

From the Desk of  
**Matthew Logovik**

We're now entering the final stretch of the year and it's a crucial time for sellers. Buyer activity across Tarragindi remains strong, but momentum typically slows once school holidays and the festive season begin. Families are keen to secure their next home before Christmas, making this one of the last opportunities to capture motivated buyers while competition is high.

If you've been thinking about selling, now is the time to act — well-presented homes listed in November often achieve premium results before the holiday slowdown.

*Matthew Logovik*

TARRAGINDI SALES AGENT

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# things to do AROUND BRISBANE

**QAGOMA Christmas Design Market**  
23 November | South Brisbane

Support local artists and designers at this annual Christmas market inside the Gallery of Modern Art. Great place for handmade gifts and festive inspiration.

**Weekends on the Lawn at Howard Smith Wharves**

All November & December weekends | Under Story Bridge

Relax by the river with food stalls, live music, and sunset drinks, one of Brisbane's best casual weekend hangouts.

**Twilight Markets - King George Square**  
Friday 29 November 2025 | Brisbane City

Shop under the city lights with handmade gifts, food trucks, and live music. A great pre-Christmas night out for locals and ideal timing before the festive rush.

**The Collective Markets - South Bank**  
Every Friday to Sunday | South Bank Parklands

Browse artisan stalls, food vendors, and handmade wares under the fairy lights at Brisbane's iconic weekend markets.

**Pretty Woman: The Musical**  
Until 23 Nov 2025 | QPAC, South Brisbane

Catch the final weeks of this Broadway hit before it closes, a feel-good show perfect for date nights or a city evening out.

## GUESS THE RIDDLE CHANCE TO WIN \$100



**WHO AM I**

A Tarragindi staple, year after year,  
Supplying gardens far and near.  
Need sand, soil or plants to grow?  
Locals already know where to go!

TEXT YOUR ANSWER TO 0490 660 538



# LOGOVIK

## GOOD TO KNOW!

Did you know a full kitchen renovation takes on average 6–8 weeks from demolition to completion, however replacing bench tops and cabinet doors can be done in under a week and can lift value by up to \$25,000 in buyer perception.



October 2025

## TARRAGINDI MARKET REPORT

### HOUSE PRICE GUIDE

16.5%

Past 12 Months  
Growth

Median Price

**\$1,630,000**

November 2024 - October 2025

**45 Houses**

Available in the past month

**14 Properties**

Sold in October

**33 Days**

Median time on the market

**3652**

Interested Buyers

### SOLD IN OCTOBER

8/14 Andrew Avenue \$1,600,000

71 Effingham Street \$1,475,000

259 Cracknell Road \$1,300,000

32 Bramston Street \$1,920,000

19 Kivas Street \$3,225,000

20 Joywood Street \$1,850,000

47 Orford Street \$905,000

23 Bailey Avenue \$2,050,000

24 Isabella Stree \$1,825,000

16 Queensthorpe Street \$1,333,333

9 Gilmore Street \$1,960,000

11 Barmore Street \$1,740,000

69 Barmore Street \$1,682,000

32 Downes Street \$1,450,000



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REALTY

Source: realestate.com

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