

PROPERTY REPORT

1 Hobson Place Boronia Heights
QLD 4124

Prepared for: Christian ARTATES
Prepared on: 05 August 2026

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1 Hobson Place Boronia Heights QLD 4124

4 | 2 | 2 | 144m² | 471m²

Property Details

Lot/Plan	L1 SP268741	**Property Type**	House
Year Built	2016	**Council Area**	Logan City
Zone	00, NOT ZONED	**Land Use Primary**	Group Title (Primary Use Only)









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1 Hobson Place Boronia Heights QLD 4124

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$1,020,000	$940,000 - $1,104,000	 Low High

Estimated Value as at 03 August 2026. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
13 Jun 2024	Sold	$820,000	Sale Method: Normal Sale, Sale Advised by: Government
04 Jun 2024	For Sale	Contact Agent	Campaign period: 04/06/2024 - 15/07/2024, Listing Type: Normal Sale, Listed by: Ray White Acacia Ridge, Days on market: 23
15 Sep 2015	Sold	$210,000	Sale Method: Normal Sale, Sale Advised by: Government
21 Apr 2015	For Sale	$200,000 to $220,000	Campaign period: 21/04/2015 - 20/11/2015, Listing Type: Normal Sale, Listed by: Cooloola Project Marketing - Morayfield, Days on market: 214

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Property Activity Summary

Date	Activity	Value	Details
17 Mar 2014	Sold	$220,000	Sale Method: Normal Sale, Sale Advised by: Government

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Recently Sold Properties



72B Fedrick Street Boronia Heights QLD 4124

4	2	-	177m²	599m²

Sale Price	**$1,118,000**	Sale Method	Private Treaty
Sale Date	03/12/2025	Days on Market	11

0.4km from property



19 Tenielle Street Boronia Heights QLD 4124

4	2	2	171m²	578m²

Sale Price	**$952,000**	Sale Method	Sold At Auction
Sale Date	03/12/2025	Days on Market	15

0.6km from property



1 Giselle Street Hillcrest QLD 4118

4	2	2	157m²	601m²

Sale Price	**$980,000**	Sale Method	-
Sale Date	23/04/2026	Days on Market	48

0.9km from property



32 Moreton Street Boronia Heights QLD 4124

3	2	2	113m²	601m²

Sale Price	**$875,000**	Sale Method	Private Treaty
Sale Date	23/03/2026	Days on Market	26

1.1km from property

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Properties For Sale



15 Hobson Place Boronia Heights QLD 4124

4	2	2	122m²	360m²

First Ad Price Submit All Offers

Latest Ad Price $875,000 +

Listing Method - Days on Market -

0.1km from property



111 Mackellar Drive Boronia Heights QLD 4124

4	2	1	106m²	603m²

First Ad Price Best Offer Invited

Latest Ad Price Over $920,000

Listing Method - Days on Market -

0.4km from property



69 Middle Road Hillcrest QLD 4118

4	2	2	140m²	600m²

First Ad Price $940,000

Latest Ad Price $940,000

Listing Method - Days on Market -

1.2km from property



68 Moreton Street Boronia Heights QLD 4124

5	2	2	120m²	600m²

First Ad Price $899,000+

Latest Ad Price $899,000+

Listing Method - Days on Market -

1.2km from property

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Properties For Rent



12 Maggiolo Street Boronia Heights QLD 4124

3 | 2 | 1 | 93m² | 500m²

Rent Price **$620/Week** Days on Market -

Campaign Period 28 Jul 2026 - 04 Aug

0.2km from property



24 Blueberry Ash Court Boronia Heights QLD 4124

4 | 2 | 2 | 123m² | 425m²

Rent Price **$660/Week** Days on Market -

Campaign Period 29 Jun 2026 - 04 Aug

0.4km from property



7 Kadlunga Court Boronia Heights QLD 4124

4 | 2 | 2 | 145m² | 632m²

Rent Price **$680/Week** Days on Market -

Campaign Period 29 Jul 2026 - 04 Aug

0.4km from property



12 Belford Street Boronia Heights QLD 4124

3 | 2 | 1 | 106m² | 630m²

Rent Price **$625/Week** Days on Market -

Campaign Period 30 Jul 2026 - 04 Aug

0.8km from property

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Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Boronia Heights State School 176-194 Middle Road Boronia Heights QLD 4124	0.3km	Primary	Mixed	Government	647
	Park Ridge State High School 14-30 Lancewood Street Park Ridge QLD 4125	2.1km	Secondary	Mixed	Government	1176
	Regents Park State School 42-60 Emerald Drive Regents Park QLD 4118	1.4km	Primary	Mixed	Government	683
	St Bernardine's School 1-25 Vergulde Road Regents Park QLD 4118	2.1km	Primary	Mixed	Non-Government	707
	Park Ridge State School 3776-3796 Mount Lindesay Highway Park Ridge QLD 4125	2.5km	Primary	Mixed	Government	577

Property within school catchment

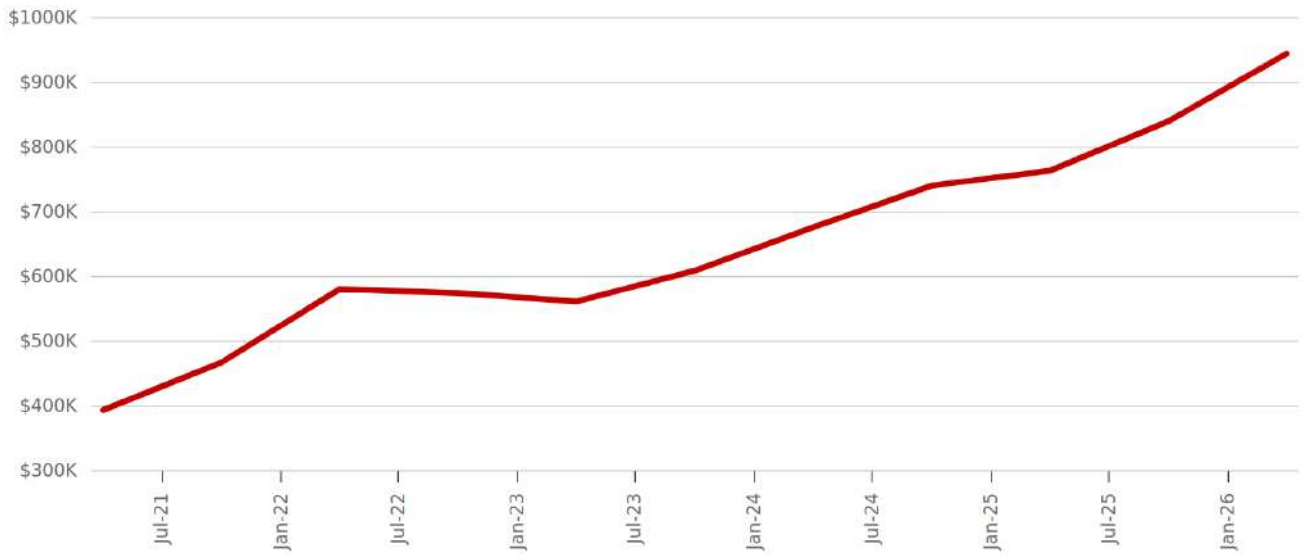
Property outside school catchment (government)/no catchment applies (non-government)

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Boronia Heights Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2026	158	$943,957	▲ 23.72%
Apr 2025	135	$762,966	▲ 12.93%
Apr 2024	137	$675,580	▲ 20.49%
Apr 2023	116	$560,693	▼ 3.32%
Apr 2022	212	$579,978	▲ 47.65%
Apr 2021	133	$392,796	▲ 8.35%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2026	2025
12	13

Median Vendor Discount

2026	2025
2.35%	3.22%

Statistics are calculated over a rolling 12 month period

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Boronia Heights Insights - Houses

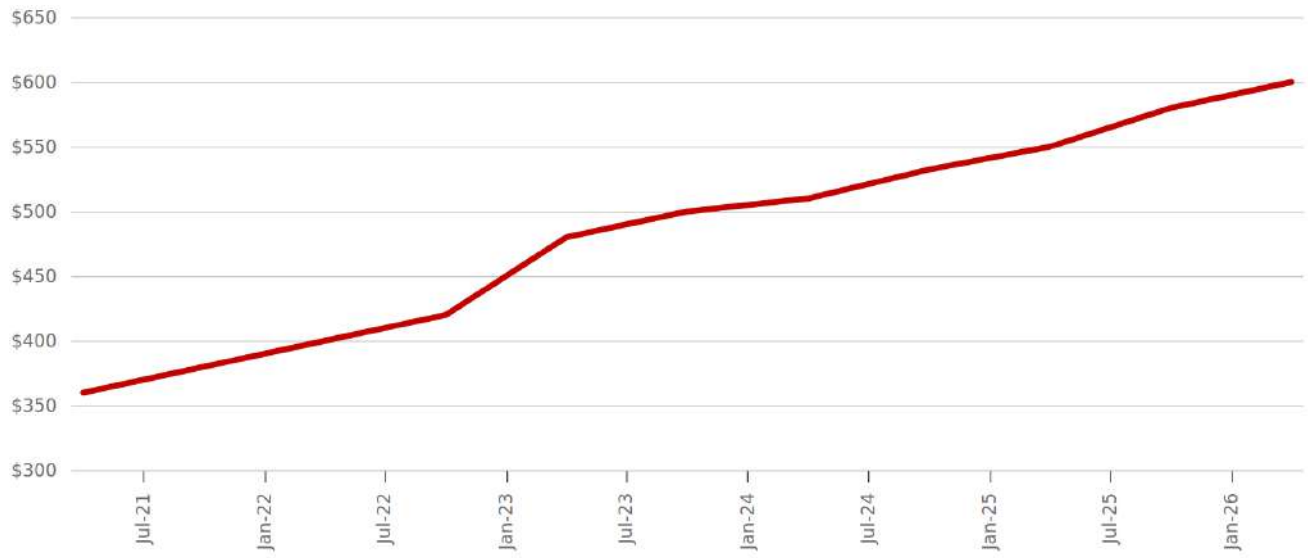
Median Weekly Asking Rent

2026	2025
$600	$550

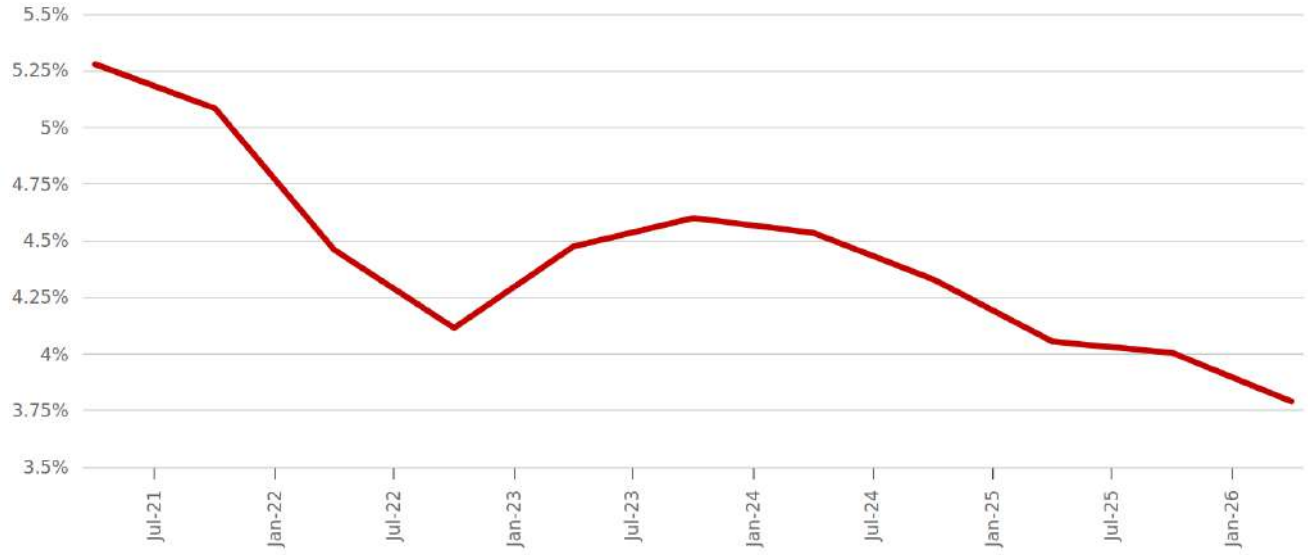
Indicative Gross Rental Yield

2026	2025
3.79%	4.05%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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