

Welcome to my **2023 RIVER REPORT MID-YEAR UPDATE**

Summary: The total number of absolute riverfront house sales year to date are up a substantial 64% from the same period last year from 17 to 28 with the total value of these sales even with 4 sale prices yet to be made public already over \$100 million compared to last year's \$84,575,000, with the highest absolute riverfront house so far this year the \$11,100,000 paid for 90 Virginia Avenue, Hawthorne on 1,619m².

Riverside house sales however are down year on year to date from 21 to 17, a 23% easing. Total riverside sale values also dropped albeit only marginally from \$65,655,000 to \$61,905,000.

As predicted as likely in my last Annual River Report, the magical \$20m river sale mark has now been breached with the sale of historic 'Amity House' on 2,127m² of riverside land at 101a Welsby St, New Farm, which transacted just recently at \$20,500,000.

Also on an easing sales path is riverfront apartments where sales are down 21% yoy from 42 to 33, with the highest settled sale ytd the \$6,900,000 paid for a 435m² apartment in 'Argyle' 3/49 Maxwell St, New Farm.



Josephine Johnston-Rowell

Josephine Johnston-Rowell
River Director

0414 233 575
josephine@johnstondixon.com

Absolute Riverfront House Sales

SUBURB	STREET	PRICE	SUBURB TOTAL
BELLBOWRIE	51 Lather Rd	NOT DISCLOSED	\$2,145,000
	55 Lather Rd	\$2,145,000	
BULIMBA	21 McConnell St	\$5,860,000	\$13,281,000
	51 McConnell St	\$2,781,000	
	122 Quay St	\$4,640,000	
CHELMER	176 Hargreaves Ave	\$2,950,000	\$7,495,000
	11 Longman Tce	\$1,545,000	
	31 Morley St	\$3,000,000	
CORINDA	241 Dewar Tce	\$2,282,000	\$2,282,000
FAIRFIELD	29 Brisbane Corso	\$5,750,000	\$5,750,000
HAWTHORNE	18 Scott St	\$7,000,000	\$18,100,000
	90 Virginia Ave	\$11,100,000	
INDOOROOPIILLY	44 Jilba St	NOT DISCLOSED	
MOGGILL	98 Mercury St	\$2,450,000	\$7,700,000
	28 Zelita Rd	\$3,750,000	
	135 Weekes Rd	\$1,500,000	
NEW FARM	41 Maxwell St	\$8,000,000	\$8,000,000
NORMAN PARK	26 Wynnum Rd	NOT DISCLOSED	
SHERWOOD	16 Woodberry Ave	\$5,400,000	\$8,191,402
	2/28 Douglas St	\$2,791,402	
TENNYSON	149 King Arthur Tce	\$2,900,000	\$6,050,000
	19 King Arthur Tce	\$3,150,000	
WEST END	11 Avebury St	\$4,000,000	\$18,800,000
	129 Ryan St	\$6,500,000	
	133 Ryan St	\$3,500,000	
	15 Glenfield St	\$4,800,000	
WESTLAKE	19 Wendouree Cres	\$2,671,000	\$2,671,000
YERONGA	375 Brisbane Corso	NOT DISCLOSED	
			\$100,465,402

Absolute Riverfront Land Sales

SUBURB	STREET	PRICE	SUBURB TOTAL
CHELMER	156 Hargreaves Ave	\$1,300,000	
GRACEVILLE	79 Molonga Tce	\$3,600,000	
MOGGILL	350 Priors Pocket Rd	\$1,500,000	
			\$6,400,000

Absolute Riverfront Site Sales

SUBURB	STREET	PRICE	SUBURB TOTAL
KENMORE	30 Sunset Rd	\$1,720,000	\$1,720,000

RIVERFRONT GRAND TOTAL \$108,585,402

Riverside House Sales

SUBURB	STREET	PRICE	SUBURB TOTAL
BULIMBA	9 Addison Ave	\$4,650,000	\$13,510,000
	11 Addison Ave	\$4,510,000	
	41 Waterline Cres	\$4,350,000	
CORINDA	25 Stanfell St	\$2,075,000	\$2,075,000
FIG TREE POCKET	24 Botticelli St	NOT DISCLOSED	
	4 Mandalay St	\$1,470,000	\$1,470,000
HAMILTON	23 Hillside Cres	\$3,400,000	\$3,400,000
INDOOROOPIILLY	47 Glencairn Ave	NOT DISCLOSED	
KENMORE	17 Choice Cl	\$1,925,000	\$1,925,000
NEW FARM	101A Welsby St	\$20,500,000	\$20,500,000
SINNAMON PARK	35 Thomas Macleod Ave	\$1,650,000	\$1,650,000
TENERIFFE	83 Macquarie St	\$6,150,000	\$6,150,000
WEST END	55 Orleigh St	\$3,350,000	\$3,350,000
WESTLAKE	15 Carnegie St	\$2,100,000	\$5,850,000
	23 Carnegie St	\$1,750,000	
	49 Carnegie St	\$2,000,000	
YERONGA	11 Esplanade	\$2,025,000	\$2,025,000
			\$61,905,000

Riverside Land Sales

SUBURB	STREET	PRICE	SUBURB TOTAL
FIG TREE POCKET	23 Mandalay St	\$1,000,000	\$2,000,000
	23A Mandalay St	\$1,000,000	
MOGGILL	330 Priors Pocket Rd	\$1,300,000	\$1,300,000
			\$3,300,000

RIVERSIDE GRAND TOTAL \$65,205,000

Riverfront/Riverside Apartment Sales

SUBURB	BUILDING NAME - STREET	PRICE	SUBURB TOTAL
BRISBANE CITY	Admiralty Towers - 35 Howard St	\$2,000,000	\$2,000,000
EAST BRISBANE	Riyala - 241 Wellington Rd	\$4,000,000	\$4,000,000
KANGAROO POINT	Castlebar Cove - 39 Castlebar St	\$2,550,000	\$25,977,000
		\$3,700,000	
	Riverpoint - 16 Macdonald St	\$2,550,000	
	Walan - 2 Scott St	\$5,500,000	
	The Holman - 75 Main St	\$2,177,000	
	Prominence Residences - 128 River Tce	\$2,700,000	
		\$3,500,000	
NEW FARM	Mon Reve - 98 Thorn St	\$3,300,000	\$53,130,000
	Casa Del Rio Grande - 88 Oxlade Dr	\$2,250,000	
	Cutters Landing - 30 Hollins Cres	\$2,200,000	
	Argyle - 49 Maxwell St	\$6,900,000	
		\$4,375,000	
	Aquila - 81 Moray St	\$3,225,000	
	River Gallery - 6 Merthyr Rd	\$2,410,000	
	Gemini Towers - 23 Griffith St	\$2,350,000	
	Platinum On The River - 168 Oxlade Dr	\$2,770,000	
	Cutters Landing - 22 Refinery Pde	\$3,000,000	
		\$3,600,000	
		\$5,700,000	
	Cutters Landing - 32 Refinery Pde	\$3,200,000	
	\$2,100,000		
	\$3,500,000		
NEWSTEAD	Cutters Landing - 126 Lamington St	\$5,550,000	\$15,400,000
	Pier at Waterfront - 1 Newstead Tce	\$4,600,000	
		\$4,300,000	
	\$3,500,000		
TENERIFFE	Mariner's Reach - 45 - 47 Newstead Tce	\$3,000,000	\$15,400,000
	One Macquarie - 1 Macquarie St	\$4,711,500	
		\$6,550,000	
		\$4,500,000	\$15,761,500
WEST END	Vida - 21 Buchanan St	\$4,000,000	\$4,000,000
			\$120,268,500