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15 Chamberlain Street, Sadliers Crossing, QLD 4305

1012m² 135m² 20.0 m 5 2 -
House

Cameron Tyers
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 cameron@thewaypi.com

1970 OWNER OCCUPIED

TO BE INVESTIGATED

NO TAGS

Property Summary

Price Estimate ?

\$627k

Low


\$738k


LOW CONFIDENCE


\$848k


High

Risks & Planning Overlays ?

 **Flooding not detected**
No floodingknowninthisarea. Please use as a guide only.

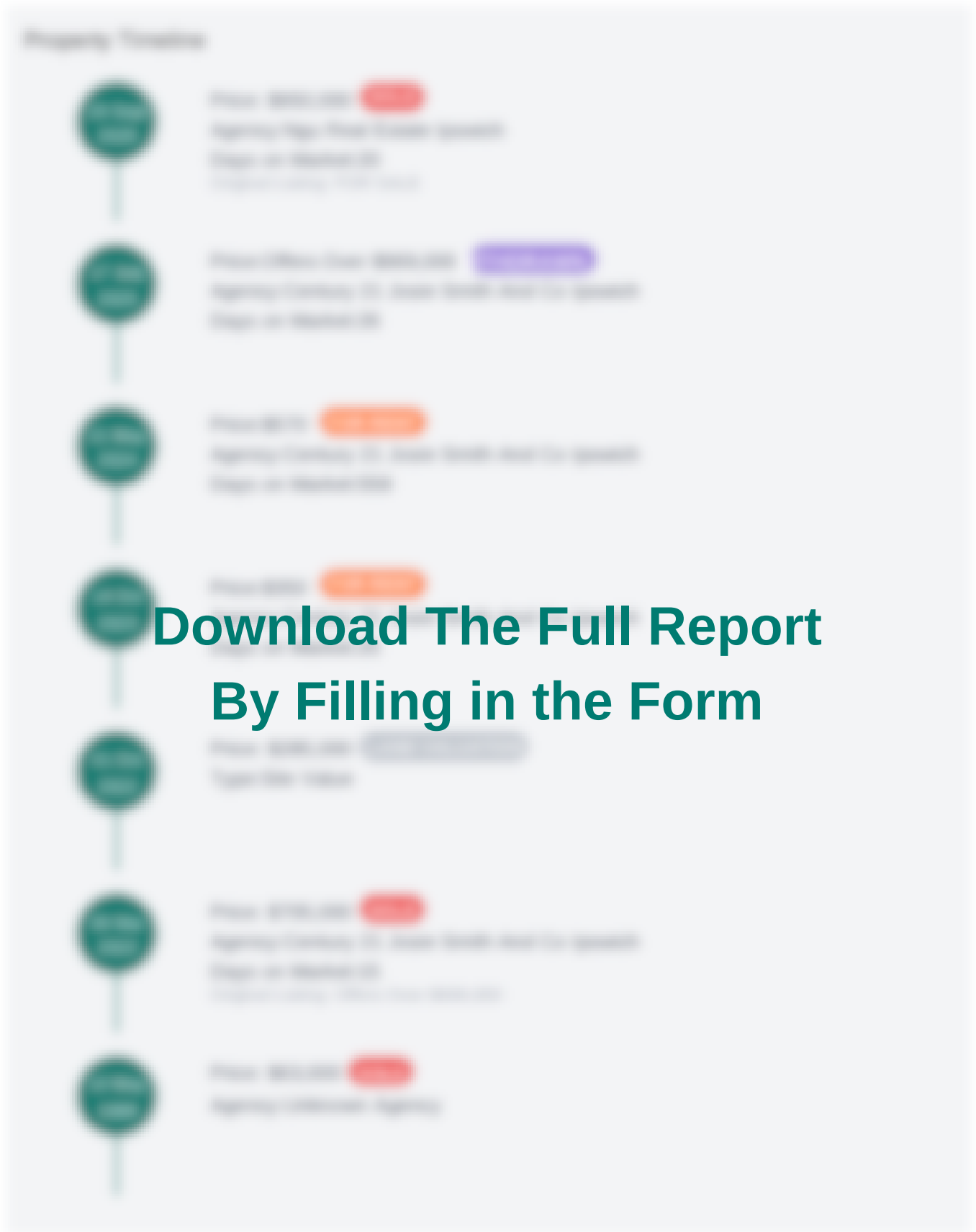
 **Bushfire not detected**
No bushfireknowninthisarea. Please use as a guide only.

 **Heritage not detected**
No heritageknowninthisarea. Please use as a guide only.

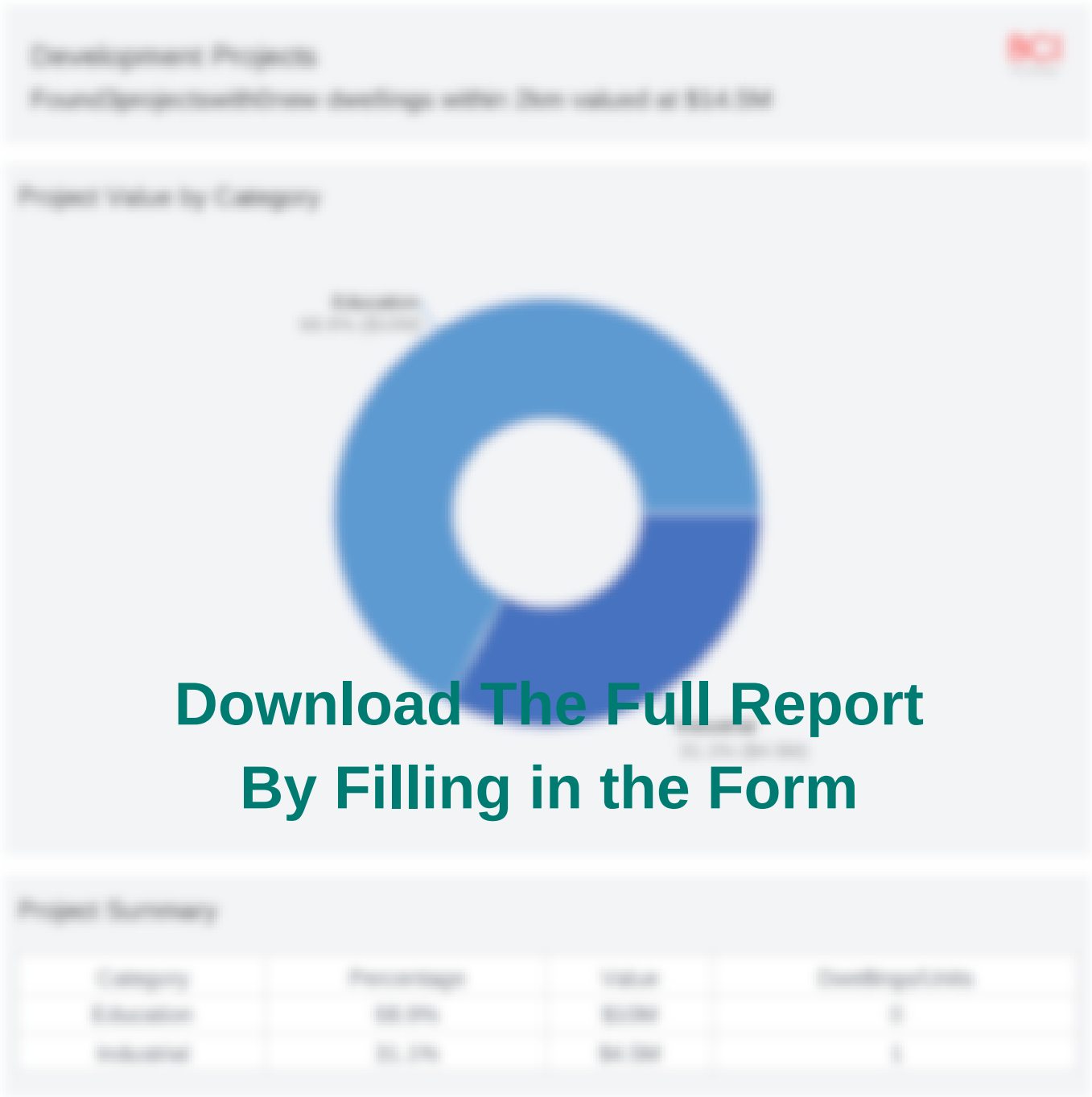
 **Biodiversity not available**
Biodiversitynotavailable inthis area. Please check with local council.

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 1,012m² 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 1,000m²+ 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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



Property Status


Property Status & Overlaps derived from third party sources. This information should be used as a guide only, and it is recommended to check with the local council for the latest risk assessments and planning guidelines.

Property Status

 **Planning not detected**
No planning information found. Please use as a guide only.
Status: Green
Impact: Low/Medium

 **Regulation not detected**
No regulation information found. Please use as a guide only.
Status: Green
Impact: Low/Medium

 **Heritage not detected**
No heritage information found. Please use as a guide only.
Status: Green
Impact: Low/Medium

 **Redundancy not available**
Redundancy information not available. Please check with local council.

Open Space & Outdoor Living

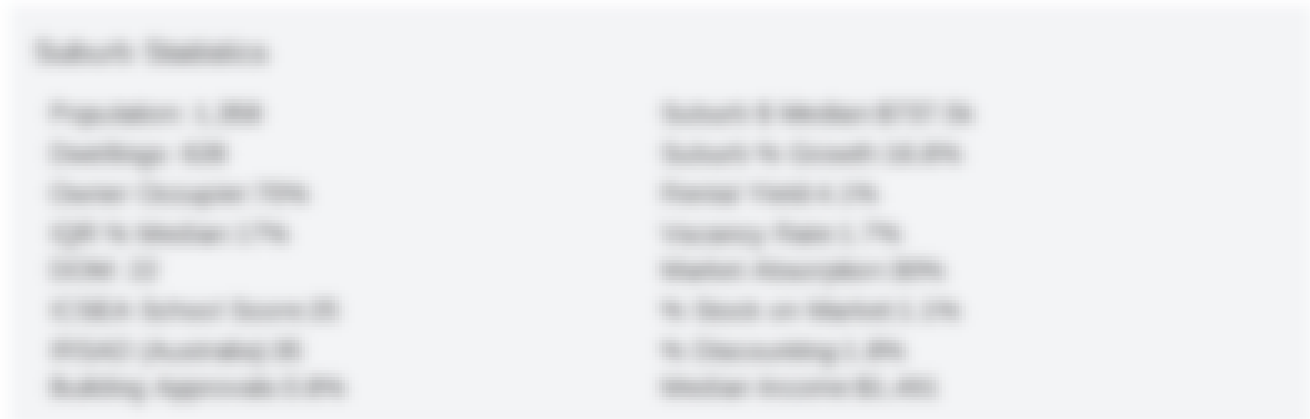
Open Space:
Outdoor Living:

References

Source: Local Council
Website: [www.localcouncil.gov.uk](#)

Please refer to the local council for planning rules in the last page of this report.

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Take Price Insights

Take Price Insights provides key data on how prices have changed over time, allowing investors to assess potential capital growth. This analysis can highlight trends like steady appreciation, rapid increases, or volatility in property values. Please use these insights as a guide and verify with local real estate sources.

Market Growth (%)



Estimated annual growth rates based on historical data for the region.

Take Price History

Historical price trends for the property type.

Take Price History

\$757,500

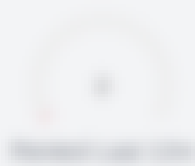


The median price for a property in the region is shown as a dark grey area, and the price history is shown as a light blue area. The chart shows a general upward trend in property prices, with a significant peak around 2021 followed by a decline and then a recovery.

Market Insights

Market Insights provides key data on the rental market and compares different property unit strategies, such as renting out by month versus long-term leases, and to analyse the impact of adding amenities in developing the property. Please use these insights as a guide and verify with your own market research.

Long Term Rental Statistics



These statistics are based on data collected from a sample of properties in the area.

Rental Price Index



The Rental Price Index is a measure of the average price of all rental units in the area, calculated by weighting all units equally and averaging the rental price. It is not a measure of the rental price of any individual property in the area.

Comparable Price Range Properties

Found 17 properties with a median price of \$5,000 within 100 miles. The average days on market for these properties was 35 days. The most common number of bedrooms is approximately 3.5. The most common number of bathrooms is approximately 2.5. The average price per square foot is \$150.

Price Range Breakdown (3)

Top Price Breakdown (3)

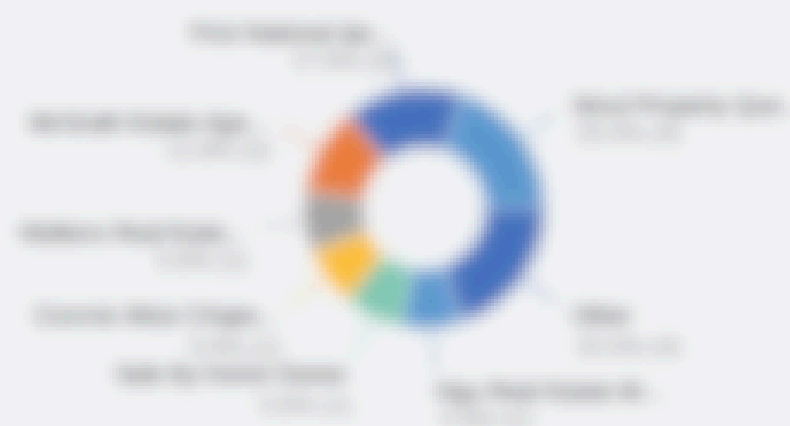
Price Range	Count	Percentage	Median Price	Days on Market	Bedrooms	Bathrooms	Price per Sq Ft
\$1,000 - \$1,500	5	29.4%	\$1,250	30	2	1	\$120
\$1,500 - \$2,000	4	23.5%	\$1,750	35	3	2	\$140
\$2,000 - \$2,500	3	17.6%	\$2,250	40	3	2	\$150
\$2,500 - \$3,000	2	11.8%	\$2,750	45	4	3	\$160
\$3,000 - \$3,500	2	11.8%	\$3,250	50	4	3	\$170
\$3,500 - \$4,000	1	5.9%	\$3,750	55	5	4	\$180

Number of Comparable Properties by Bedroom Count

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Agencies Market Share

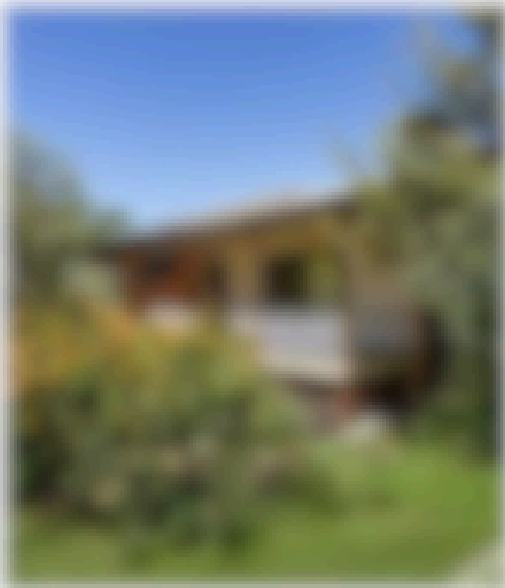




Form fields for property details, including a green button labeled 'Download Report'.

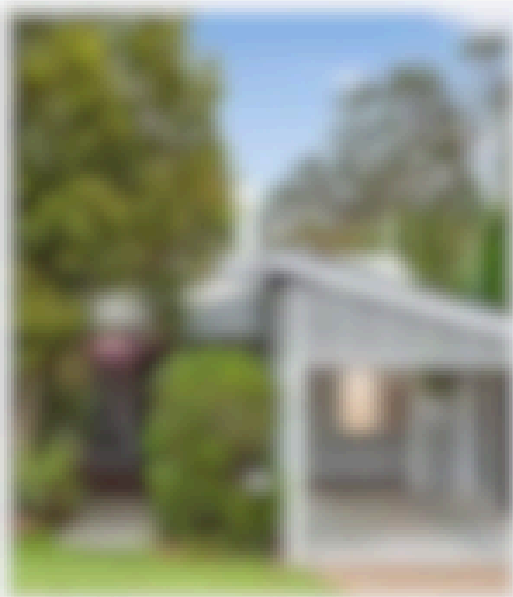


Form fields for property details, including a green button labeled 'Download Report'.



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Address: 123 Main St, City, State, ZIP

Property Type: House

Bedrooms: 3 Bathrooms: 2 Square Feet: 1,500

Year Built: 2015

Estimated Value: \$250,000

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Address: 456 Oak Ave, City, State, ZIP

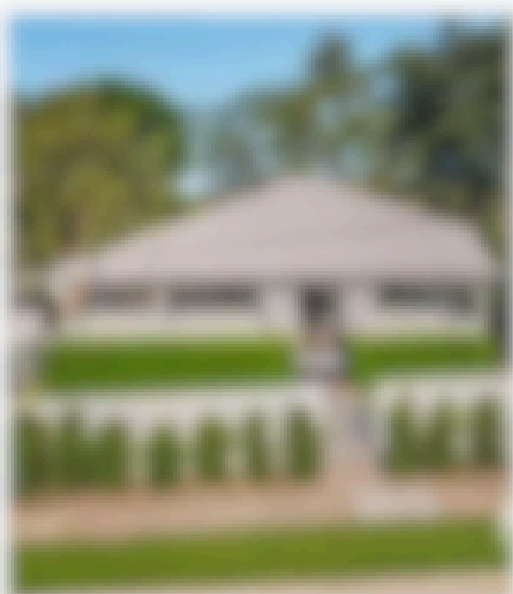
Property Type: House

Bedrooms: 4 Bathrooms: 3 Square Feet: 2,200

Year Built: 2010

Estimated Value: \$350,000

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Address: 789 Pine Rd, City, State, ZIP

Property Type: House

Bedrooms: 5 Bathrooms: 4 Square Feet: 3,000

Year Built: 2008

Estimated Value: \$450,000

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Suburb \$ Median

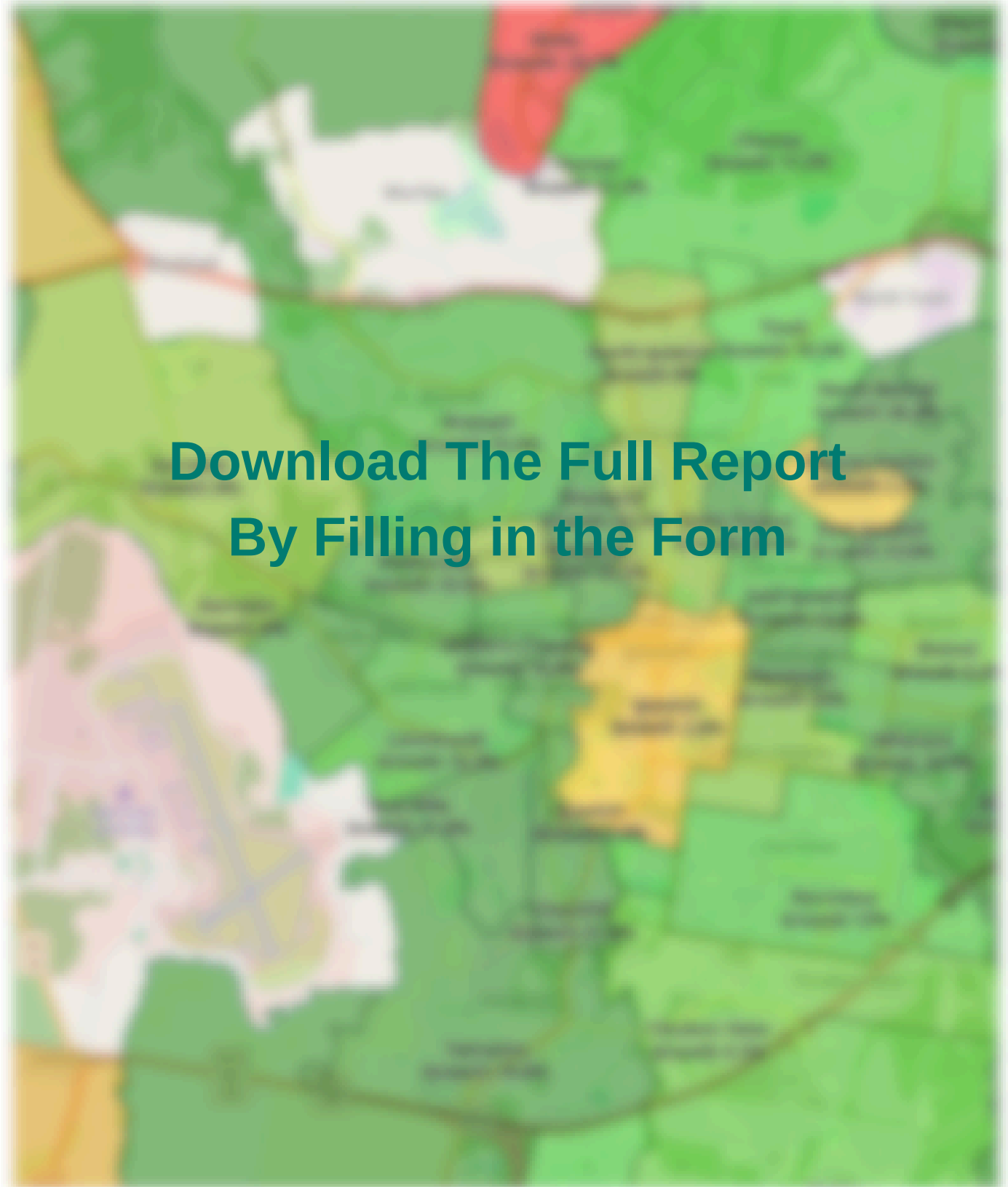
This heatmap shows the median value of all houses sold in the suburb in the last 12 months. The median value is the middle value in a list of numbers. For example, if the median value is \$500,000, it means that half of the houses sold for less than \$500,000 and half for more than \$500,000.

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Heatmaps - Suburb % Growth (12M)

Suburbs by Growth (12M)

Suburb growth is the change in median house values in a specific suburb over a 12 month period, with a positive growth rate indicating an increase in house values and a negative rate indicating a decrease.



Disclaimers

Disclaimer:

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