





Holland Park, QLD 4121

House  undefined beds

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## Suburb Summary

### Suburb Median

\$1.2M  
Low

**\$1.4M**

\$1.7M  
High

HIGH CONFIDENCE

\*Suburb Median price based on 112 sales results over the previous 12 months.

### Suburb Statistics

Population: 8,671

Dwellings: 2,795

Owner Occupier: 70%

IQR % Median: 33%

DOM: 24

ICSEA School Score: 73

IRSAD (Australia): 90

Building Approvals: 1.0%

Suburb \$ Median: \$1.4M

Suburb % Growth: 4.9%

Rental Yield: 2.7%

Vacancy Rate: 0.5%

Market Absorption: 28%

% Stock on Market: 0.9%

% Discounting: -1.7%

Median Income: \$2,309

### Suburb Summary

Holland Park, QLD 4121 is a vibrant suburb with a population of 8671 residents. The majority of residents fall within the age groups of 5 to 19 years and 45 to 64 years. The suburb has a diverse mix of occupations, with professionals, managers, and technicians/tradeworkers being the top three. Residents have access to various transportation options, with a significant number choosing to commute by motor vehicle. Additionally, the suburb has a high percentage of residents who work from home. Holland Park offers a good balance of urban amenities and green spaces, making it an attractive place for families and professionals alike.

For house investors in Holland Park, the sale price median growth over 10 years is significant at 59.8%, indicating strong long-term investment potential. The suburb also boasts a high market absorption rate of 20.0%, suggesting a strong demand for properties. With a low sale price IQR ratio of 16.0%, Holland Park may present opportunities for renovators. The room demand supply ratio is notably high at 412.0%, indicating a healthy demand for renting out rooms. These factors, combined with the suburb's high online search interest and median growth rate, make it an enticing prospect for property investors.

Holland Park, QLD 4121, is a desirable suburb that offers a mix of lifestyle benefits and investment opportunities. With a strong market absorption rate and favourable long-term median growth rates, the suburb appeals to both homeowners and investors. The diverse demographic profile, accessibility to amenities, and high percentage of residents working from home contribute to the overall appeal of Holland Park as a sound investment choice in the Queensland property market.

## Suburb Summary

### Sale Price Insights

Sale Price Insights provide key data on how prices have changed over time, allowing investors to assess potential capital growth. This analysis can highlight trends like steady appreciation, rapid increases, or stability in property values. Please use these insights as a guide and verify with local real estate sources.

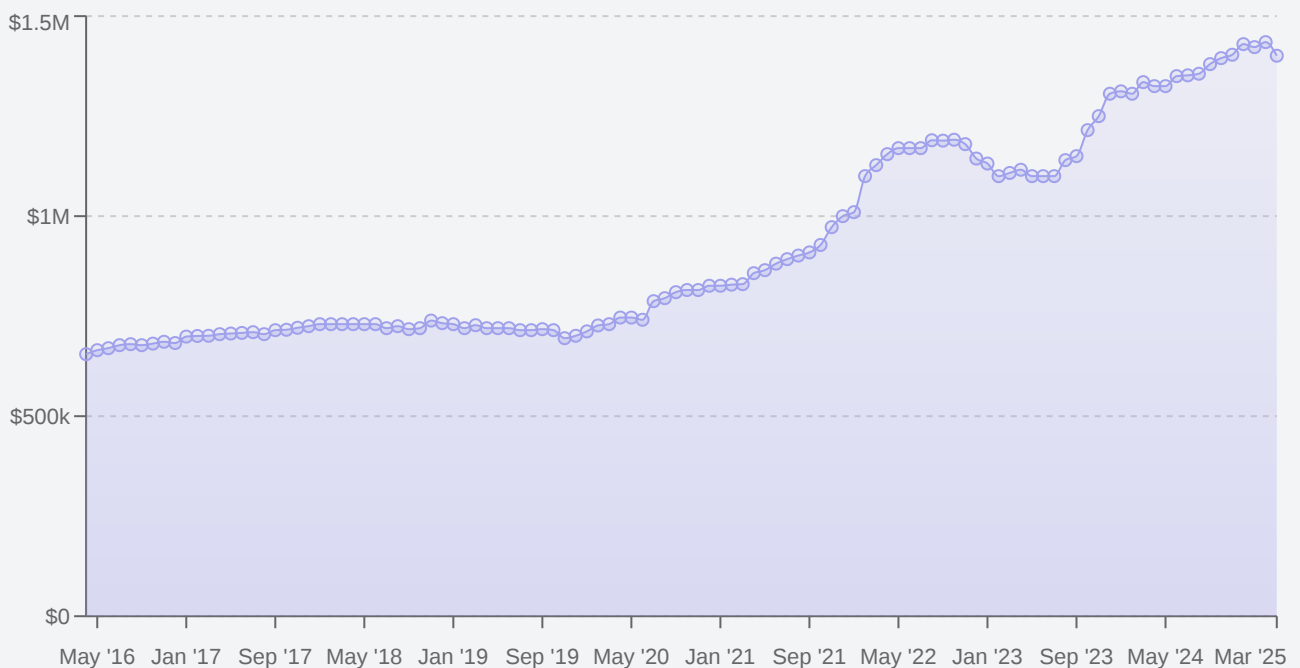
### Suburb Growth



\*Compound Annual Growth Rate (CAGR) calculated per annum for 10 years.

### Sale Price Median

Data Range: 3M 6M 1Y 3Y 5Y **10Y**  
Interval: 1M 3M 6M **12M**



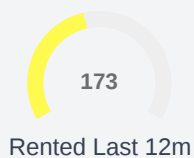
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# Suburb Summary

## Rental Insights

Rental Insights provides key data on the rental market and compares different property yield strategies, such as renting room by room versus long-term rentals, and to analyse the impact of adding bedrooms or developing the property. Please use these insights as a guide and verify with local real estate sources.

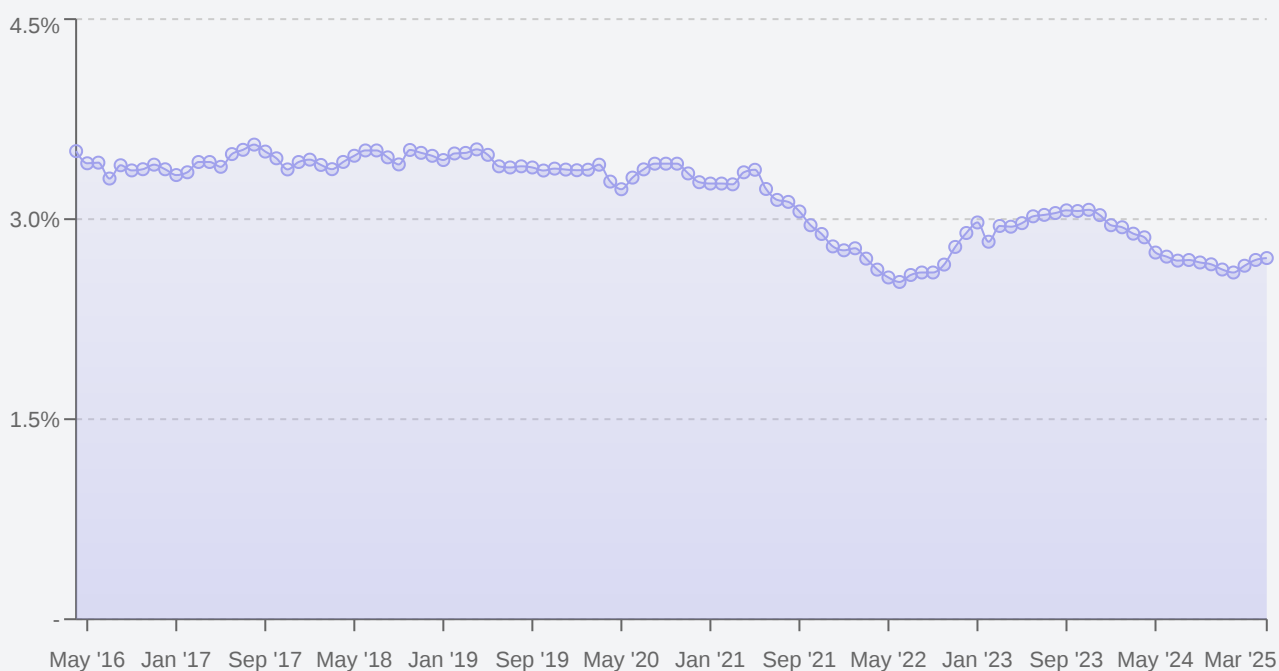
## Rental Statistics



\*Potential yield based on median sale price of \$1.4M

## Rental Yield

Data Range: 3M 6M 1Y 3Y 5Y **10Y**  
Interval: 1M 3M 6M **12M**



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## Suburb Trends

### Sale Price Growth

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**

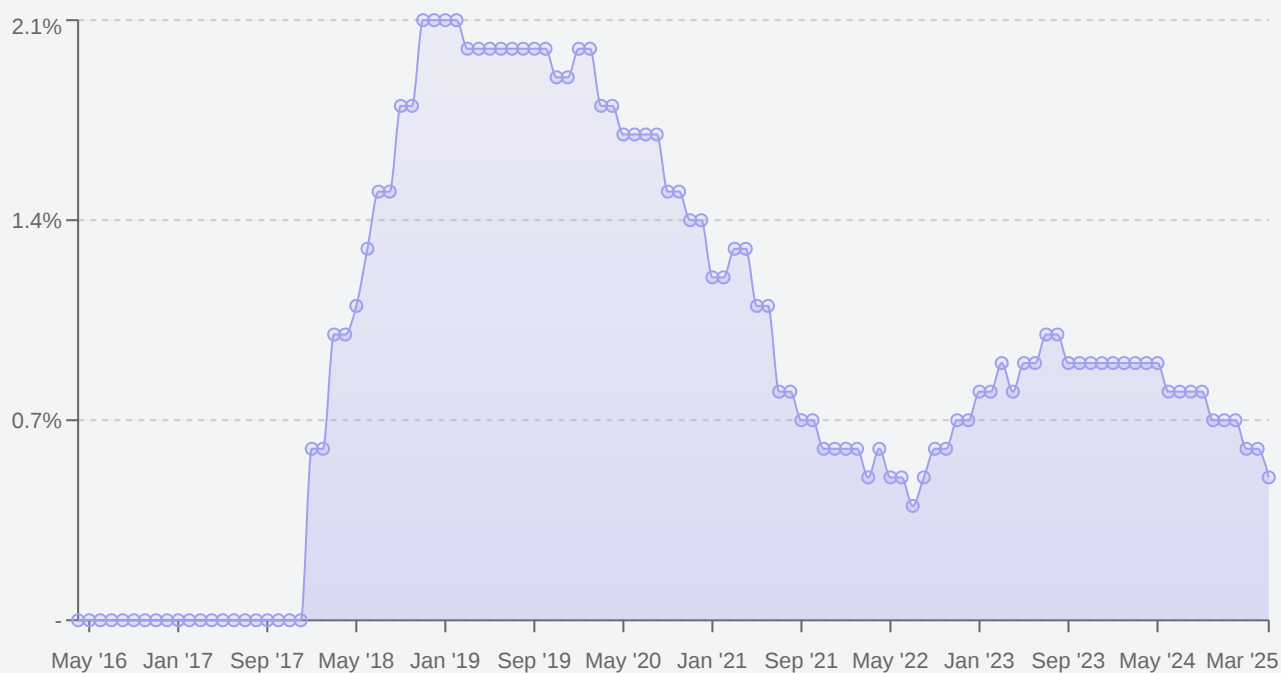


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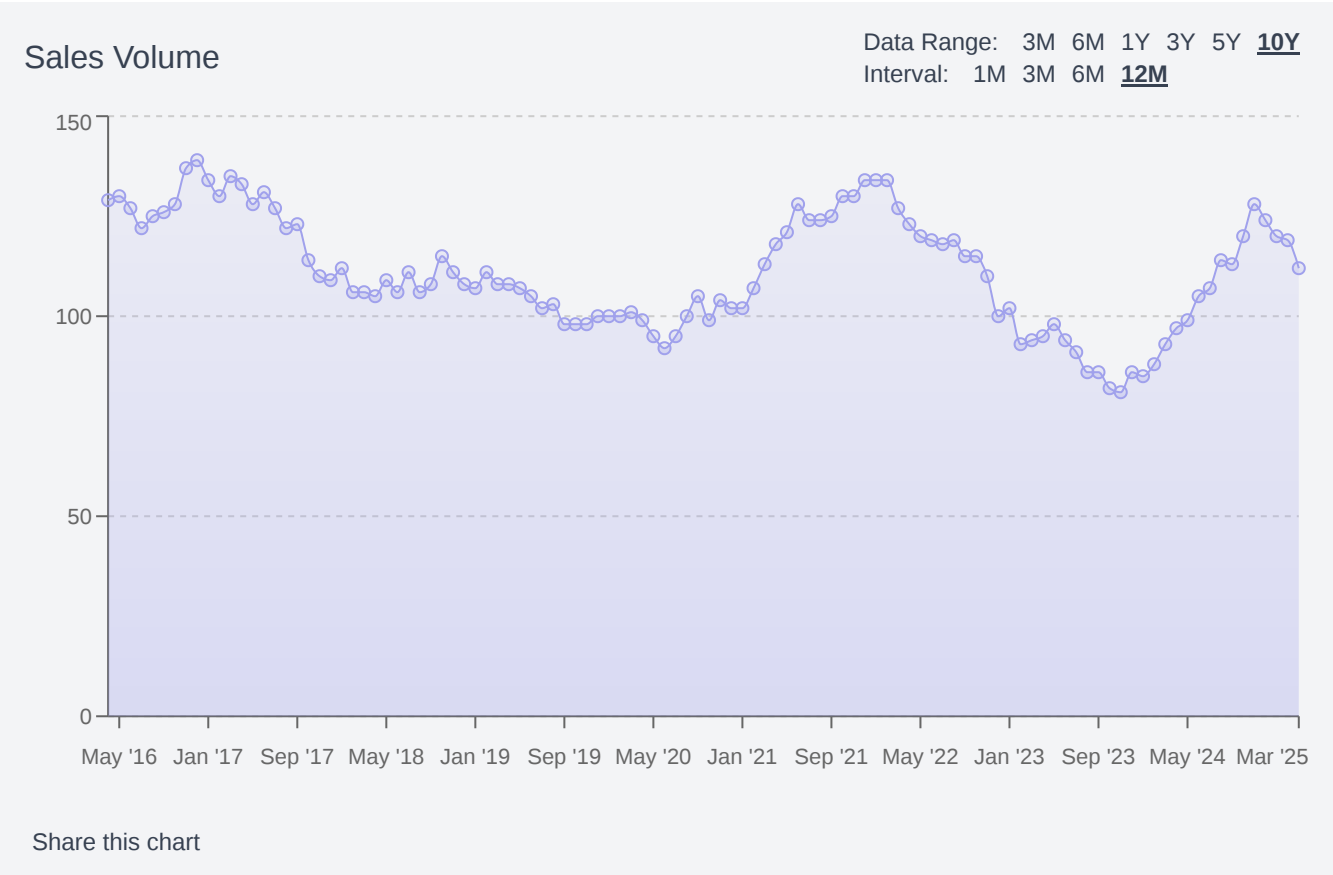
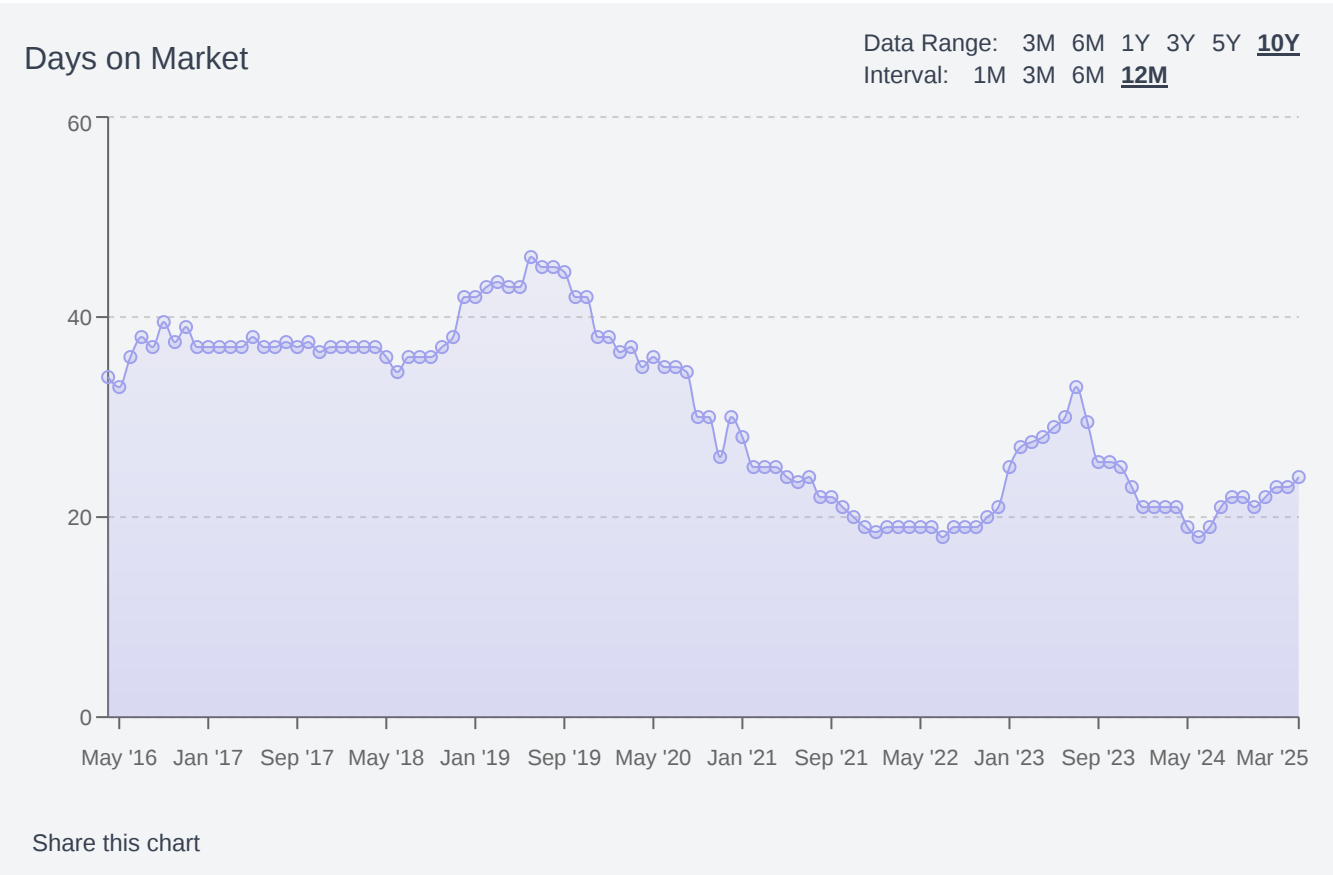
### Vacancy Rate

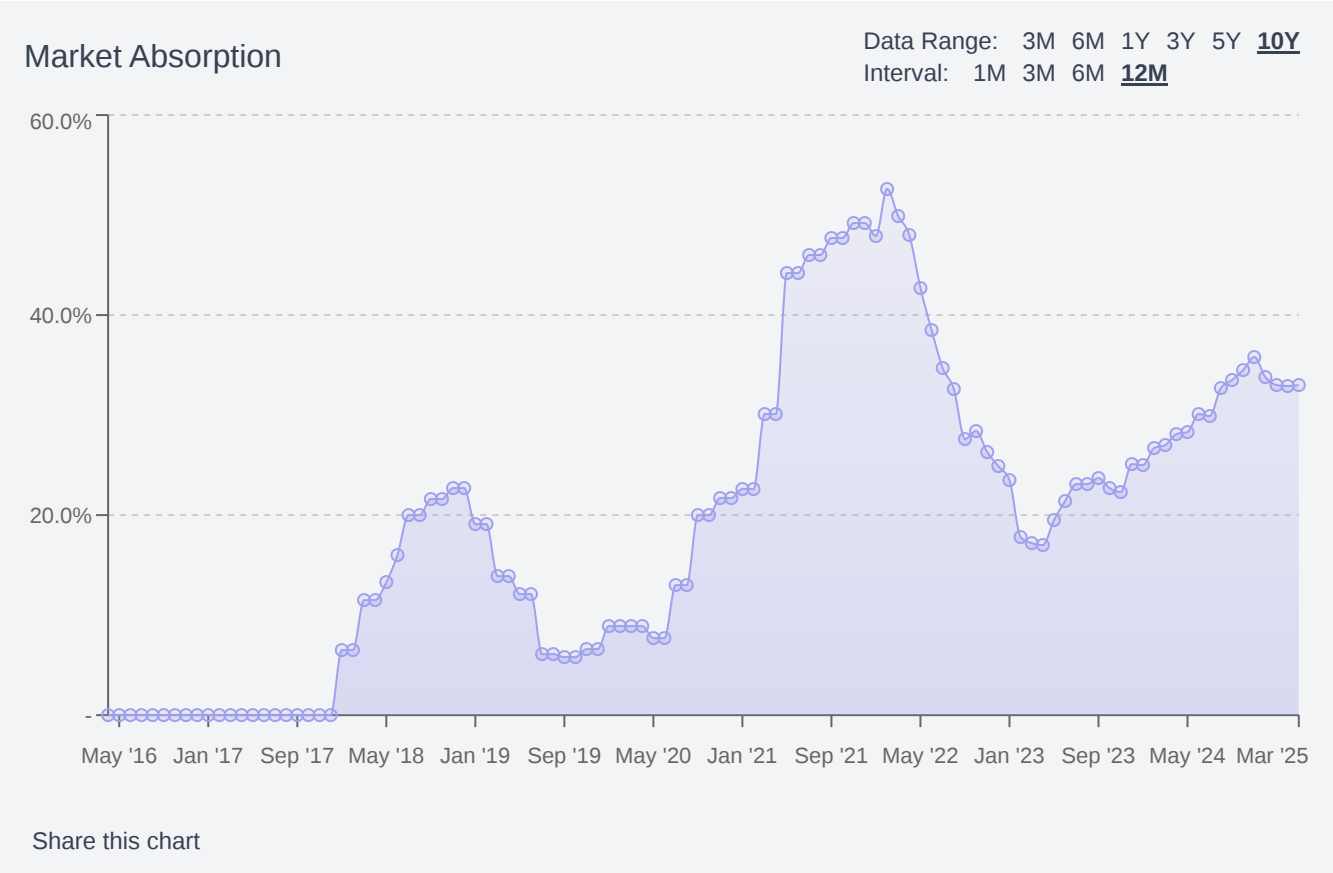
Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



Share this chart

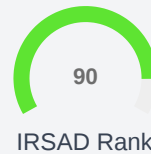
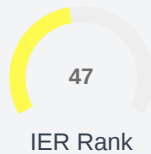




## Demographics

Demographic Insights help buyers assess a suburb's lifestyle and investment potential. High IRSAD scores indicate affluence, while age demographics shape local demand. Dominant occupations influence economic stability, and commute times affect liveability. Use these insights as a guide only.

### Social Profile ?



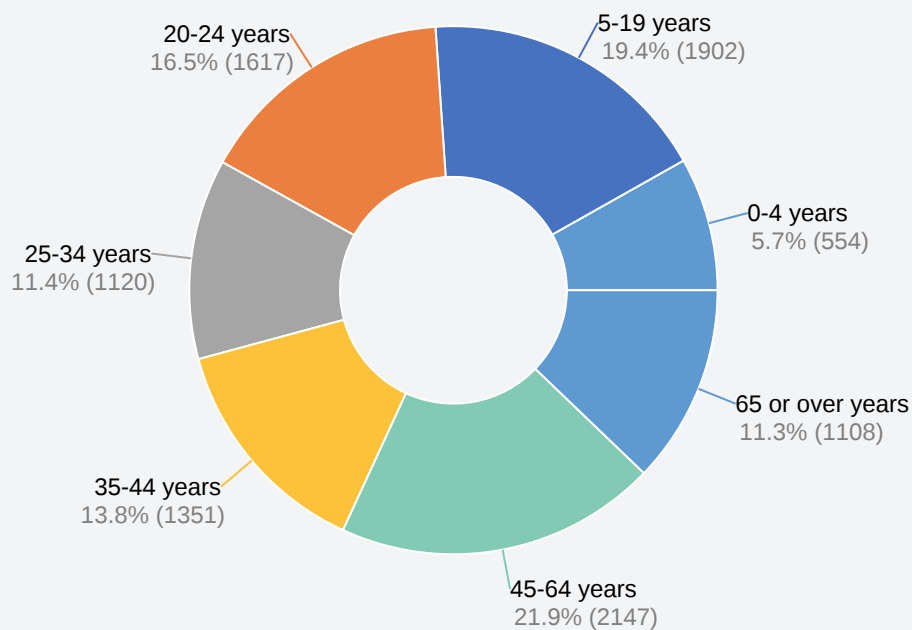
\*Source: Socio-Economic Indexes for Areas (SEIFA) 2021.

### Population Growth ?



\*Source: ABS Census 2021 and Estimated Resident Population.

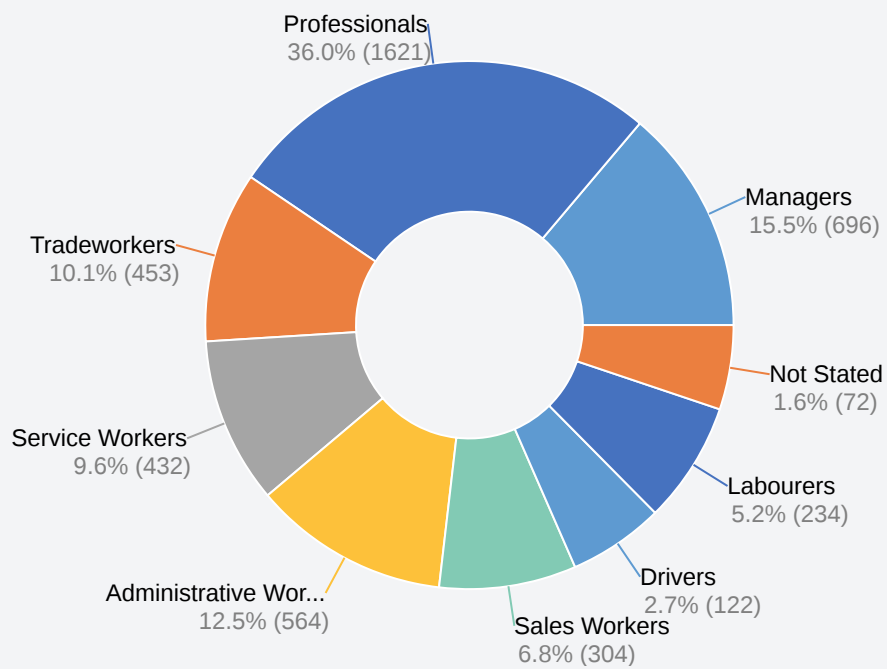
### Age Of Population



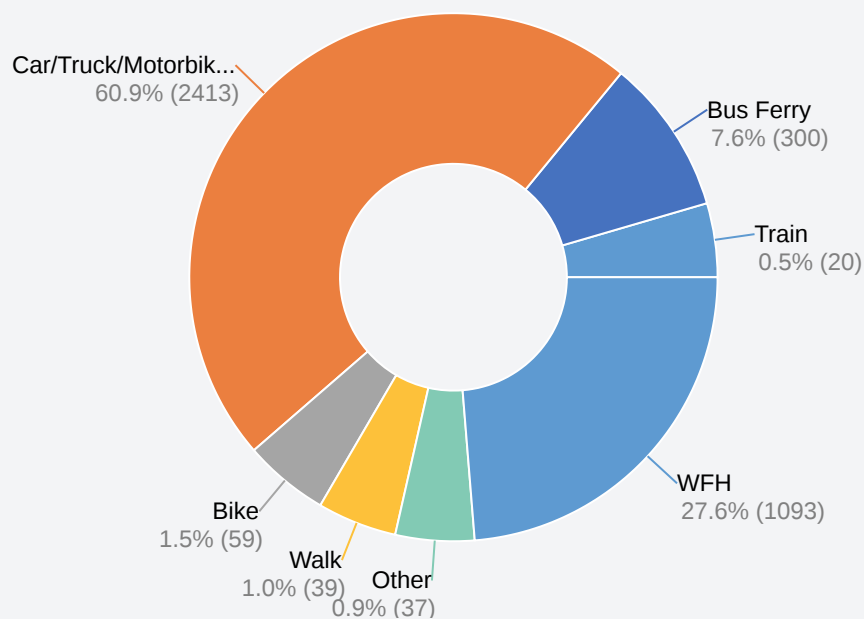


# Demographics

## Occupation



## Commute



## Development Applications

### Development Applications

Found 23 applications

42 Burlington St Holland Park Qld 4121

11/04/2025

A006748551 **NEW**

Description: Carry Out Building Work - Foster, Jonathan (Primary Applicant), Foster, Rebekah (Primary Applicant), B Planned & Surveyed Pty Ltd...

33 Stella St Holland Park Qld 4121

13/03/2025

A006729067

Description: Carry Out Building Work - Nolan, Hannah (Primary Applicant), Nolan, Hannah (Consultant)

63 Murton Ave Holland Park Qld 4121

11/02/2025

A006710554

Description: Reconfigure a Lot - Brooks Camp Pty Ltd (Primary Applicant), Murray Bell Planning Co (Consultant)

88 Abbotsleigh St Holland Park Qld 4121

03/02/2025

A006675807

Description: Exemption Certificate - Jacques, Gordon (Primary Applicant), Thomas, Mitchell (Primary Applicant), Brisbane Town Planning Pty Ltd...

823 Cavendish Rd Holland Park Qld 4121

20/01/2025

A006696699

Description: Carry Out Building Work - O'Neill, Terrence (Primary Applicant), Vo, Kim (Primary Applicant), Pronto Building Approvals (Consultant)

30 Holland Rd Holland Park Qld 4121

14/01/2025




A006691599

Description: Carry Out Building Work; Reconfigure a Lot - Park, Hye Young (Primary Applicant), Steffan Harries (Consultant)

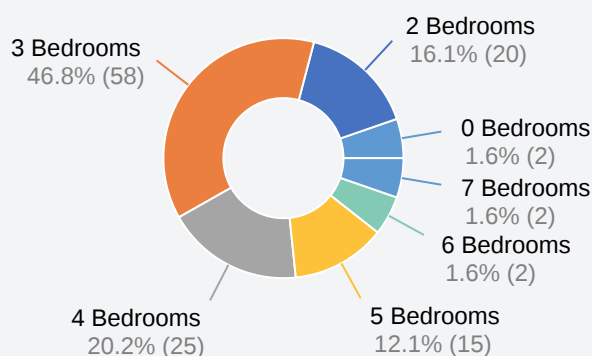
## Comparable Sold Properties

Found 128 properties with a median price of \$1.32M. The average days on market for these properties was 17 days. The total sales volume amounted to approximately \$178.29M.

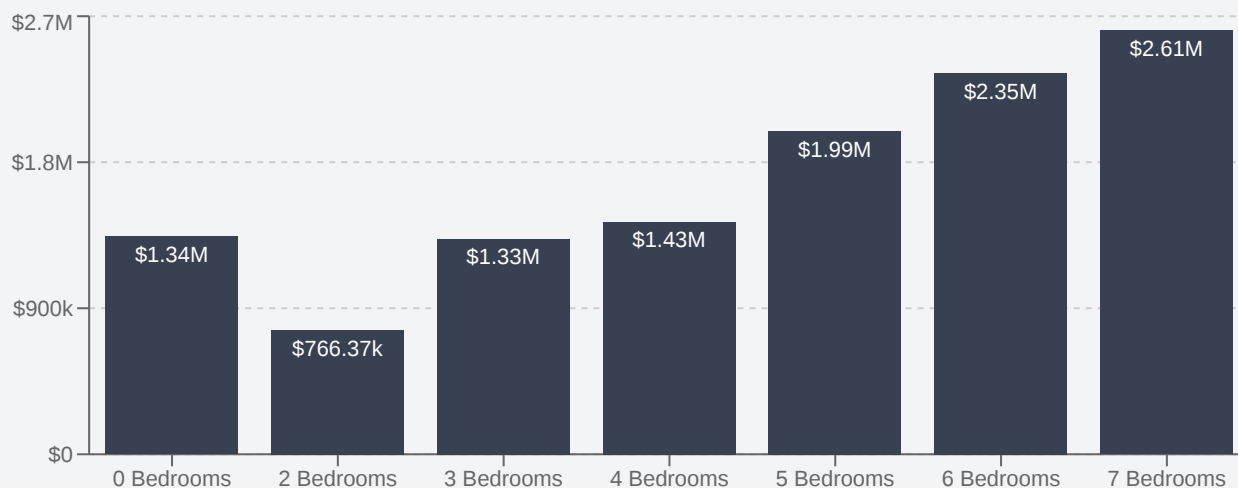
## Price Band Breakdown ?

Price Band	Price Range	#	Area				DOM
● Low	\$136.8k to \$1.1M	31	319	2	1	1	18
● Low to Mid	\$1.1M to \$1.3M	31	591	3	1	2	14
● Mid to High	\$1.3M to \$1.6M	31	639	4	2	2	21
● High	\$1.6M to \$5M	30	710	4	2	2	13

## Number of Sales by Bedroom Count



## Median Sale Price by Bedroom Count



## Market Activity



\$932,500

SOLD

1/56 Latimer Street  
Holland Park QLD 4121

Sale Date: 20/03/2025

Days on Market: 21

- -

3 2 1



\$1,100,000

SOLD

13 Holland Road  
Holland Park QLD 4121

Sale Date: 25/02/2025

607m<sup>2</sup> -

3 1 2



\$638,000

SOLD

7/75 Harold Street  
Holland Park QLD 4121

Sale Date: 27/02/2025

Days on Market: 10

94m<sup>2</sup> -

2 1 1



\$1,011,000

SOLD

44 Eric Road  
Holland Park QLD 4121

Sale Date: 31/03/2025

Days on Market: 48

401m<sup>2</sup> -

3 1 1



\$1,150,000

SOLD

444 Nursery Road  
Holland Park QLD 4121

Sale Date: 12/03/2025

Days on Market: 30

607m<sup>2</sup> -

3 1 2



\$0

SOLD

6/42 Latimer Street  
Holland Park QLD 4121

Sale Date: 29/01/2025

160m<sup>2</sup> -

2 2 1

## Market Activity



\$0

SOLD

111 Victor Street  
Holland Park QLD 4121

Sale Date: 08/02/2025

Days on Market: 24

400m<sup>2</sup>  - 

4  3  1 



\$931,500

SOLD

779 Cavendish Road  
Holland Park QLD 4121

Sale Date: 05/02/2025

Days on Market: 21

756m<sup>2</sup>  - 

3  2  2 



\$1,850,000

SOLD

6 Murton Avenue  
Holland Park QLD 4121

Sale Date: 08/02/2025

Days on Market: 26

868m<sup>2</sup>  317m<sup>2</sup> 

3  2  2 



\$1,890,000

SOLD

67 Steele Street  
Holland Park QLD 4121

Sale Date: 01/02/2025

Days on Market: 19

400m<sup>2</sup>  - 

5  2  2 





\$670,000

SOLD

13/269 Nursery Road  
Holland Park QLD 4121

Sale Date: 18/02/2025

Days on Market: 42

98m<sup>2</sup>  98m<sup>2</sup> 

2  2  1 



\$1,255,000

SOLD

59 RITA STREET  
Holland Park QLD 4121

Sale Date: 29/01/2025

Days on Market: 42

430m<sup>2</sup>  - 

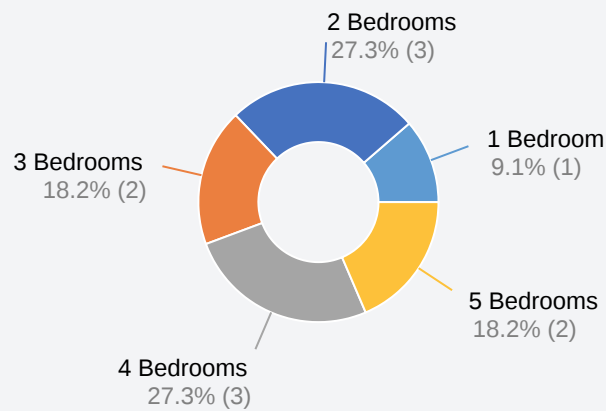
3  2  1 



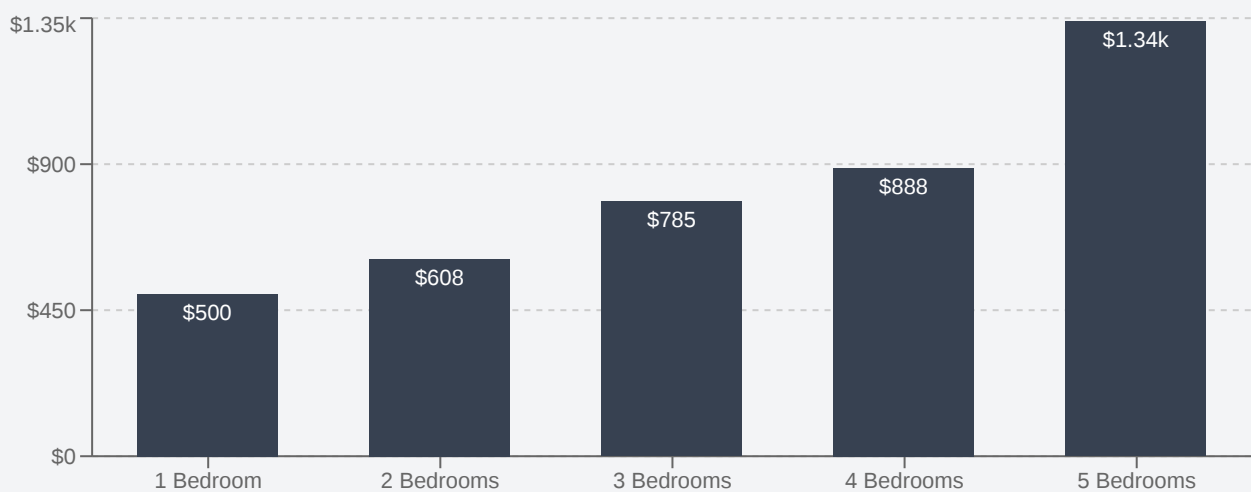
### Comparable Rental Properties

Found 11 properties with a median price of \$825. The average days on market for these properties was 65 days. The total sales volume amounted to approximately \$9.24k. Sale prices ranged from a low of \$500 to a high of \$1.7k.

### Number of Rentals by Bedroom Count



### Median Rental Price by Bedroom Count



## Market Activity



**\$500/wk - with courtyard**

**FOR RENT**

5/27 Victor Street  
Holland Park QLD 4121

Listed: 11/04/2025  
Days on Market: 2

809m<sup>2</sup> -

1 1 1



**\$825.00 per week**

**FOR RENT**

68 Reuben Street  
Holland Park QLD 4121

Listed: 07/04/2025  
Days on Market: 6

810m<sup>2</sup> -

4 2 2



**\$720 per week**

**FOR RENT**

788 Cavendish Road  
Holland Park QLD 4121

Listed: 01/04/2025  
Days on Market: 12

610m<sup>2</sup> -

3 2 -



**\$895.00 per week**

**FOR RENT**

189 Oates Avenue  
Holland Park QLD 4121

Listed: 28/03/2025  
Days on Market: 16

607m<sup>2</sup> -

4 2 2



**\$890 per week**

**FOR RENT**

31 Paxton Street  
Holland Park QLD 4121

Listed: 26/03/2025  
Days on Market: 18

460m<sup>2</sup> -

4 2 1



5/14 Harold Street  
Holland Park QLD 4121

**FOR RENT**

Listed: 25/03/2025  
Days on Market: 19

379m<sup>2</sup> -

2 1 1

## Market Activity



**\$850 per week - 6 month lease**

**FOR RENT**

23 Newbolt Street  
Holland Park QLD 4121

Listed: 18/03/2025  
Days on Market: 26

645m<sup>2</sup>  - 

3  2  2 



**\$1700 per week**

**FOR RENT**

21 Framont Avenue  
Holland Park QLD 4121

Listed: 18/03/2025  
Days on Market: 26

650m<sup>2</sup>  - 

5  2  2 



**Rent \$685 Per Week**

**FOR RENT**

2/27 STEELE ST  
Holland Park QLD 4121

Listed: 26/02/2025  
Days on Market: 46

772m<sup>2</sup>  - 

2  2  1 



**\$900.00 per week**

**FOR RENT**

50 Latimer Street  
Holland Park QLD 4121

Listed: 09/01/2025  
Days on Market: 94

716m<sup>2</sup>  - 

5  2  1 



**\$560 per week**

**FOR RENT**

1 View Street  
Holland Park QLD 4121

Listed: 19/01/2024  
Days on Market: 450

-  - 

2  2  1 

## Market Activity



Auction

114 Layard Street  
Holland Park QLD 4121

617m<sup>2</sup> -

FOR SALE

Listed: 10/04/2025  
Days on Market: 3

2 1 2



Auction

35 Steele Street  
Holland Park QLD 4121

647m<sup>2</sup> -

FOR SALE

Listed: 10/04/2025  
Days on Market: 3

3 1 5



Best Offer By 28th April 5pm

78 Harold Street  
Holland Park QLD 4121

405m<sup>2</sup> -

FOR SALE

Listed: 02/04/2025  
Days on Market: 11

5 3 2



UNDER CONTRACT

38 Barter Avenue  
Holland Park QLD 4121

668m<sup>2</sup> -

FOR SALE

Listed: 25/03/2025  
Days on Market: 19

4 2 1



Auction

49 Turquoise Street  
Holland Park QLD 4121

776m<sup>2</sup> -

FOR SALE

Listed: 24/03/2025  
Days on Market: 20

3 1 2



For Sale

2/18 Raff Avenue  
Holland Park QLD 4121

136m<sup>2</sup> -

FOR SALE

Listed: 12/03/2025  
Days on Market: 32

3 2 1



## Market Activity




**UNDER CONTRACT**

105 Murton Avenue  
Holland Park QLD 4121

615m<sup>2</sup>  - 

**FOR SALE**

Listed: 04/03/2025  
Days on Market: 40

4  2  1 



**Offers Over \$1,319,000**

32 Hector Road  
Holland Park QLD 4121

607m<sup>2</sup>  - 

**FOR SALE**

Listed: 26/02/2025  
Days on Market: 46

3  2  1 



**Last Lot Available!**

Lot 100, 5 Digby Street  
Holland Park QLD 4121

401m<sup>2</sup>  - 

**FOR SALE**

Listed: 21/02/2025  
Days on Market: 51

-  -  - 



**Offers Over \$1,750,000**

132 Victor Street  
Holland Park QLD 4121

607m<sup>2</sup>  - 

**FOR SALE**

Listed: 19/02/2025  
Days on Market: 53

4  2  2 



**Offers Over \$2,800,000**

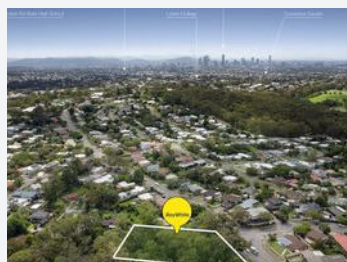
60 Mar Street  
Holland Park QLD 4121

701m<sup>2</sup>  - 

**FOR SALE**

Listed: 28/01/2025  
Days on Market: 75

5  3  2 



**Offers Over \$2,000,000**

789-793 Cavendish Road  
Holland Park QLD 4121

2513m<sup>2</sup>  - 

**FOR SALE**

Listed: 17/01/2025  
Days on Market: 86

-  -  - 



## Market Activity



Offers Over \$1,300,000

425 Nursery Road  
Holland Park QLD 4121

607m<sup>2</sup>  - 

FOR SALE

Listed: 15/01/2025  
Days on Market: 88

4  2  2 



Offers Over \$1,050,000

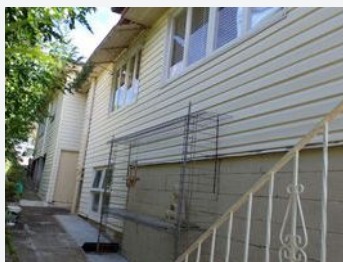
650 Cavendish Road  
Holland Park QLD 4121

716m<sup>2</sup>  226m<sup>2</sup> 

FOR SALE

Listed: 07/11/2024  
Days on Market: 157

3  2  1 



\$1,390,000

16 LOVE STREET  
Holland Park QLD 4121

506m<sup>2</sup>  200m<sup>2</sup> 

FOR SALE

Listed: 01/11/2024  
Days on Market: 163

4  2  2 



Contact for Price

14 Geelong Avenue  
Holland Park QLD 4121

1257m<sup>2</sup>  - 

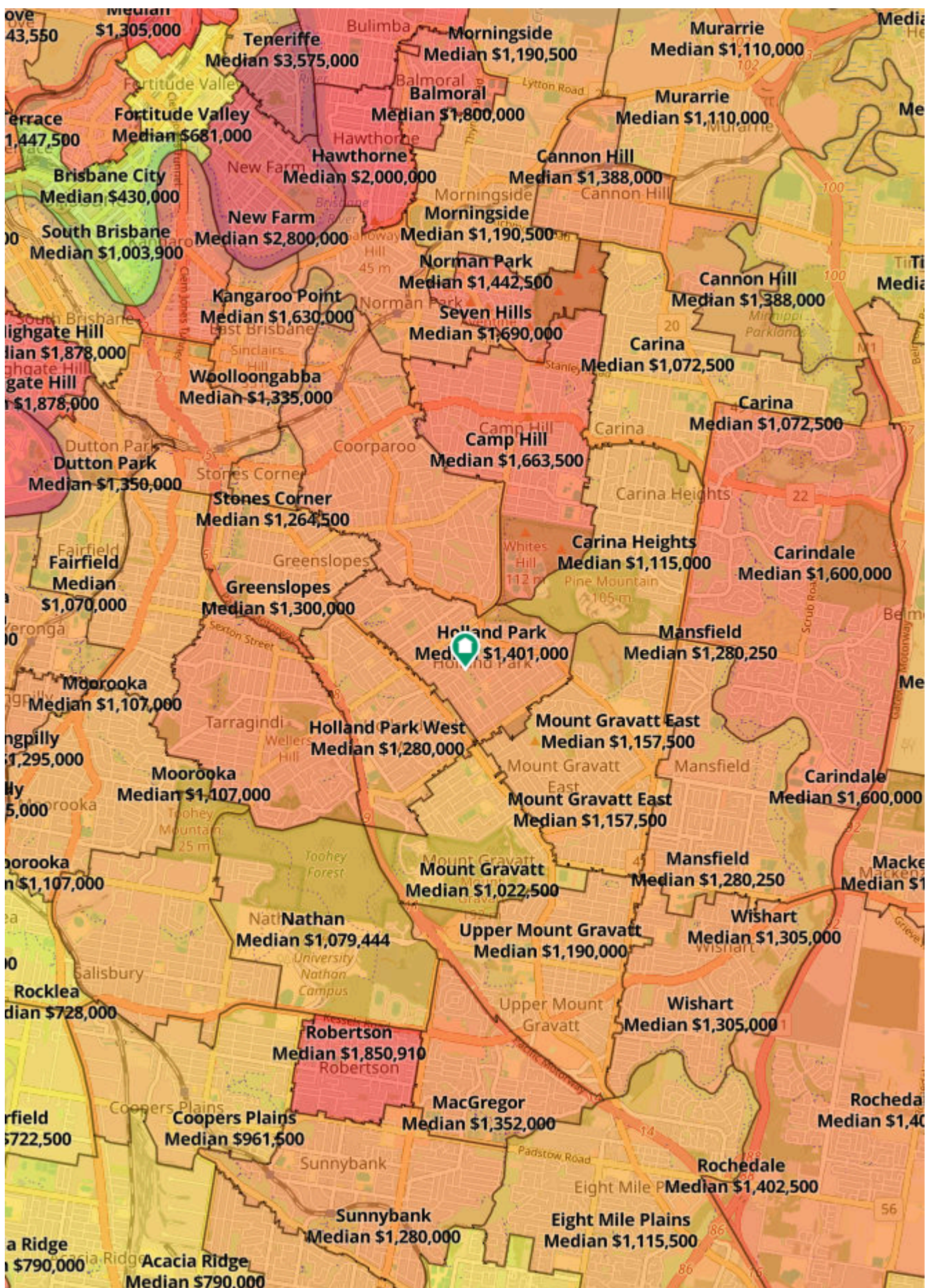
FOR SALE

Listed: 13/11/2023  
Days on Market: 517

4  1  - 

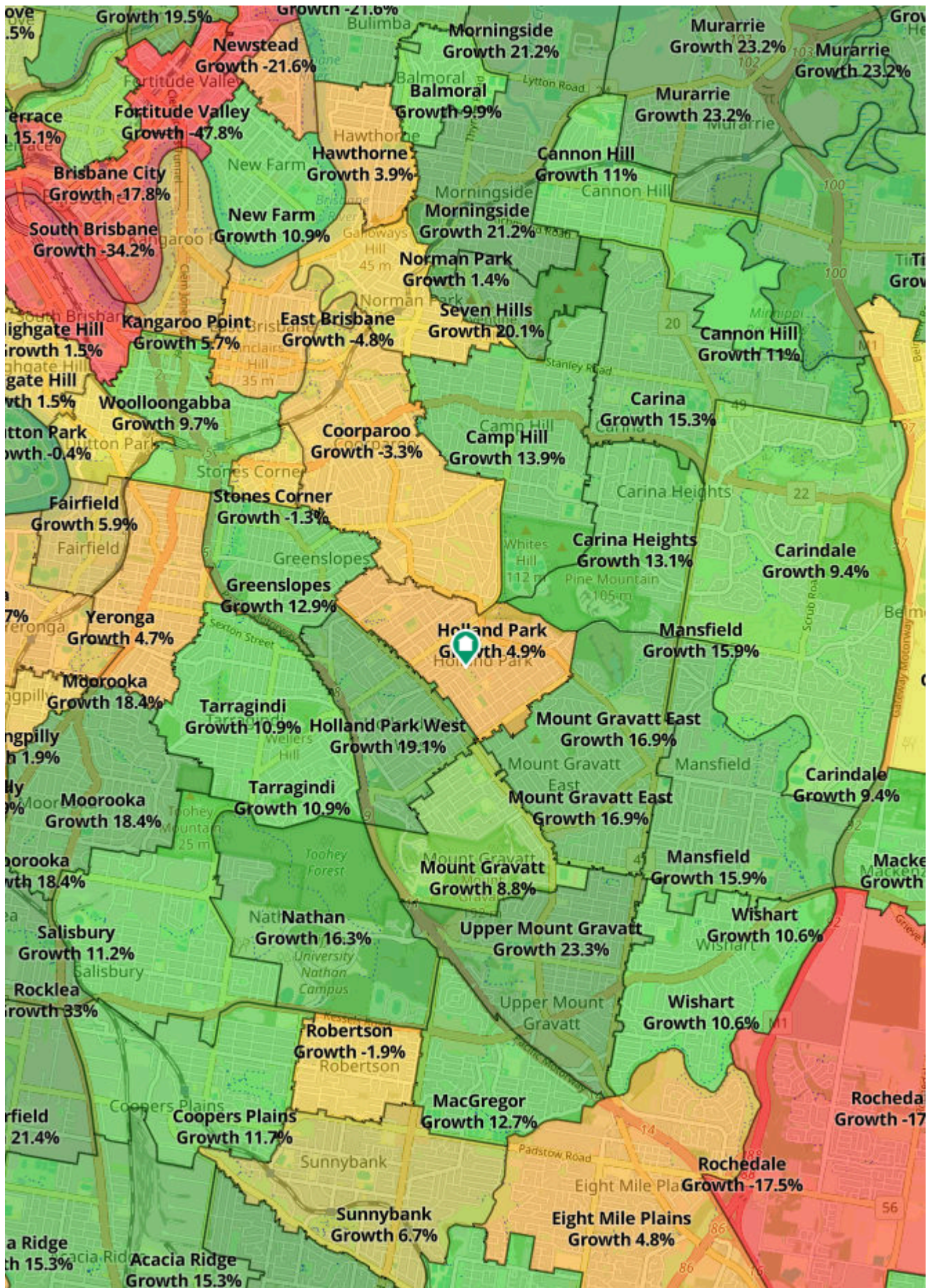


## Heatmaps - Suburb \$ Median





## Heatmaps - Suburb % Growth (12M)



## Disclaimers

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