



Welcome to my annual **RIVER REPORT MID-YEAR UPDATE.**

While the update shows a downturn in the number of settled absolute riverfront house sales; 17 year to date totaling \$84,575,000 compared to last year's full year result of 78 sales totaling \$319,116,500, the average sale price achieved thus far this year is in all-time record territory and on the cusp of cracking \$5m at \$4,975,000, this up a substantial 21.6% on the previous record average of \$4,091,237 set just last year.

Also very positive in the figures has been the high volume of top end apartment sales (sales over \$2m) where 42 sales totaling \$149,370,000 have settled already this calendar year compared to last year's full year 65 sales totaling \$205,888,000.

The highest recorded absolute riverfront house sale to settle thus far this year is the \$10,505,000 paid for 80 Uhlmann Street, Hawthorne, an architect designed home on 807m² of land, the highest riverside house sale the \$7million paid for a large home on 1,690m² of land with two street frontages at 294 Kingsford Smith Drive, Hamilton, and the highest riverfront apartment the \$10million paid for a 738m² apartment in the 'Cutters Landing' development at 1821/22 Refinery Parade, New Farm.

With all the bounty of Spring where traditionally the majority of sales for the year are made now just around the corner, it will be interesting to see how the numbers fare for the rest of the year.



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Absolute Riverfront Houses

SUBURB	STREET	PRICE	SUBURB TOTAL
BULIMBA	41a McConnell St	\$3,250,000	\$11,700,000
	26a Quay St	\$8,450,000	
CHELMER	159 Laurel Ave	\$4,610,000	\$4,610,000
EAST BRISBANE	23 Laidlaw Pde	\$8,100,000	\$8,100,000
FIG TREE POCKET	10 Roedean St	\$2,060,000 (February)	\$13,650,000
	10 Roedean St	\$2,600,000 (August)	
	31 Needham St	\$9,000,000	
HAWTHORNE	16 Leura Tce	\$10,210,000	\$25,940,000
	10 Aaron Ave	\$5,225,000	
	80 Uhlmann St	\$10,505,000	
HIGHGATE HILL	30 Derby St	\$2,400,000	\$2,400,000
INDOOROOPIILY	19 Neulans Rd	\$3,800,000	\$9,850,000
	8 Glasnevin St	\$6,050,000	
JINDALEE	59 Koorungal Dr	\$2,550,000	\$2,550,000
MOGGILL	178 Hawkesbury Rd	\$1,875,000	\$1,875,000
WESTLAKE	241 Westlake Dr	\$1,800,000	\$3,900,000
	15 Wendouree Cres	\$2,100,000	

Absolute Riverfront Land

SUBURB	STREET	PRICE	SUBURB TOTAL
HAWTHORNE	26 Scott St	\$6,725,000	\$6,725,000
INDOOROOPIILY	3 Ivy St	\$3,490,000	\$3,490,000

Absolute Riverfront Sites

SUBURB	STREET	PRICE	SUBURB TOTAL
TOOWONG	570 Coronation Dr	\$4,500,000	\$10,775,000
	576-7 Coronation Dr	\$6,275,000	

Riverside Houses

SUBURB	STREET	PRICE	SUBURB TOTAL
BULIMBA	49 Waterline Cres	\$2,410,000	\$2,410,000
CORINDA	191b Dewar Tce	\$5,800,000	\$5,800,000
FIG TREE POCKET	11/680 Jesmond Rd	\$2,825,000	\$10,100,000
	287b Kenmore Rd	\$2,800,000	
	8 Mandalay St	\$2,375,000	
	27 Mandalay St	\$2,100,000	
GRACEVILLE	47 Nadine St	\$2,800,000	\$2,800,000
HAMILTON	88 Parkside Cct	\$4,250,000	\$22,700,000
	94 Parkside Cct	\$3,400,000	
	5/102 Parkside Cct	\$2,550,000	
	144 Kingsford Smith Dr	\$2,150,000	
	294 Kingsford Smith Dr	\$7,000,000	
	336 Kingsford Smith Dr	\$3,350,000	
MOGGILL	40 Landing Pl	\$1,400,000	\$1,400,000
NEW FARM	76 Oxlade Dr	\$5,520,000	\$5,520,000
ST LUCIA	43 The Esplanade	\$1,730,000	\$1,730,000
WEST END	75 Hill End Tce	\$2,200,000	\$8,620,000
	47 Orleigh St	\$4,350,000	
	75 Orleigh St	\$2,070,000	
WESTLAKE	37 Carnegie St	\$2,300,000	\$4,575,000
	183 Westlake Dr	\$2,275,000	

Riverside Land

SUBURB	STREET	PRICE	SUBURB TOTAL
FIG TREE POCKET	53a Robertson Pl	\$975,000	\$1,950,000
	53b Robertson Pl	\$975,000	
MOGGILL	211 Priors Pocket Rd	\$1,800,000	\$2,970,000
	330 Priors Pocket Rd	\$1,170,000	
YERONGA	4/52 Paragon St	\$1,550,000	\$1,550,000

Riverside Sites

SUBURB	STREET	PRICE	SUBURB TOTAL
KANGAROO POINT	12 Hamilton St	\$16,695,000	\$16,695,000
HAMILTON	422 Kingsford Smith Dr	\$6,600,000	\$23,295,000

Riverfront/Riverside Apartments (2m+)

SUBURB	BUILDING NAME - STREET	PRICE	BUILDING TOTAL
BRISBANE CITY	Riparian Plaza - 71 Eagle St	\$2,600,000	\$5,700,000
		\$3,100,000	
	Admiralty Towers - 35 Howard St	\$2,250,000	
BULIMBA		\$2,555,000	\$4,805,000
	The Boatyard - 21 Byron St	\$2,300,000	\$4,700,000
		\$2,400,000	
	One Bulimba - 39 Byron St	\$3,050,000	\$5,750,000
		\$2,700,000	
	Barca Bulimba - 47 Byron St	\$2,100,000	\$2,100,000
EAST BRISBANE	Oxford On Boardwalk - 1 Oxford St	\$2,550,000	\$2,550,000
	Riyala - 241 Wellington Rd	\$3,650,000	\$6,350,000
		\$2,700,000	
HAMILTON	Bretts Wharf - 29 Harbour Rd	\$2,850,000	\$2,850,000
	Portside Wharf - 37 Harbour Rd	\$4,650,000	\$8,350,000
		\$3,700,000	
KANGAROO POINT	Castlebar Cove - 39 Castlebar St	\$2,500,000	\$2,500,000
	Silver Quays - 30 O'Connell St	\$3,300,000	\$3,300,000
	Watermark - 21 Pixley St	\$2,950,000	\$9,050,000
		\$3,050,000	
		\$3,050,000	
	Mon Reve - 98 Thorn St	\$3,000,000	\$3,000,000
	The Holman - 75 Main St	\$2,400,000	\$8,800,000
		\$2,950,000	
		\$3,450,000	
NEW FARM	Berkeley On Bowen - 222 Bowen Tce	\$2,500,000	\$2,500,000
	Freshwater - 1 Gray St	\$7,650,000	\$7,650,000
	Gemini Towers - 23 Griffith St	\$2,200,000	\$2,200,000
	Cutters Landing Mitchell - 30 Hollins Cres	\$4,950,000	\$4,950,000
	Evelyn - Julius St	\$2,330,000	\$2,330,000
	Aquila - 81 Moray St	\$6,800,000	\$13,410,000
		\$6,610,000	
	Platinum On The River - 168 Oxlade Dr	\$5,100,000	\$5,100,000
	160 Oxlade - 160 Oxlade Dr	\$3,450,000	\$3,450,000
	Cutters Landing - 126 Lamington St	\$3,500,000	\$18,950,000
	Cutters Landing - 22 Refinery Pde	\$2,450,000	
		\$3,000,000	
		\$10,000,000	
NEWSTEAD		\$3,500,000	\$9,025,000
		\$5,525,000	
NEWSTEAD	Pier At Waterfront - 1 Newstead Tce	\$3,175,000	\$3,175,000
TENERIFFE	Winchcombe Place - 15 Vernon Tce	\$2,075,000	\$2,075,000
TENNYSON	Lushington - 205 King Arthur Tce	\$4,750,000	\$4,750,000