

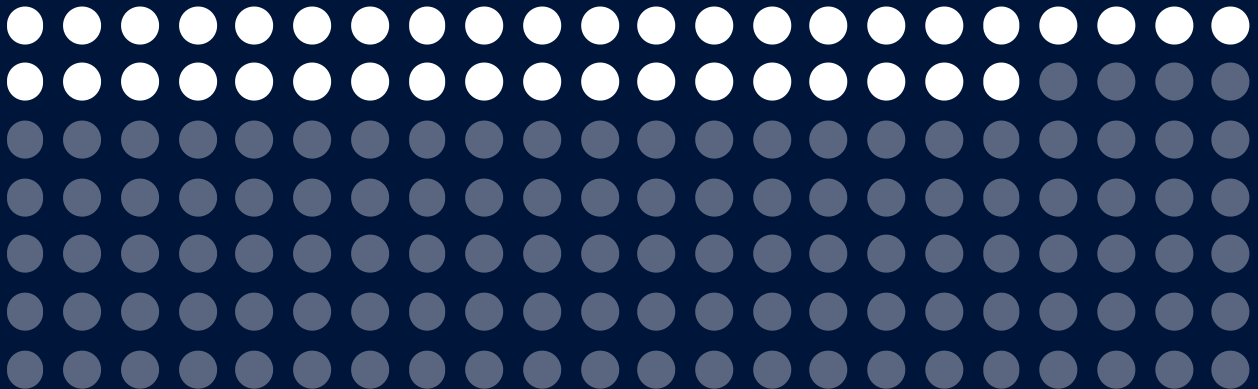
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HOUSE MARKET REPORT

Birkdale Wellington Point Thorneside

Six months of house sales, April to September 2026



154 houses sold. 40 of them by Luke Humphrys.

Prepared by **Luke Humphrys** · Bayside Property Agents

154 houses sold in six months

Between 7 April and 24 September 2026, 154 houses changed hands across Birkdale, Wellington Point and Thorneside. The 150 with a recorded price came to \$217.3 million.

154 houses sold	\$217.3M total recorded value	\$1,350,000 median price
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BY SUBURB

SUBURB	HOUSES SOLD	MEDIAN PRICE	HIGHEST PRICE
Birkdale 4159	88	\$1,300,000	\$3,950,000
Wellington Point 4160	53	\$1,400,000	\$3,151,000
Thorneside 4158	13	\$1,525,000	\$2,600,000
All three suburbs	154	\$1,350,000	\$3,950,000

HOW PRICES WERE SPREAD

Under \$1M	25
\$1M to \$1.25M	31
\$1.25M to \$1.5M	43
\$1.5M to \$2M	34
\$2M and over	17

Number of houses sold in each price bracket. Each bracket includes its lower limit. More houses sold between \$1.25 million and \$1.5 million than in any other bracket.

What three, four and five-bedroom houses sold for

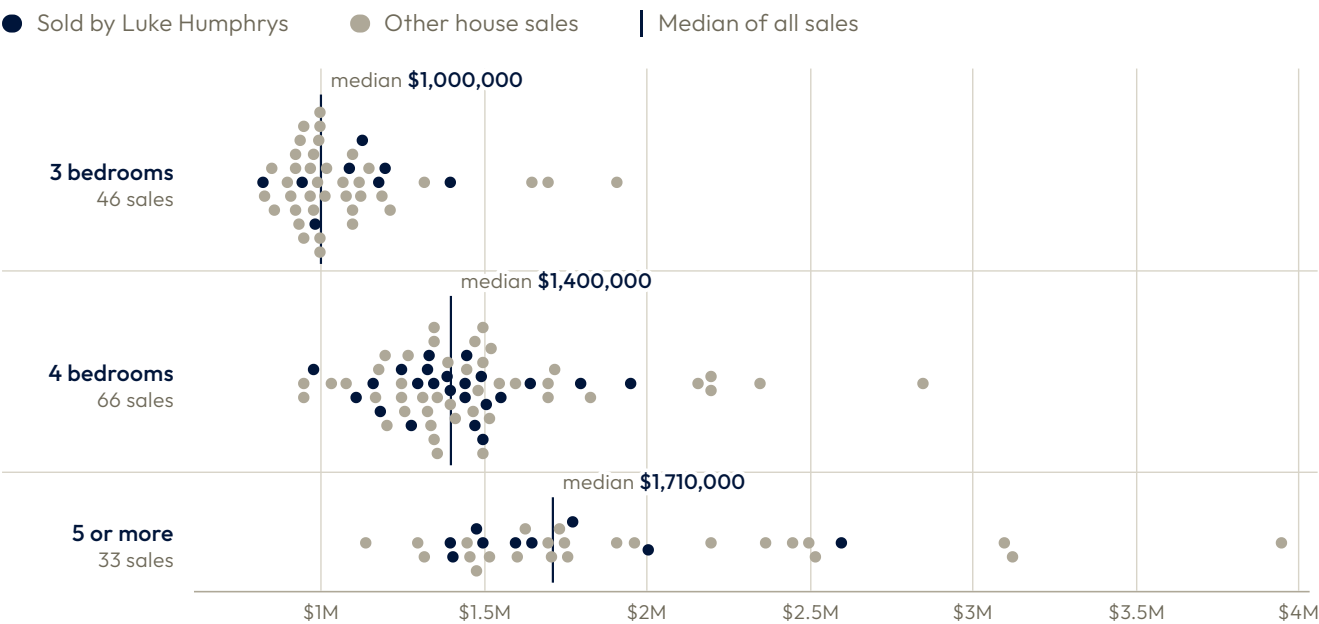
Half of the three-bedroom houses sold between about \$950,000 and \$1.12 million. Half of the four-bedroom houses sold between about \$1.27 million and \$1.52 million.

MEDIAN PRICE BY BEDROOMS

SUBURB	3 BEDROOMS	4 BEDROOMS	5 OR MORE
Birkdale	\$1,000,000 31	\$1,407,500 36	\$1,750,000 15
Wellington Point	\$1,000,000 11	\$1,360,000 25	\$1,627,500 14
Thorneside	\$845,000 4	\$1,525,000 5	\$2,138,526 4
All three suburbs	\$1,000,000 46	\$1,400,000 66	\$1,710,000 33

The small figure is the number of sales behind each median. Greyed medians rest on fewer than five sales and are a guide only.

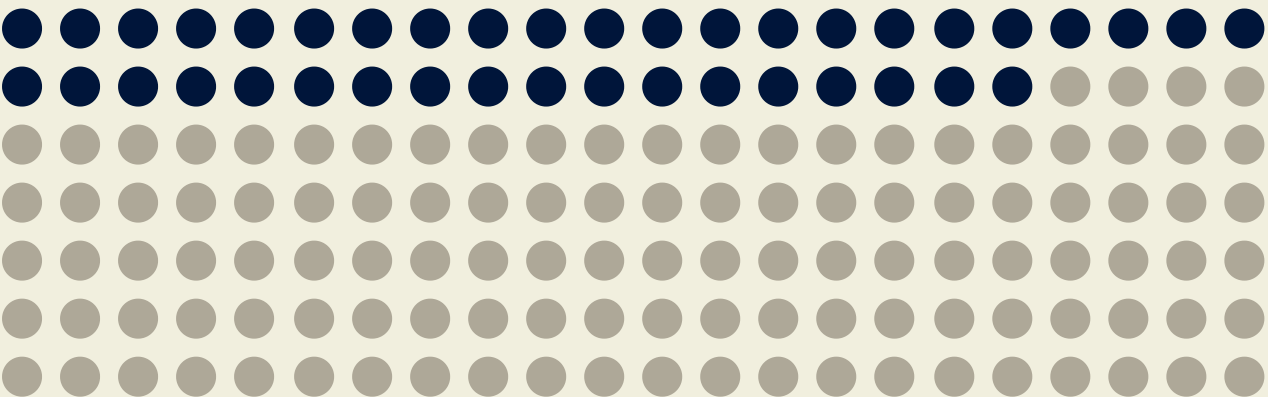
EVERY SALE, BY BEDROOMS



Each dot is one house, placed by its sale price. 145 of the 150 sales with a recorded price are shown. The other 5 had two bedrooms or no bedroom count on record.

1 in 4

houses sold across Birkdale,
Wellington Point and Thorneside
was sold by Luke Humphrys.



● Sold by Luke Humphrys ● Other house sales Each dot is one house

40 of 154
houses sold, or 26%

\$56.5M
of the \$217.3 million sold at a recorded price

A quarter of Birkdale and Wellington Point, and more in Thorneside

Luke sold 22 of the 88 houses in Birkdale, 13 of the 53 in Wellington Point and 5 of the 13 in Thorneside.

● Sold by Luke Humphrys ● Other house sales

Birkdale

4159



\$29.6 million in sales by Luke Humphrys

25%

22 of 88 houses

Wellington Point

4160



\$18.9 million in sales by Luke Humphrys

25%

13 of 53 houses

Thorneside

4158



\$8.0 million in sales by Luke Humphrys

38%

5 of 13 houses

Bar length shows the number of houses sold in each suburb.

LUKE'S 40 SALES

\$825,000

lowest sale price

\$1,400,000

median sale price

\$2,600,000

highest sale price

Strongest in four-bedroom family homes

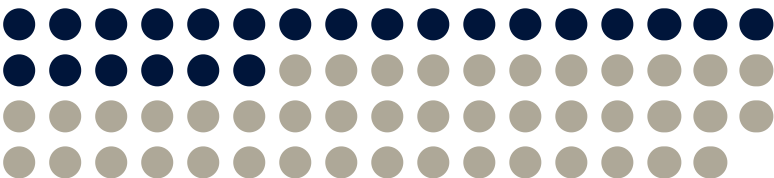
Four-bedroom houses are the largest part of this market, 67 of the 154 sales, and the largest part of what Luke sells.

● Sold by Luke Humphrys ● Other house sales Each dot is one house

1 in 3

four-bedroom houses was sold by Luke.

23 of 67. In Birkdale, 15 of 37.



4 in 10

houses sold between \$1.25 million and \$1.5 million were sold by Luke.

17 of 43.



3 in 10

houses sold between \$1.5 million and \$2 million were sold by Luke.

10 of 34.



Thorneside, Burbank Road and repeat clients

Three results from the six months that sit below the suburb totals.

5 of 13



houses sold in Thorneside were sold by Luke.

They include the suburb's highest price of the period, \$2,600,000.

3 of 4



houses sold on Burbank Road, Birkdale were sold by Luke.

4



sellers also bought their next home through Luke within the same six months.

A minimum. More may show as pending sales settle.

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Thinking of selling in Birkdale, Wellington Point or Thorneside?

Luke can take you through the sales closest to your home and what they mean for your price.

Luke Humphrys

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ABOUT THESE FIGURES

This report covers house sales in Birkdale, Wellington Point and Thorneside on contracts dated 7 April to 24 September 2026, as supplied by CoreLogic RP Data on 7 October 2026 from titles office records and agent-advised sales. Sales by Luke Humphrys are identified from Bayside Property Agents' sales records.

154 sales are counted after removing duplicate records, transfers of part shares and one land sale. Four sales with the price withheld are counted as sales but left out of prices and dollar totals. Sales by other agents from late September were still being recorded when the data was drawn. Counted to the end of August, Luke Humphrys sold 33 of 139 houses, or 24%.

This report is general information only. It is not a valuation or an appraisal of any property.

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