have fetched if it were your home. HIGH = same land size and closest in type; MED = useful but less alike. 38 Bundah St is a fully renovated home on a larger block and sits at the top of the range. How these combine into a price is on page 6.

Your home in context

$2.15m

Camp Hill 4-bed median, 12 months

9.9% a year

Camp Hill house growth, 10-yr average

+22.2%

Camp Hill 4-beds, last 12 months

How these homes have changed in value

38 Bundah St · renovated

$0.60m Apr ’04 to $2.83m Jul ’26. Renovated Queenslander: value added by the works.

17 Koondara St · +172%

$0.74m Sep ’13 to $2.00m Apr ’26. Same 1960 home on 756sqm.

67 Raven St · +151%

$0.79m Jul ’13 to $1.98m Jun ’26. 4 bed, 3 bath on 405sqm.

21 Fryar St · +12%

$1.65m Nov ’21 to $1.85m Jun ’26. Same 1940 home: well below the suburb's +82% over 5 years.

Prior and recent sale prices from Stash Property. Works done between sales are noted only where the listing records them.

Our appraisal

We weight the closest sales most and the wider group next. This sample has no Stash automated valuation because the address is fictional; a live report adds it as a check.

HOW WE WEIGHT THE EVIDENCE

Evidence	Value	Weight
Closest matches: 21 Fryar, 62 Ara (HIGH)	**$1.75m**	70%
Wider group: 3 sales (MED)	**$2.23m**	30%
Weighted value	**$1.89m**	**100%**

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

$1.84m – $1.99m

9 Wattlebird Crescent, Camp Hill, in today's market, well presented

WEIGHTED VALUE	SUGGESTED PRICE GUIDE	4-BED MEDIAN
$1.89m	**Offers over $1.85m**	**$2.15m**

Why the guide sits where it does

Camp Hill buyers are active, with 4-bed prices up 22% in a year, but all six competing homes have been listed longer than the 26-day median. A guide of offers over $1.85m matches the closest competing home and puts yours in front of every buyer searching from $1.8m.

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

Sample report. This appraisal is an opinion of likely selling price based on comparable sales and market data from Stash Property as at 30 October 2026. It is not a formal valuation. The address is fictional; the cover image is AI-generated and the comparable sale photos are Stash listing photos.