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15 Chamberlain Street, Sadliers Crossing, QLD 4305

1012m² 135m² 20.0 m 5 2 -
House

Cameron Tyers
 0402318920
 cameron@thewaypi.com

1970 OWNER OCCUPIED

TO BE INVESTIGATED NO TAGS

THE
WAY
TO INVEST

Property Summary

Price Estimate

\$627k

Low

\$738k

\$848k

High

LOW CONFIDENCE

Risks & Planning Overlays



Flooding not detected

No flooding known in this area. Please use as a guide only.



Bushfire not detected

No bushfire known in this area. Please use as a guide only.



Heritage not detected

No heritage known in this area. Please use as a guide only.

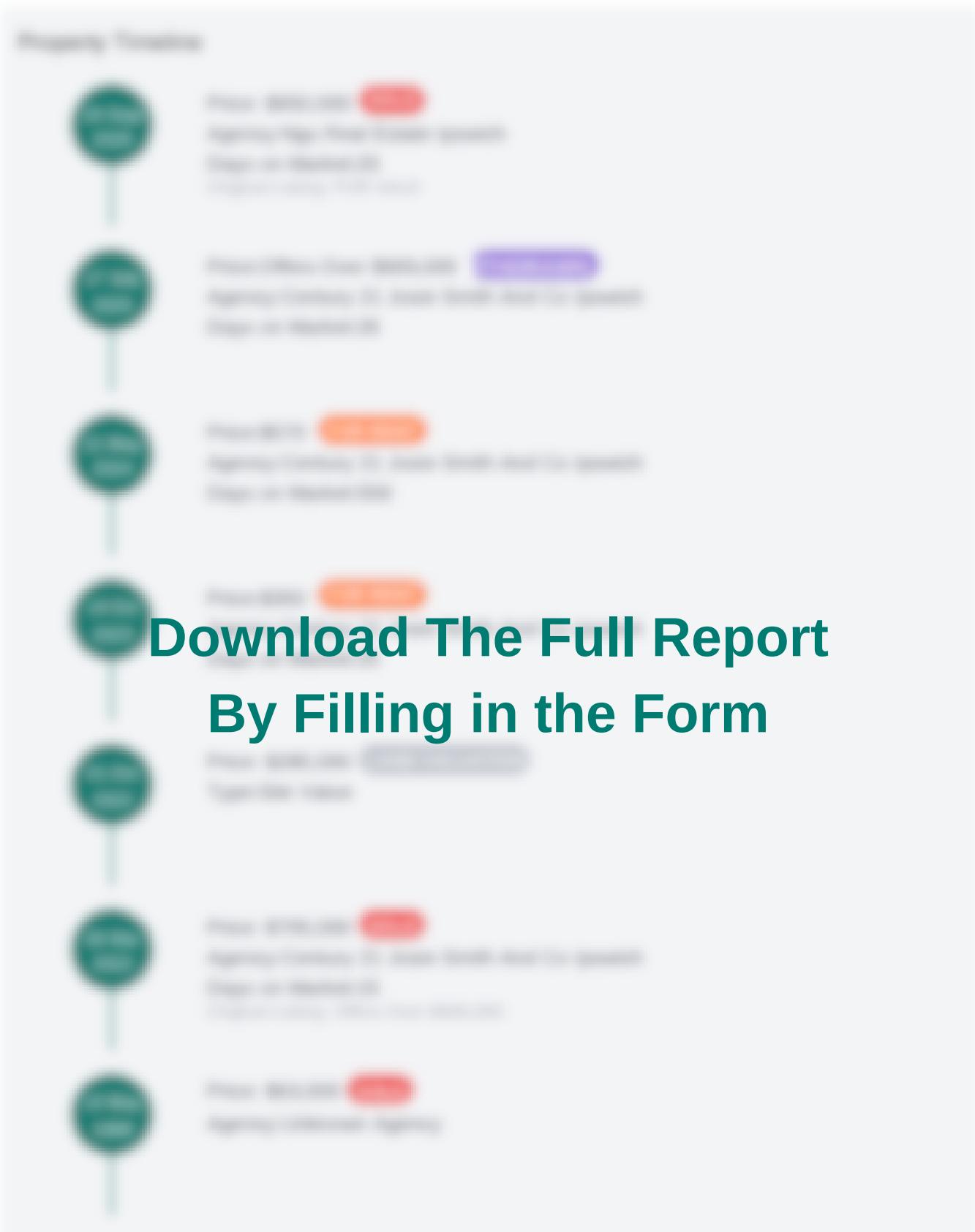


Biodiversity not available

Biodiversity not available in this area. Please check with local council.

Cam's Analysis

Category	Rating	Key Performance Insight
Capital Growth	★★★★☆	Strong suburb performance with 11.2% annual growth for houses; land value is bolstered by the rare 1,012m ² block size.
Appreciation & Yield	★★★☆☆	Estimated gross yield of 4.1%–4.5% (\$580–\$620pw); while lower than regional averages, the "yield-on-land" ratio is exceptional.
Market Scarcity	★★★★★	Extremely low stock turnover; Sadliers Crossing is a "destination suburb" with limited 1,000m ² + parcels remaining.
Safety & Risk Profile	★★★★☆	Clear planning status with no detected flood, bushfire, or heritage overlays; large lot provides a significant "equity floor."



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Development Activity

Development Projects
From high-priority buildings within the value of 800.00

Project value by Category

Residential

Commercial

Industrial

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Project Summary

Category	Description	Value	Status
Residential	High Priority	800.00	Completed
Commercial	Medium Priority	500.00	Planned
Industrial	Low Priority	300.00	On Hold

Planning Information

Property Status

Property Status & Condition derived from third party providers. This information should be used as a guide only, and it is recommended to speak with the local council for the most up-to-date information and planning guidelines.

Planning Status

 **Planning not Required**
Development not required. Please refer to the
Planning Not Required section for more information.

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Local Planning & Condition Rating

Local Planning
Local Planning
Condition Rating

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Please note: Information for planning only, not the value of the property.

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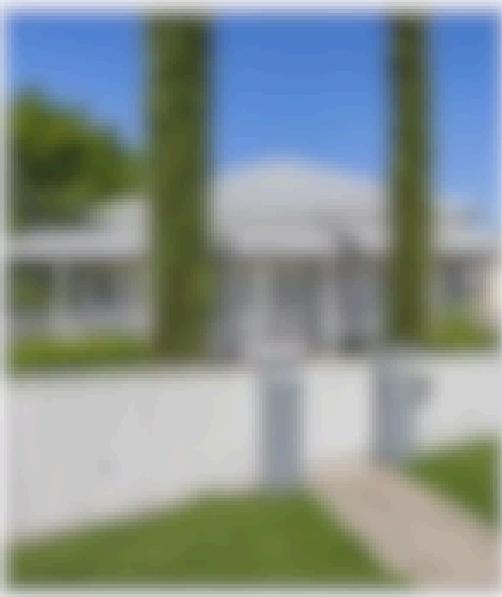
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Comparable Properties

Property Type: House



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Property Type: House



Compare this property to similar houses in the area. The report includes detailed information on comparable properties, including their addresses, prices, and features. It also includes a breakdown of the property's value, including its location, size, and condition.



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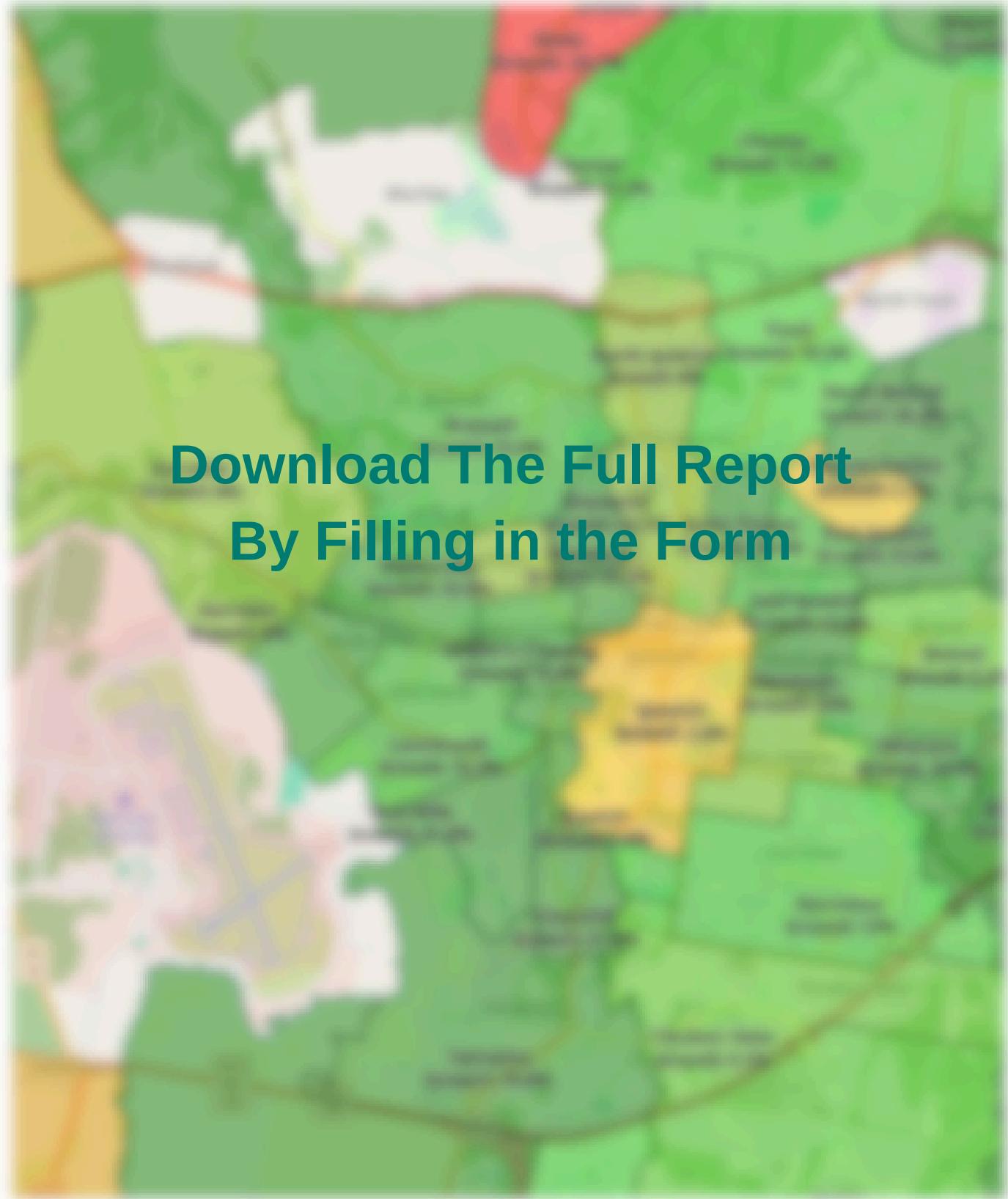
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Heatmaps - Suburb % Growth (12M)



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Disclaimers

Disclaimer:

The information presented in this report is intended solely for preliminary research purposes. The data herein is sourced from publicly available records, government databases, and market insights, and may be subject to changes. Prospective investors, buyers, or stakeholders are advised to verify all details independently with the relevant authorities or original data sources for the most up-to-date information. No liability is accepted by the report provider or its associates for any inaccuracies or omissions in the data. For any planning or development inquiries, please consult with the local council to obtain the latest zoning, planning, and risk assessment regulations.