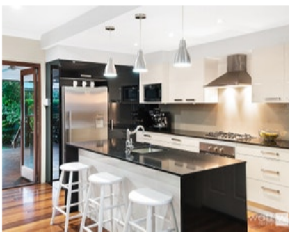




PROPERTY REPORT

Prepared on: 7 Nov 2025



24 Hutton Road Aspley QLD 4034

🚗 3 🚲 2 🚗 2

🏠 Land: 625m²

House | Plan: RP88978 | Lot: 110

BRITTANY JAEGER
BD Realty

0489 260 865
brittany@bdrealty.com.au



TARGET PROPERTY



Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.

Property history

Date	Price	Event Type	Days Listed
NOW	WELCOME HOME	Active	1 days
02/01/2019	\$630,000	Privately sold	35 days
03/10/2007	\$330,000	Privately sold	



LEASED PROPERTIES



22 Helena Street

Aspley QLD 4034

4 2 2 - -

Year built -

Distance 0.4km

Property type House

\$820 per week..

Last leased 15 Aug 2025

58 days on site



47 Craigan Cres

Aspley QLD 4034

4 2 2 - -

Year built -

Distance 0.6km

Property type House

\$825 per week..

Last leased 10 Sep 2025

29 days on site



52 Windrest Avenue

Aspley QLD 4034

3 2 4 Land: 721m² -

Year built -

Distance 0.3km

Property type House

\$800 per week..

Last leased 08 May 2025

15 days on site



FOR RENT PROPERTIES



25 Windrest Ave

Aspley QLD 4034

 3  2  2  Land: 300m²  -

Year built -

Distance 0.4km

Property type House

\$800 per week

Listed on 02 Sep 2025

64 days on site



600 Robinson Road

Aspley QLD 4034

 4  1  1  Land: 776m²  -

Year built -

Distance 0.9km

Property type House

\$795 per week

Listed on 20 Oct 2025

17 days on site



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Aspley market snapshot in the last 12 months

For 3 bed houses in Aspley. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$680 pw

↑ Up 4.6% from this time last year

Leased volume

131

↓ Down 13.7% from this time last year

Price growth

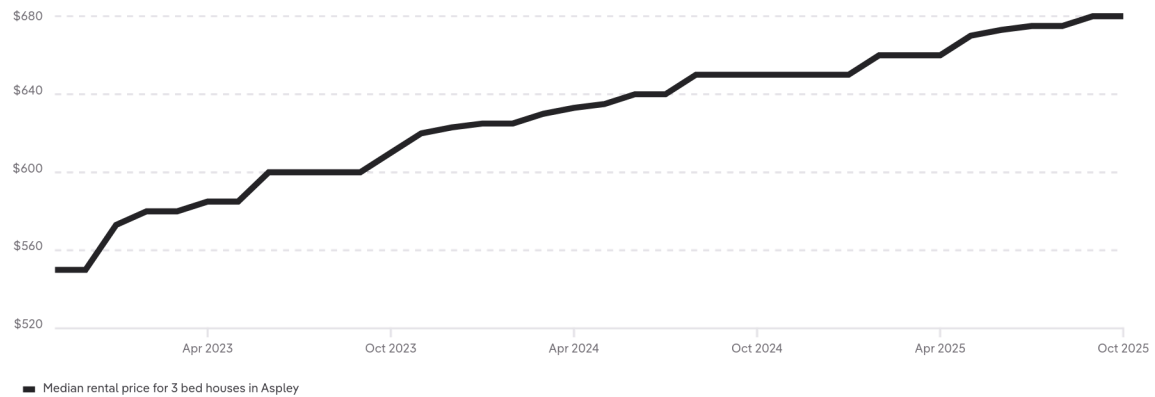
4.6%

Median days on market

16 days

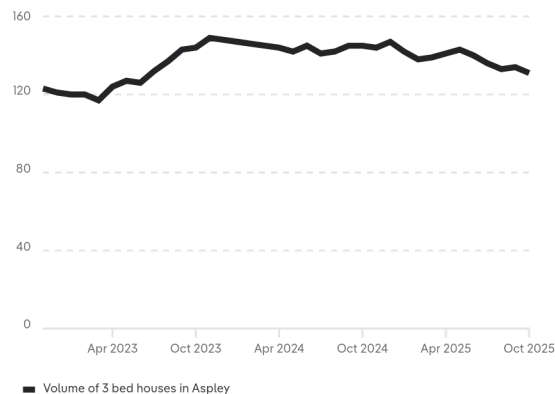
Median rental price - 3 year trend

Showing the median rental price of 3 bed houses in Aspley



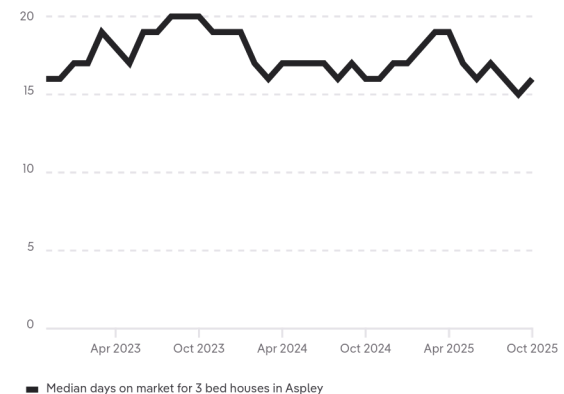
Properties leased - 3 year trend

Showing how many 3 bed houses in Aspley have leased



Median days on market - 3 year trend

Showing how long it takes 3 bed houses in Aspley to lease





Demand for similar properties

Market activity on realestate.com.au for 3 bed houses in Aspley

Potential renters

288

↑ Up 26.9% from this time last week

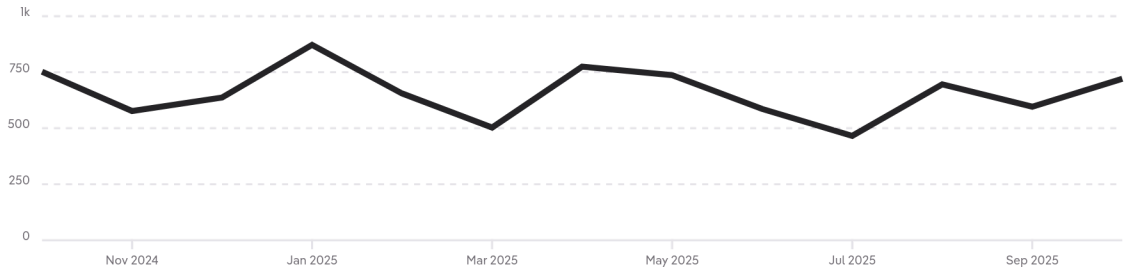
Similar for rent

10

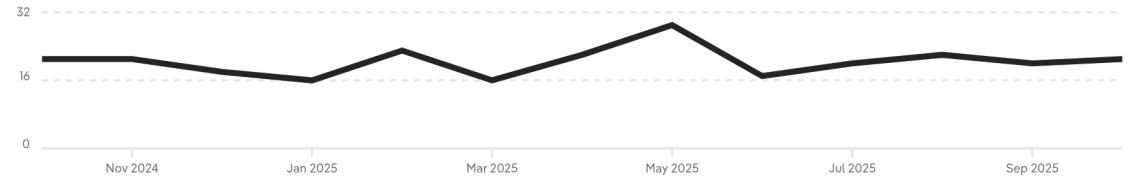
↓ Down 23.1% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for 3 bed houses in Aspley on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

24 Hutton Road

Aspley QLD 4034

 3  2  2  625m² | House

\$800 - \$850

MY RENTAL ESTIMATE



COPYRIGHT AND LEGAL DISCLAIMERS ABOUT PROPERTY DATA

Some of the information displayed in this document is based on historical and current data supplied to Proptrack Pty Ltd by third parties including State government agencies. Proptrack does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors in this information. The information should not be regarded as advice or relied upon by your or any other person and Proptrack recommends that you seek professional advice before making any property decisions.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

 PropTrack is part of  REA Group