

Holland Park QLD 4121

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Anthony Mamic
Mob: 0413214884
Ph: 1800 462 642
Email: anthony@mamicrealestate.com.au



Holland Park, QLD

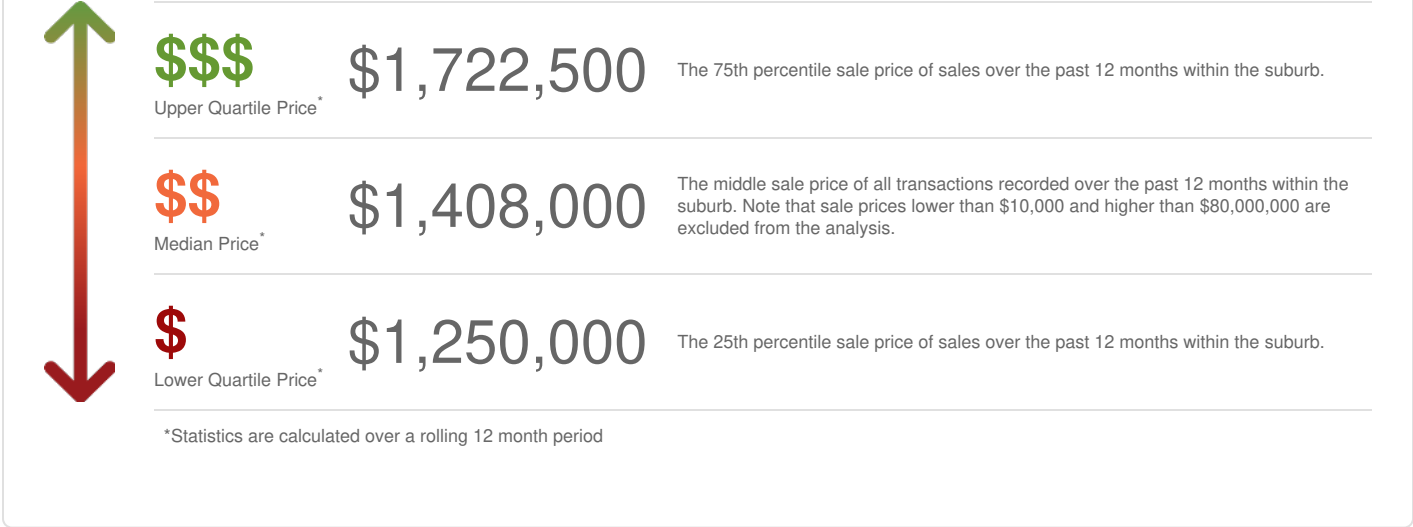
The size of Holland Park is approximately 3.1 square kilometres. It has 17 parks covering nearly 9.1% of total area. The population of Holland Park in 2011 was 7,848 people. By 2016 the population was 8,116 showing a population growth of 3.4% in the area during that time. The predominant age group in Holland Park is 40-49 years. Households in Holland Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Holland Park work in a professional occupation. In 2011, 61.7% of the homes in Holland Park were owner-occupied compared with 61.3% in 2016. Currently the median sales price of houses in the area is \$1,408,000.

	House	Unit	Land
Average Tenure Period	13.3 years	6.8 years	-
Total Dwellings	2,760	378	55
Total New Listings	102	12	-
Median Value	\$1,391,037	\$759,429	-
Total Properties Listed	117	15	-

House: Market Trends



House: Median Price Quartiles



Unit: Market Trends

<div>17</div> <div>Properties Sold (12 Months)</div>	<div>6.8</div> <div>Average Tenure Period (Years)</div>	<div>\$560/w</div> <div>Median Asking Rent (12 Months)</div>
<div>12</div> <div>New Sale Listings (12 Months)</div>	<div>14.5</div> <div>Days on Market (12 Months)</div>	<div>47</div> <div>Rental Rate Observations (12 Months)</div>




Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$765,000</div>	<div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$745,000</div>	<div>The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$700,000</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>			

Land: Market Trends

4 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$625,000	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

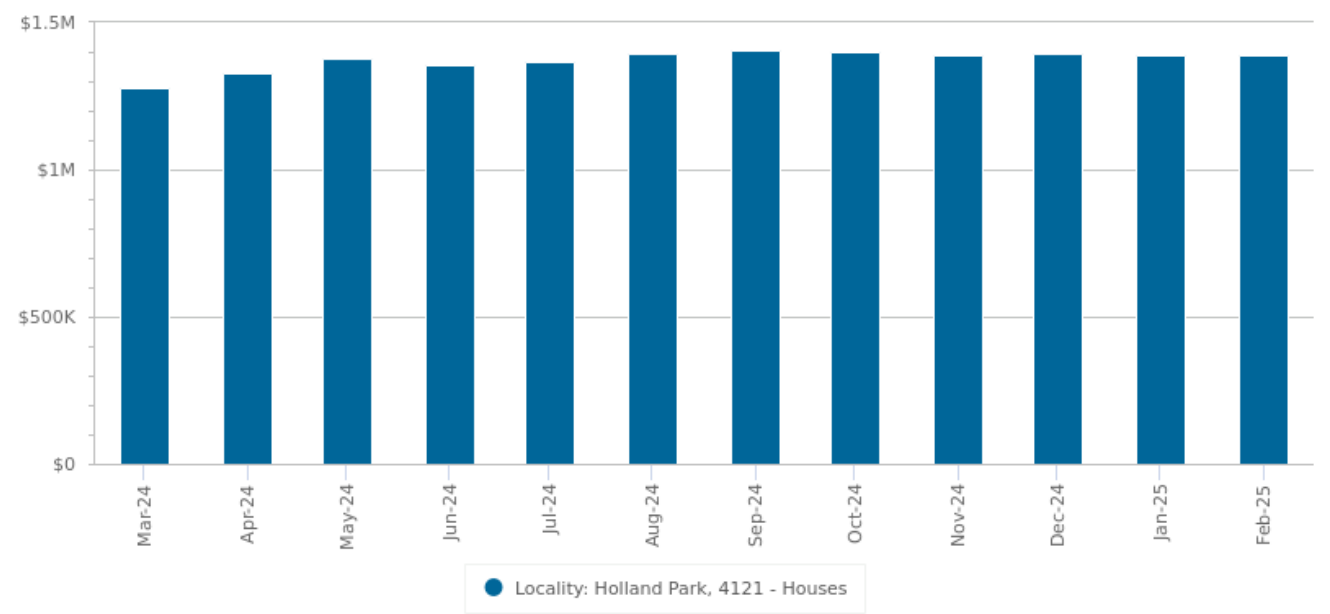
House: Recent Median Value

\$1.39M

Feb 2025

	Holland Park
Mar 2024	\$1,275,604
Apr 2024	\$1,328,756
May 2024	\$1,376,731
Jun 2024	\$1,352,931
Jul 2024	\$1,368,090
Aug 2024	\$1,395,361
Sep 2024	\$1,406,962
Oct 2024	\$1,399,023
Nov 2024	\$1,389,171
Dec 2024	\$1,396,264
Jan 2025	\$1,387,817
Feb 2025	\$1,391,037

Statistics are calculated at the end of the displayed month



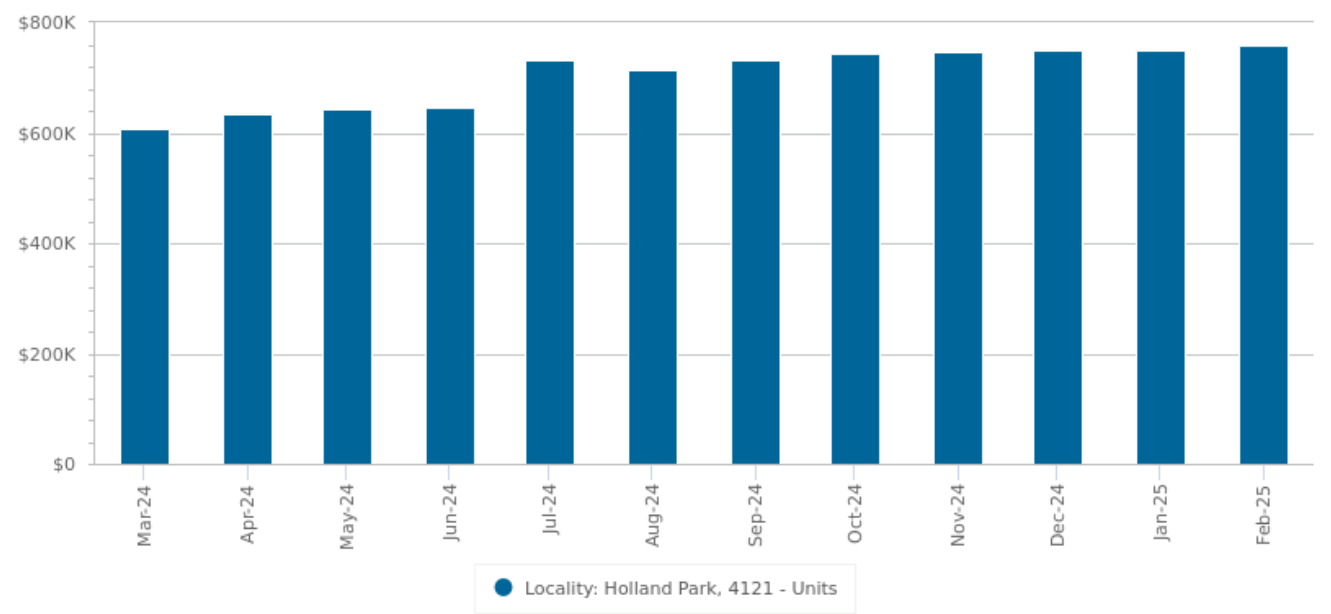
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$759K
Feb 2025

	Holland Park
Mar 2024	\$607,047
Apr 2024	\$635,284
May 2024	\$644,353
Jun 2024	\$647,096
Jul 2024	\$731,836
Aug 2024	\$715,194
Sep 2024	\$731,333
Oct 2024	\$744,909
Nov 2024	\$746,509
Dec 2024	\$748,739
Jan 2025	\$749,808
Feb 2025	\$759,429

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

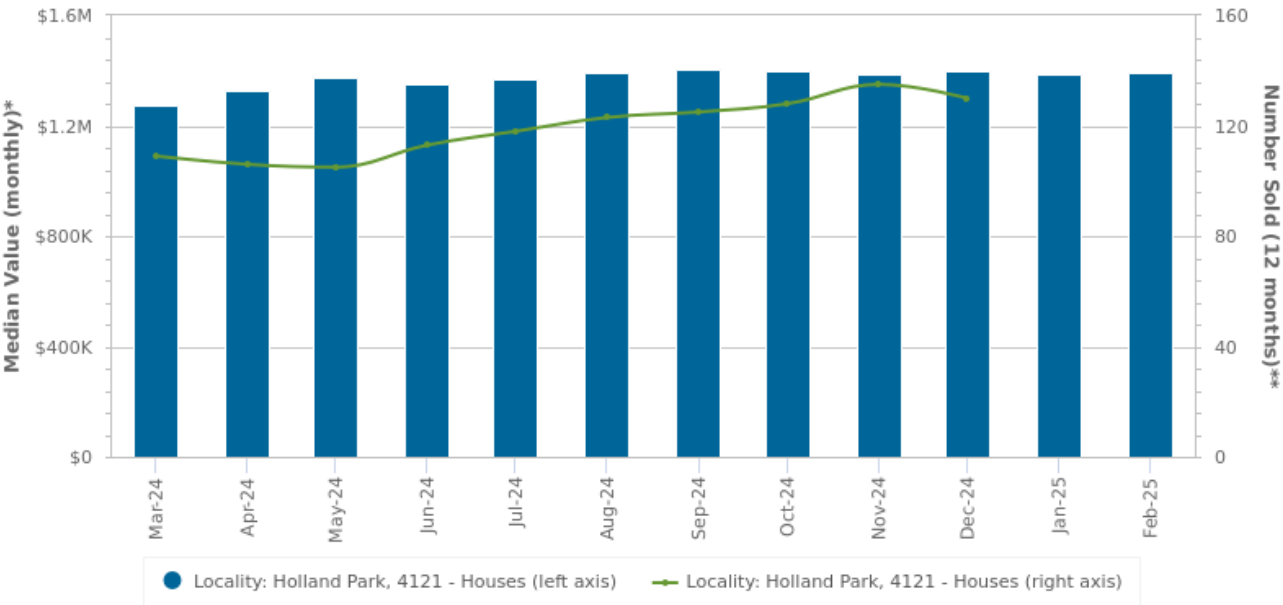
130

Dec 2024

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Mar 2024	\$1,275,604	109
Apr 2024	\$1,328,756	106
May 2024	\$1,376,731	105
Jun 2024	\$1,352,931	113
Jul 2024	\$1,368,090	118
Aug 2024	\$1,395,361	123
Sep 2024	\$1,406,962	125
Oct 2024	\$1,399,023	128
Nov 2024	\$1,389,171	135
Dec 2024	\$1,396,264	130
Jan 2025	\$1,387,817	-
Feb 2025	\$1,391,037	-

Statistics are calculated over a rolling 12 month period



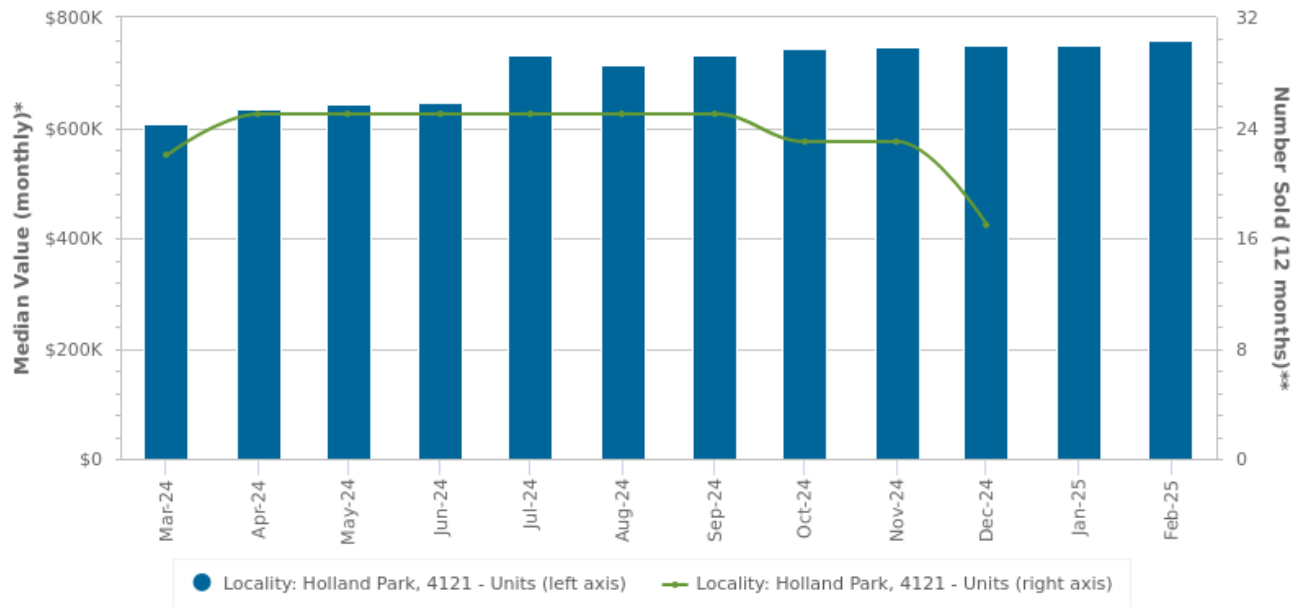
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

17
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$607,047	22
Apr 2024	\$635,284	25
May 2024	\$644,353	25
Jun 2024	\$647,096	25
Jul 2024	\$731,836	25
Aug 2024	\$715,194	25
Sep 2024	\$731,333	25
Oct 2024	\$744,909	23
Nov 2024	\$746,509	23
Dec 2024	\$748,739	17
Jan 2025	\$749,808	-
Feb 2025	\$759,429	-

Statistics are calculated over a rolling 12 month period



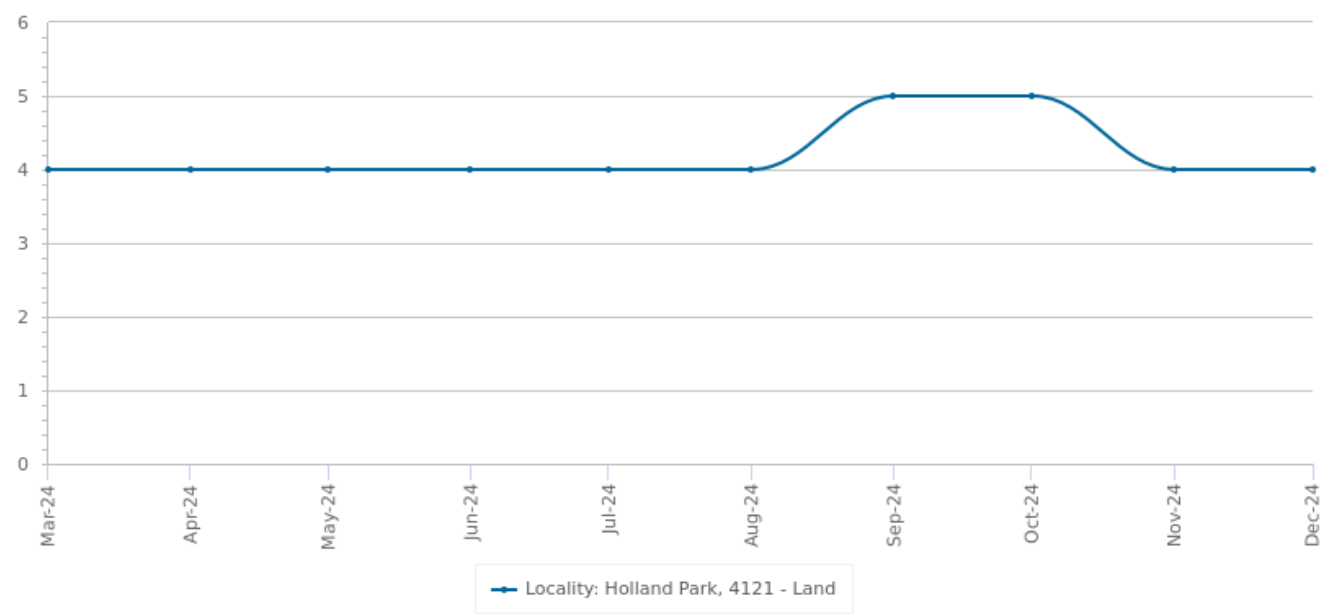
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

4
Dec 2024

	Median Value	Number Of Sold
Mar 2024	-	4
Apr 2024	-	4
May 2024	-	4
Jun 2024	-	4
Jul 2024	-	4
Aug 2024	-	4
Sep 2024	-	5
Oct 2024	-	5
Nov 2024	-	4
Dec 2024	-	4
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



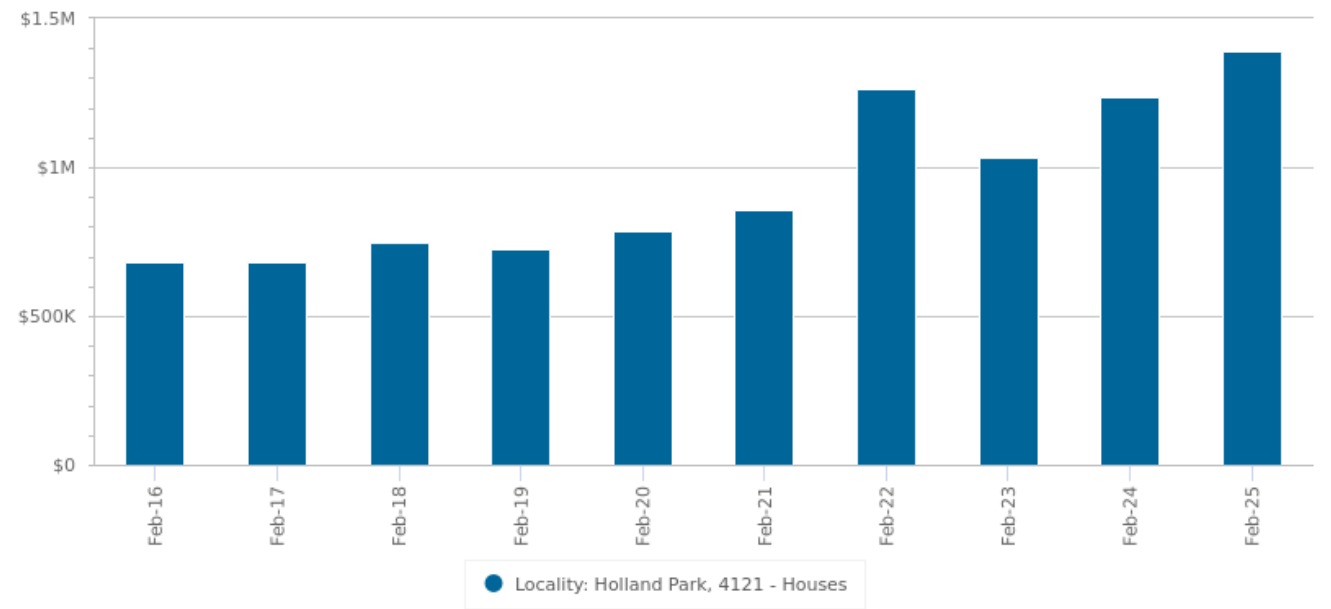
Statistics are calculated over a rolling 12 month period

House: Median Value

\$1.39M
Feb 2025

	Holland Park
Feb 2016	\$680,992
Feb 2017	\$679,662
Feb 2018	\$747,218
Feb 2019	\$727,733
Feb 2020	\$784,682
Feb 2021	\$855,007
Feb 2022	\$1,265,071
Feb 2023	\$1,030,527
Feb 2024	\$1,237,256
Feb 2025	\$1,391,037

Statistics are calculated at the end of the displayed month



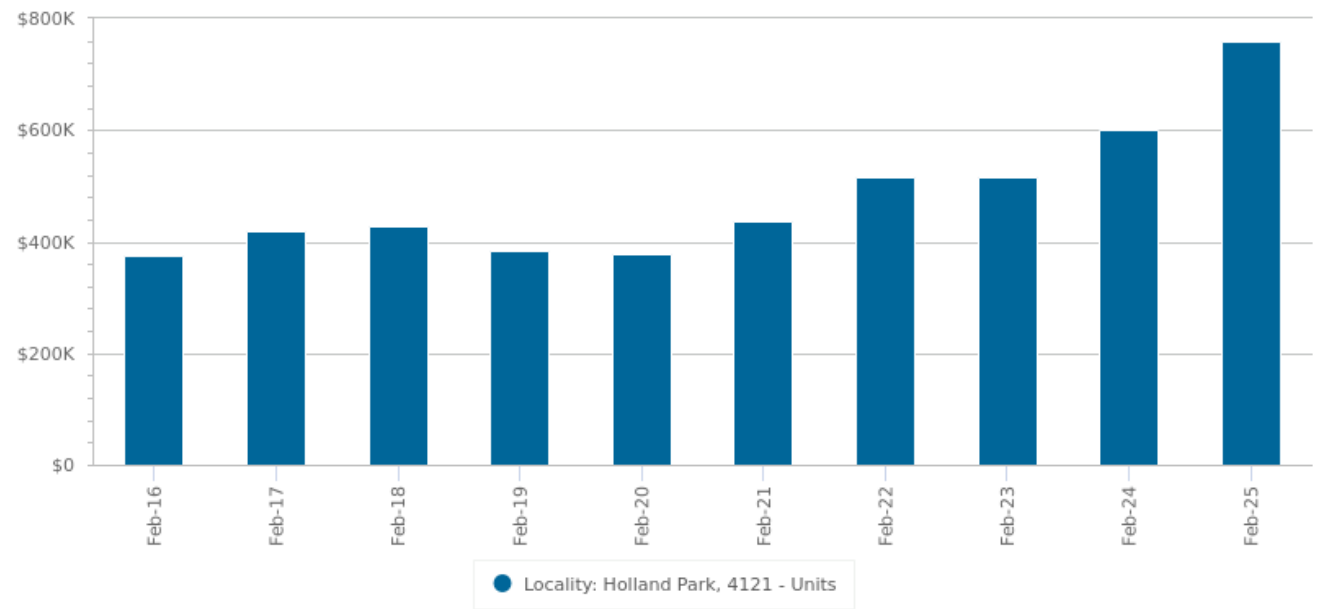
Statistics are calculated at the end of the displayed month

Unit: Median Value

\$759K
Feb 2025

	Holland Park
Feb 2016	\$374,501
Feb 2017	\$419,445
Feb 2018	\$428,340
Feb 2019	\$383,563
Feb 2020	\$378,400
Feb 2021	\$436,758
Feb 2022	\$515,570
Feb 2023	\$516,221
Feb 2024	\$602,045
Feb 2025	\$759,429

Statistics are calculated at the end of the displayed month



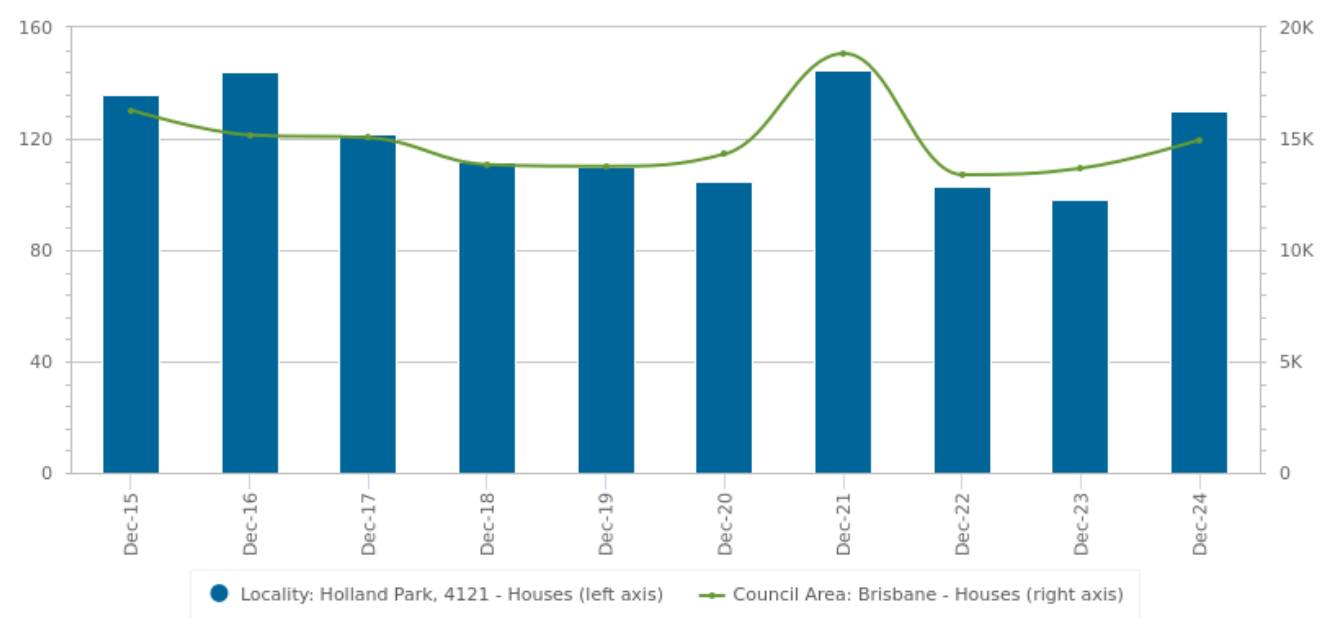
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

130
Dec 2024

	Holland Park	Brisbane
Dec 2016	144	15167
Dec 2017	122	15048
Dec 2018	112	13838
Dec 2019	110	13764
Dec 2020	105	14323
Dec 2021	145	18828
Dec 2022	103	13386
Dec 2023	98	13676
Dec 2024	130	14957
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



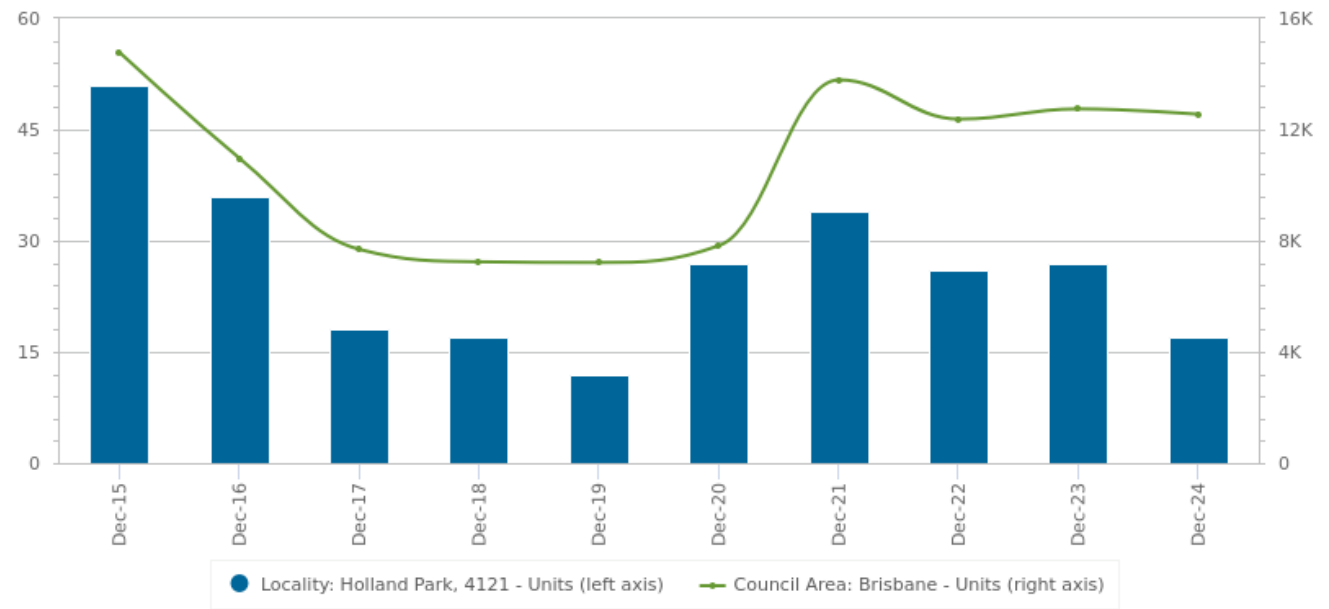
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

17
Dec 2024

	Holland Park	Brisbane
Dec 2016	36	10956
Dec 2017	18	7686
Dec 2018	17	7242
Dec 2019	12	7216
Dec 2020	27	7828
Dec 2021	34	13788
Dec 2022	26	12376
Dec 2023	27	12743
Dec 2024	17	12551
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



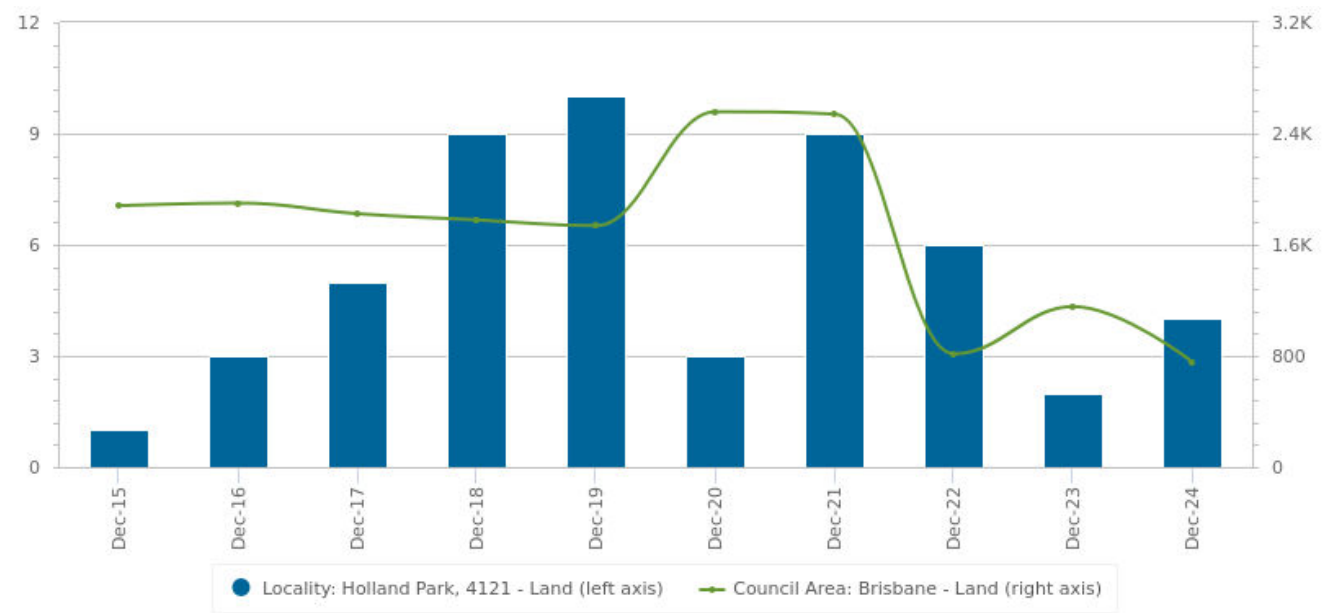
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

4
Dec 2024

	Holland Park	Brisbane
Dec 2016	3	1900
Dec 2017	5	1823
Dec 2018	9	1779
Dec 2019	10	1737
Dec 2020	3	2557
Dec 2021	9	2540
Dec 2022	6	815
Dec 2023	2	1155
Dec 2024	4	755
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

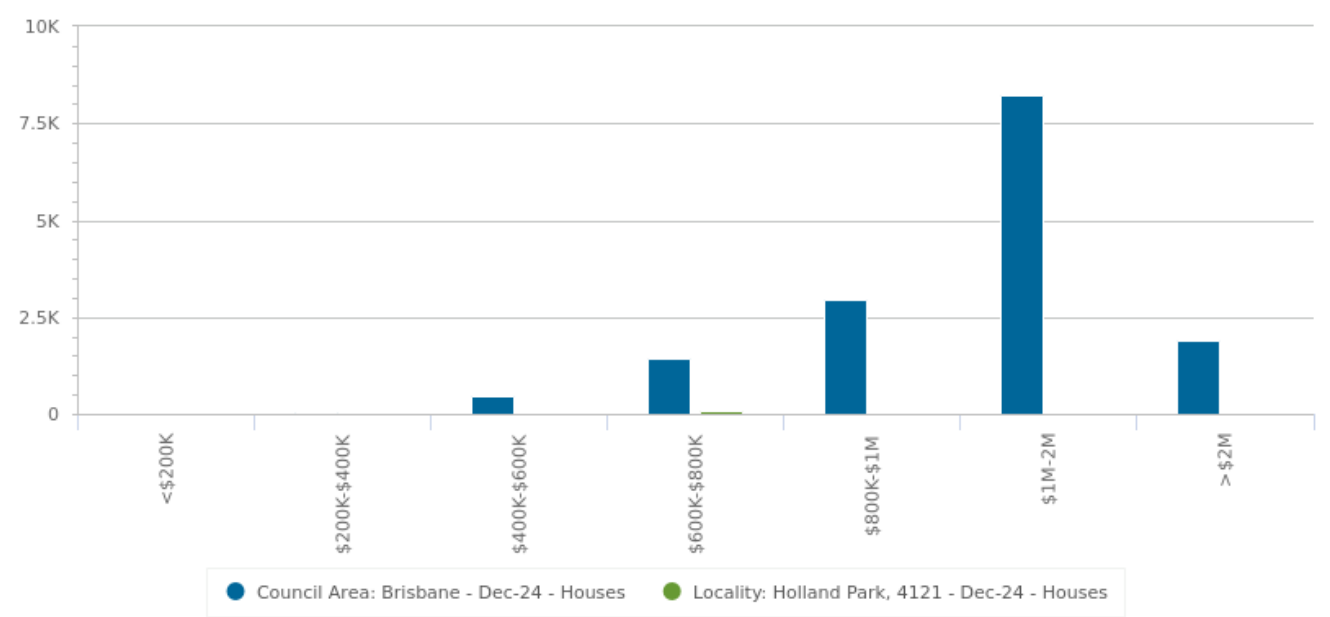
House: Sales By Price

\$206.78M

Dec 2024

	Holland Park	Brisbane
<\$200K	-	2
\$200K-\$400K	-	29
\$400K-\$600K	1	444
\$600K-\$800K	1	1,418
\$800K-\$1M	5	2,960
\$1M-\$2M	104	8,212
>\$2M	19	1,880

Statistics are calculated over a rolling 12 month period



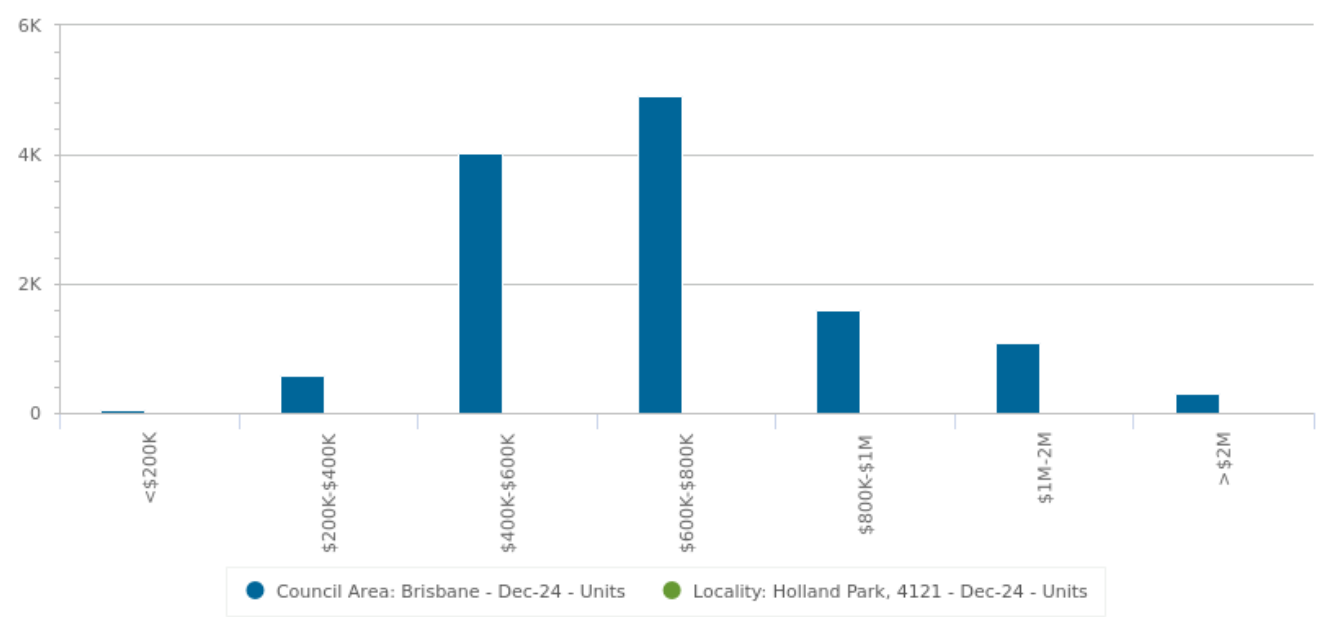
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$14.86M
Dec 2024

	Holland Park	Brisbane
<\$200K	-	44
\$200K-\$400K	-	574
\$400K-\$600K	1	4,035
\$600K-\$800K	12	4,922
\$800K-\$1M	2	1,590
\$1M-\$2M	1	1,083
>\$2M	1	294

Statistics are calculated over a rolling 12 month period

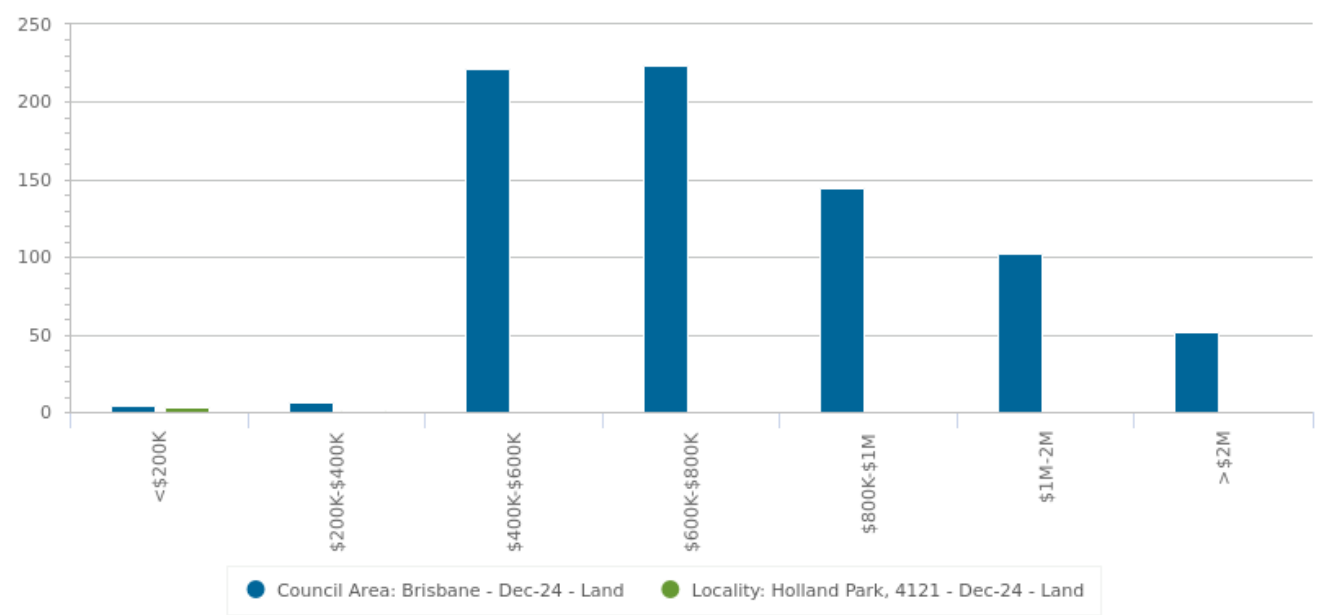


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Holland Park	Brisbane
<\$200K	-	4
\$200K-\$400K	-	6
\$400K-\$600K	-	221
\$600K-\$800K	-	224
\$800K-\$1M	3	145
\$1M-\$2M	1	102
>\$2M	-	52

Statistics are calculated over a rolling 12 month period



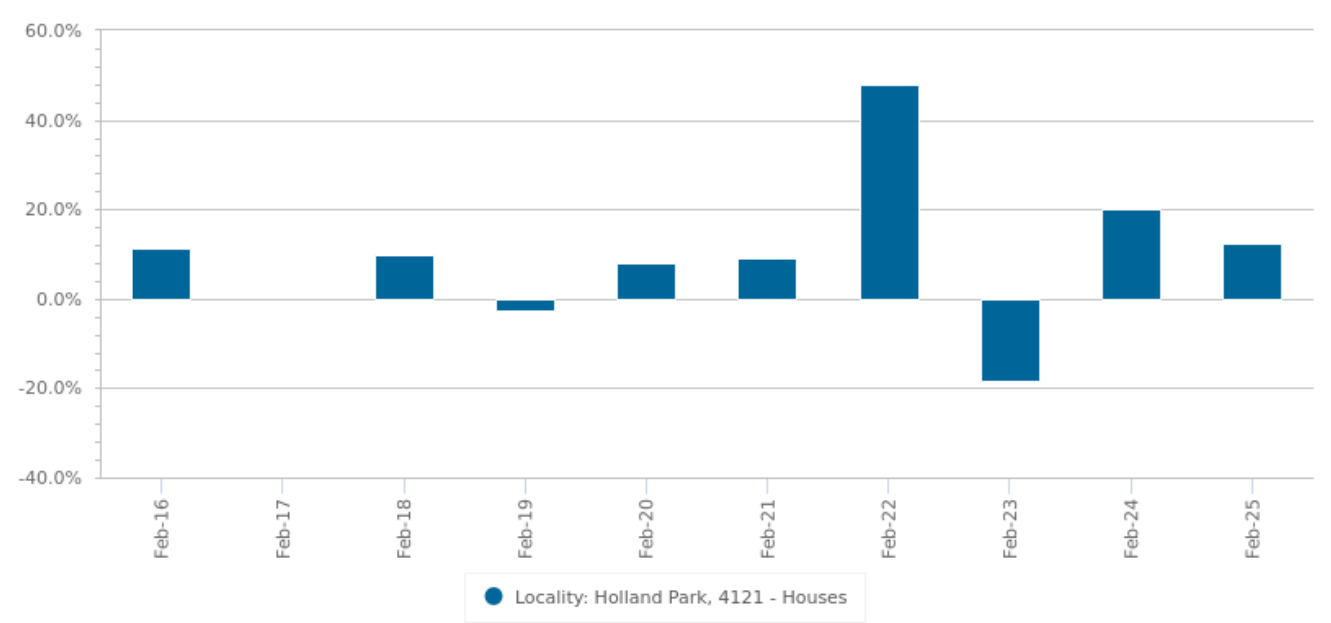
Statistics are calculated over a rolling 12 month period

House: Change In Median Value

12.4%
Feb 2025

	Holland Park
Feb 2016	11.4%
Feb 2017	-0.2%
Feb 2018	9.9%
Feb 2019	-2.6%
Feb 2020	7.8%
Feb 2021	9.0%
Feb 2022	48.0%
Feb 2023	-18.5%
Feb 2024	20.1%
Feb 2025	12.4%

Statistics are calculated at the end of the displayed month



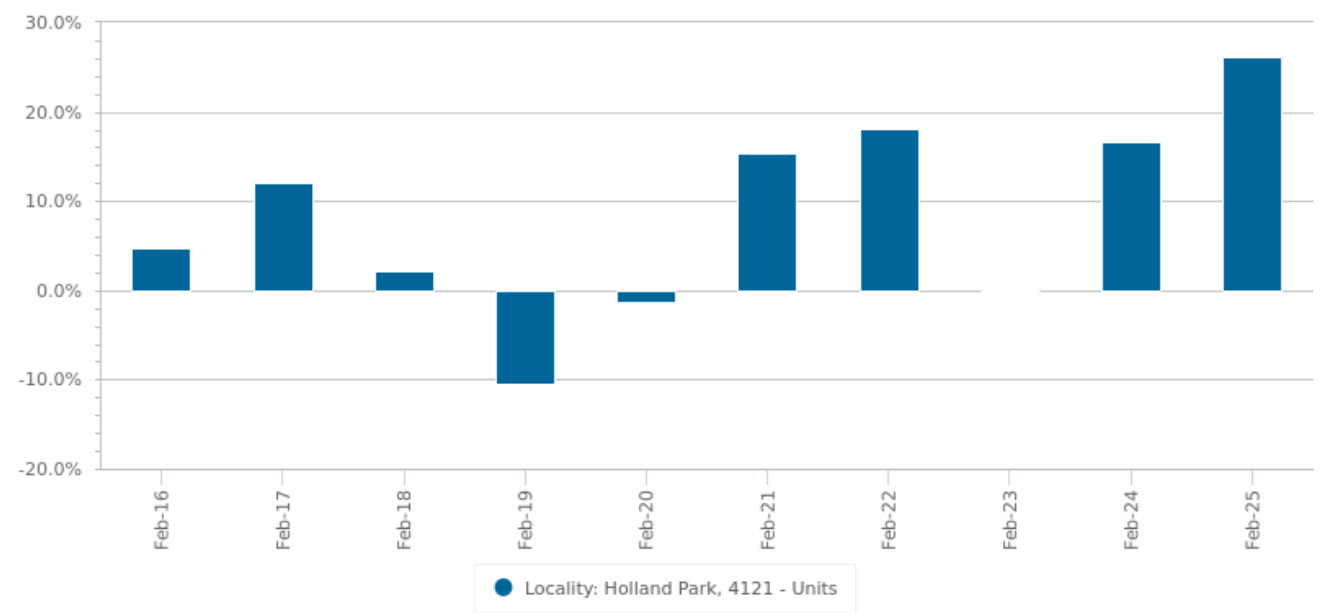
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

26.1%
Feb 2025

	Holland Park
Feb 2016	4.8%
Feb 2017	12.0%
Feb 2018	2.1%
Feb 2019	-10.5%
Feb 2020	-1.3%
Feb 2021	15.4%
Feb 2022	18.0%
Feb 2023	0.1%
Feb 2024	16.6%
Feb 2025	26.1%

Statistics are calculated at the end of the displayed month



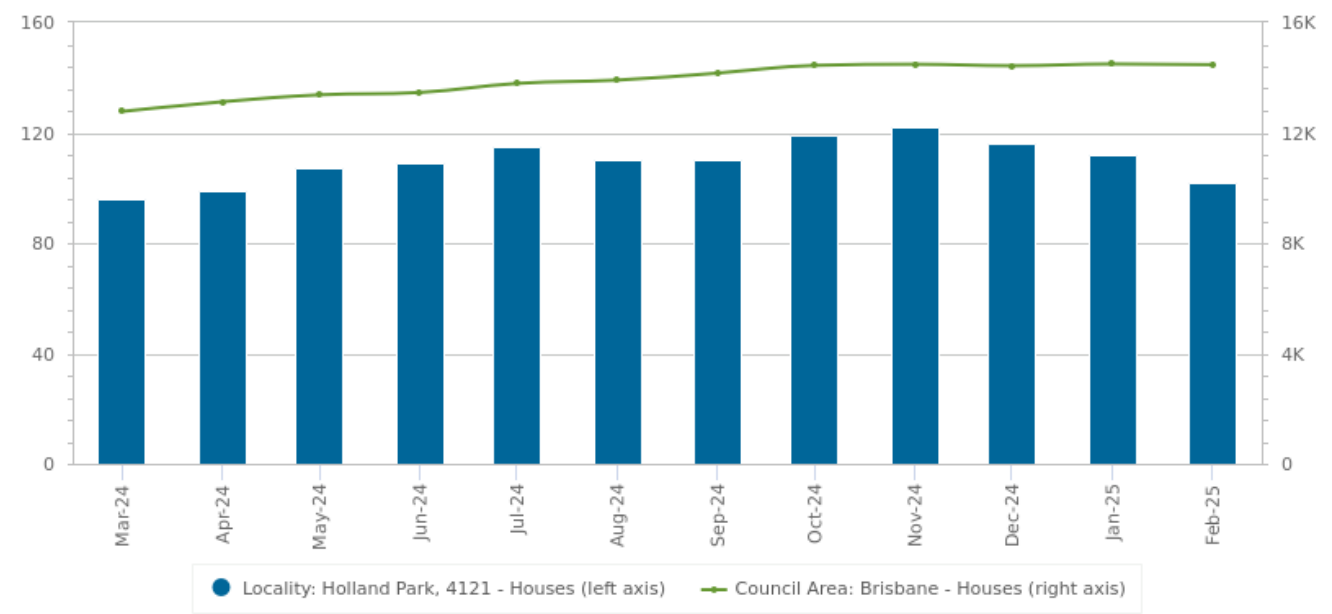
Statistics are calculated at the end of the displayed month

House: Number of New Listing

102
Feb 2025

	Holland Park	Brisbane
Mar 2024	96	12,774
Apr 2024	99	13,124
May 2024	107	13,374
Jun 2024	109	13,460
Jul 2024	115	13,788
Aug 2024	110	13,908
Sep 2024	110	14,162
Oct 2024	119	14,441
Nov 2024	122	14,482
Dec 2024	116	14,428
Jan 2025	112	14,492
Feb 2025	102	14,468

Statistics are calculated over a rolling 12 month period



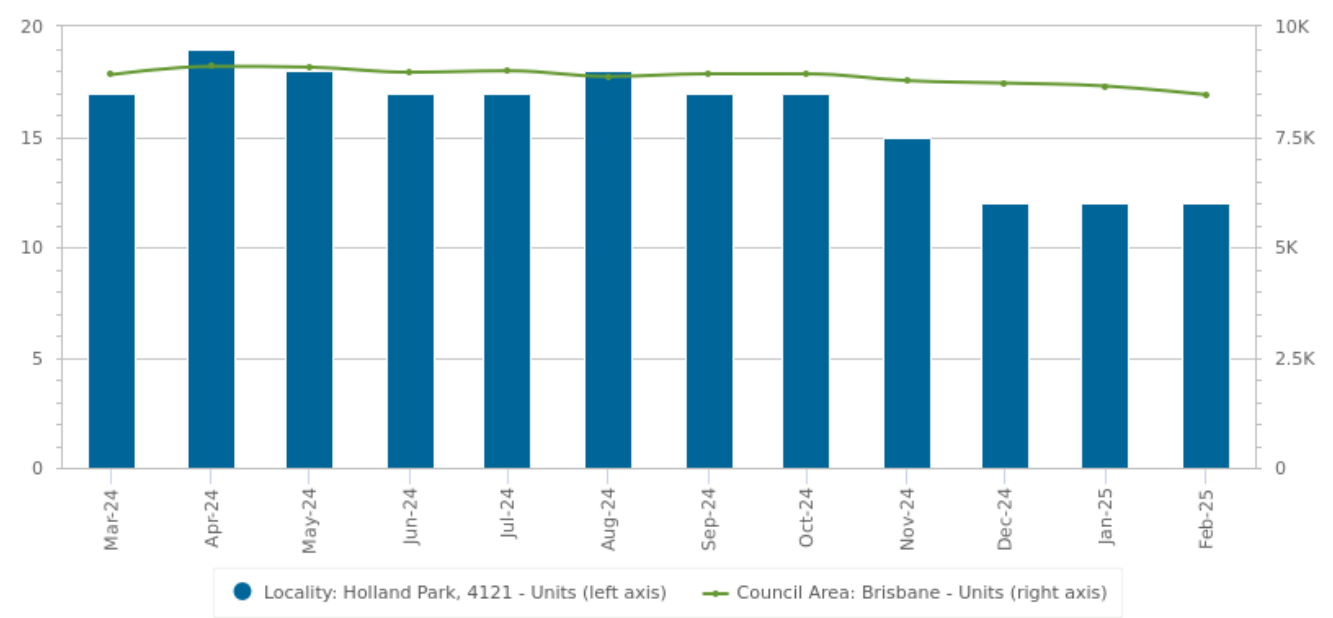
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

12
Feb 2025

	Holland Park	Brisbane
Mar 2024	17	8,908
Apr 2024	19	9,094
May 2024	18	9,076
Jun 2024	17	8,961
Jul 2024	17	8,994
Aug 2024	18	8,866
Sep 2024	17	8,926
Oct 2024	17	8,924
Nov 2024	15	8,770
Dec 2024	12	8,716
Jan 2025	12	8,648
Feb 2025	12	8,452

Statistics are calculated over a rolling 12 month period



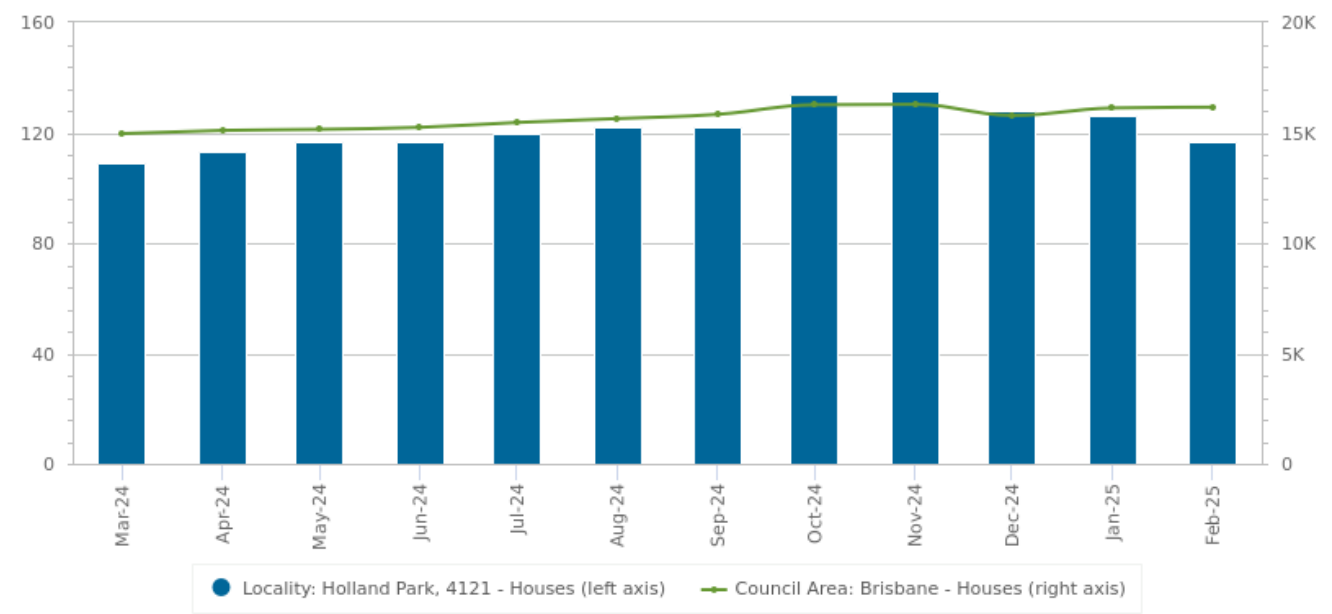
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

117
Feb 2025

	Holland Park	Brisbane
Mar 2024	109	14,961
Apr 2024	113	15,105
May 2024	117	15,152
Jun 2024	117	15,244
Jul 2024	120	15,465
Aug 2024	122	15,641
Sep 2024	122	15,835
Oct 2024	134	16,266
Nov 2024	135	16,283
Dec 2024	128	15,786
Jan 2025	126	16,121
Feb 2025	117	16,157

Statistics are calculated over a rolling 12 month period



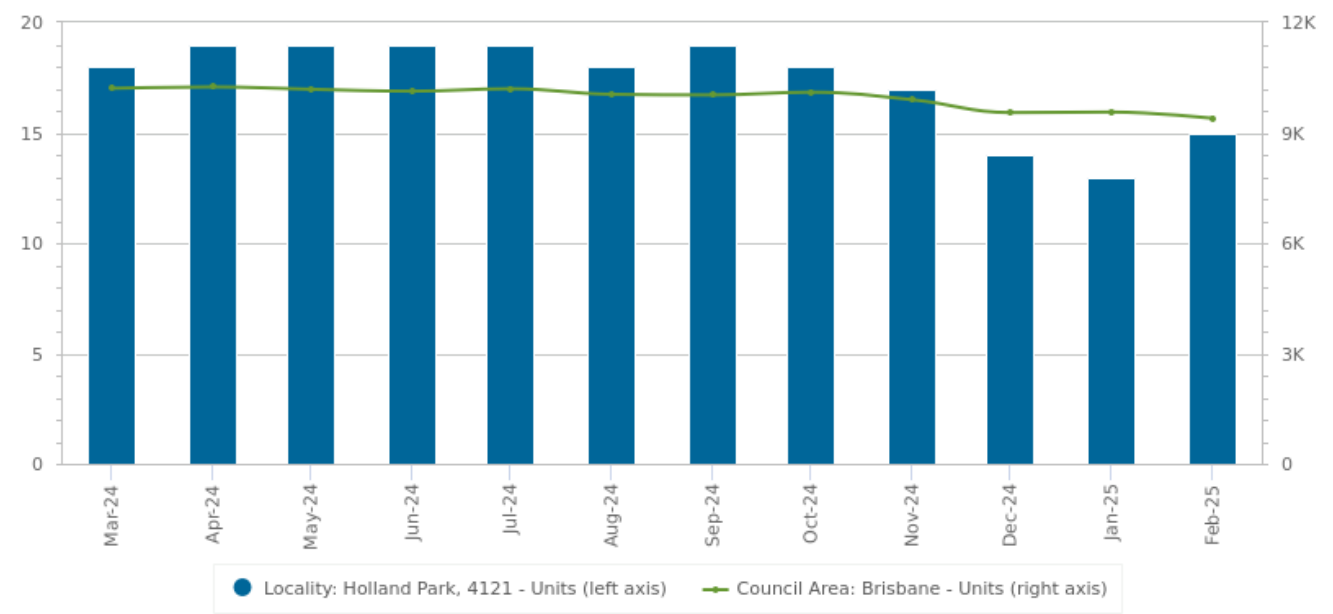
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

15
Feb 2025

	Holland Park	Brisbane
Mar 2024	18	10,207
Apr 2024	19	10,245
May 2024	19	10,181
Jun 2024	19	10,129
Jul 2024	19	10,196
Aug 2024	18	10,044
Sep 2024	19	10,027
Oct 2024	18	10,102
Nov 2024	17	9,898
Dec 2024	14	9,547
Jan 2025	13	9,562
Feb 2025	15	9,393

Statistics are calculated over a rolling 12 month period



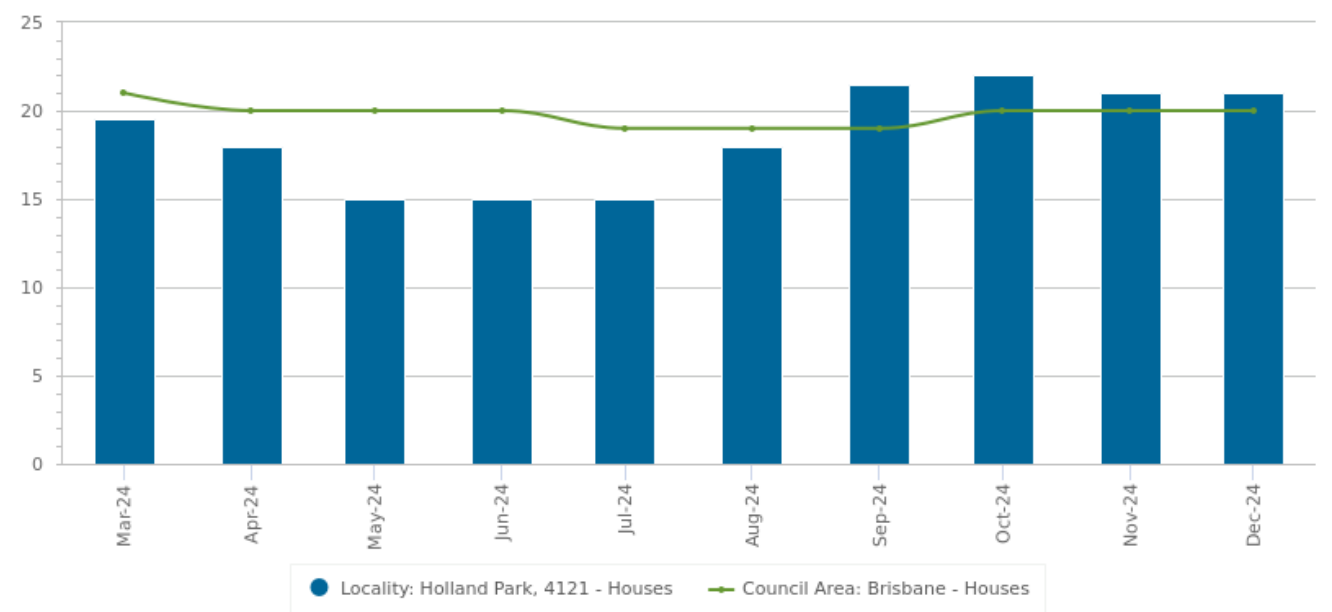
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

21
Dec 2024

	Holland Park	Brisbane
Mar 2024	19.5	21
Apr 2024	18	20
May 2024	15	20
Jun 2024	15	20
Jul 2024	15	19
Aug 2024	18	19
Sep 2024	21.5	19
Oct 2024	22	20
Nov 2024	21	20
Dec 2024	21	20
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



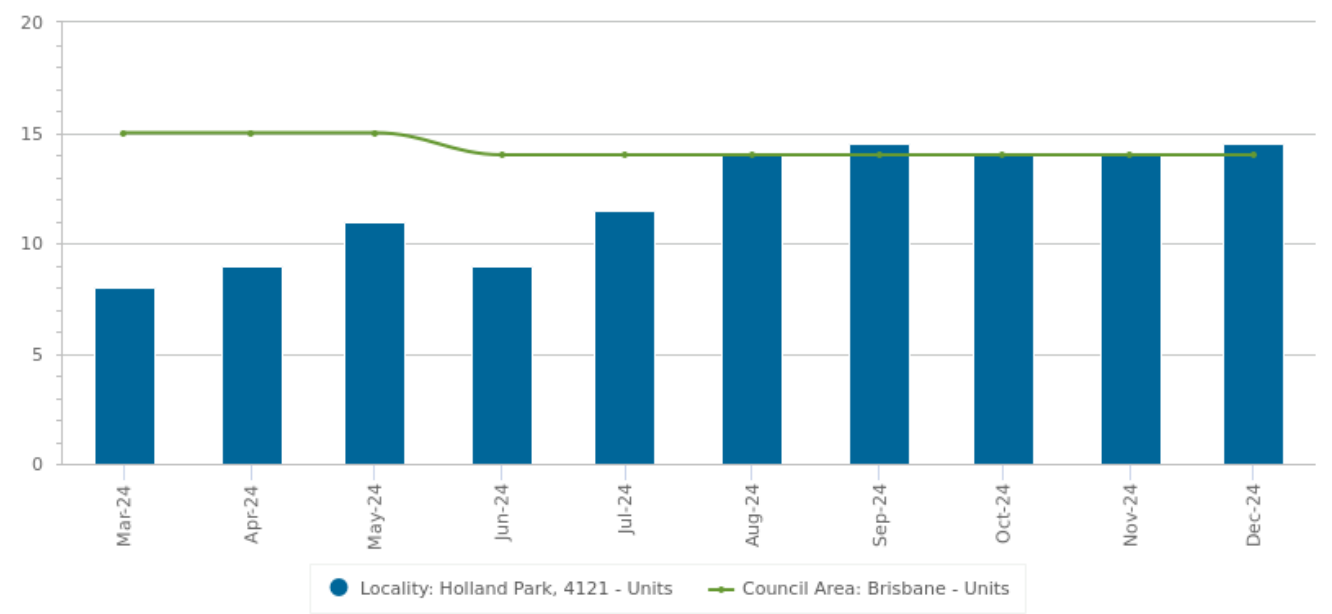
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

14.5
Dec 2024

	Holland Park	Brisbane
Mar 2024	8	15
Apr 2024	9	15
May 2024	11	15
Jun 2024	9	14
Jul 2024	11.5	14
Aug 2024	14	14
Sep 2024	14.5	14
Oct 2024	14	14
Nov 2024	14	14
Dec 2024	14.5	14
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

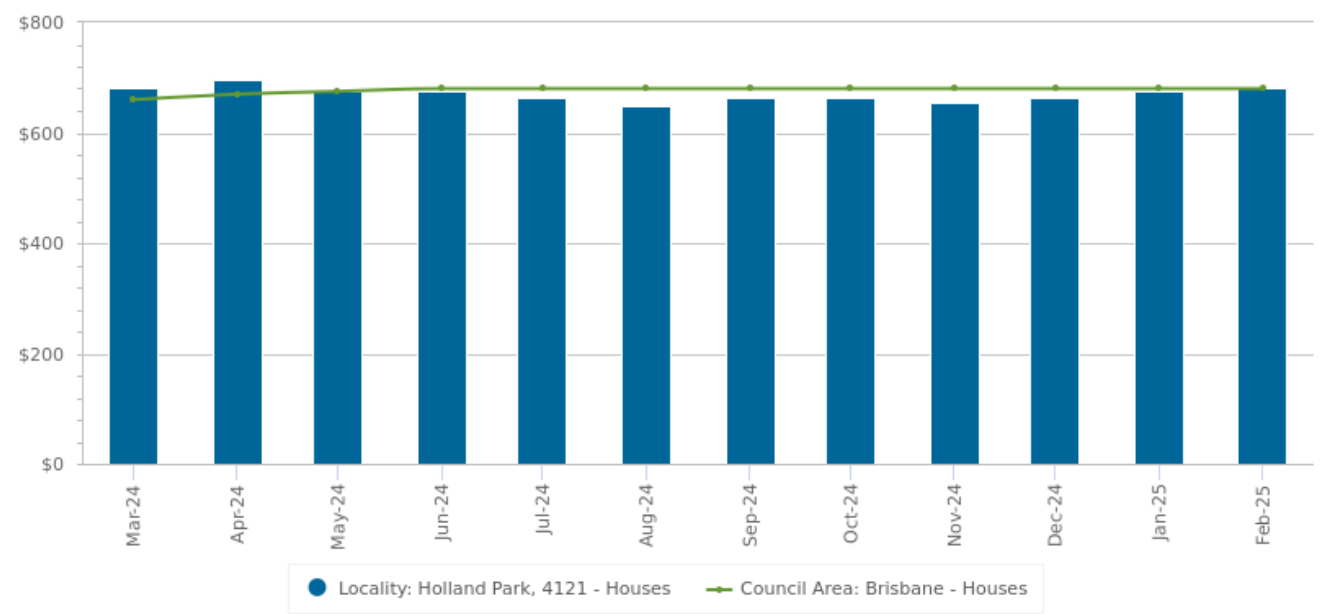
House: Median Rent

\$680/w

Feb 2025

	Holland Park	Brisbane
Mar 2024	\$683/w	\$660/w
Apr 2024	\$695/w	\$670/w
May 2024	\$675/w	\$675/w
Jun 2024	\$675/w	\$680/w
Jul 2024	\$665/w	\$680/w
Aug 2024	\$650/w	\$680/w
Sep 2024	\$665/w	\$680/w
Oct 2024	\$665/w	\$680/w
Nov 2024	\$655/w	\$680/w
Dec 2024	\$665/w	\$680/w
Jan 2025	\$675/w	\$680/w
Feb 2025	\$680/w	\$680/w

Statistics are calculated over a rolling 12 month period



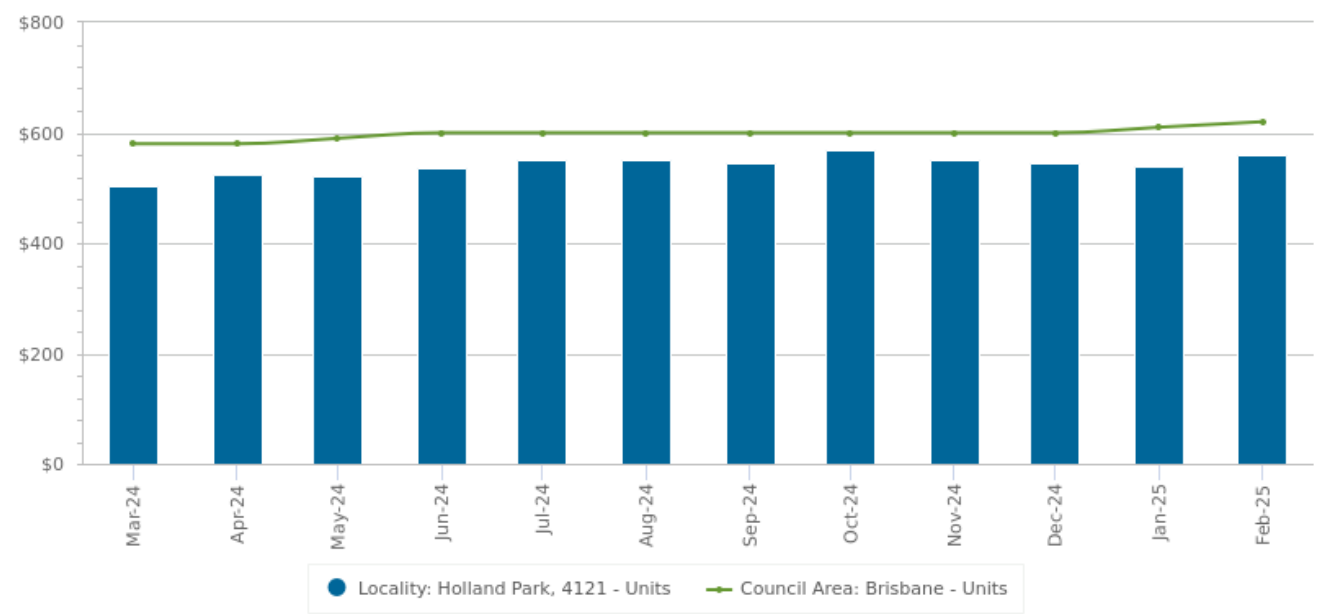
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$560/w
Feb 2025

	Holland Park	Brisbane
Mar 2024	\$505/w	\$580/w
Apr 2024	\$525/w	\$580/w
May 2024	\$523/w	\$590/w
Jun 2024	\$535/w	\$600/w
Jul 2024	\$550/w	\$600/w
Aug 2024	\$550/w	\$600/w
Sep 2024	\$545/w	\$600/w
Oct 2024	\$568/w	\$600/w
Nov 2024	\$550/w	\$600/w
Dec 2024	\$545/w	\$600/w
Jan 2025	\$540/w	\$610/w
Feb 2025	\$560/w	\$620/w

Statistics are calculated over a rolling 12 month period



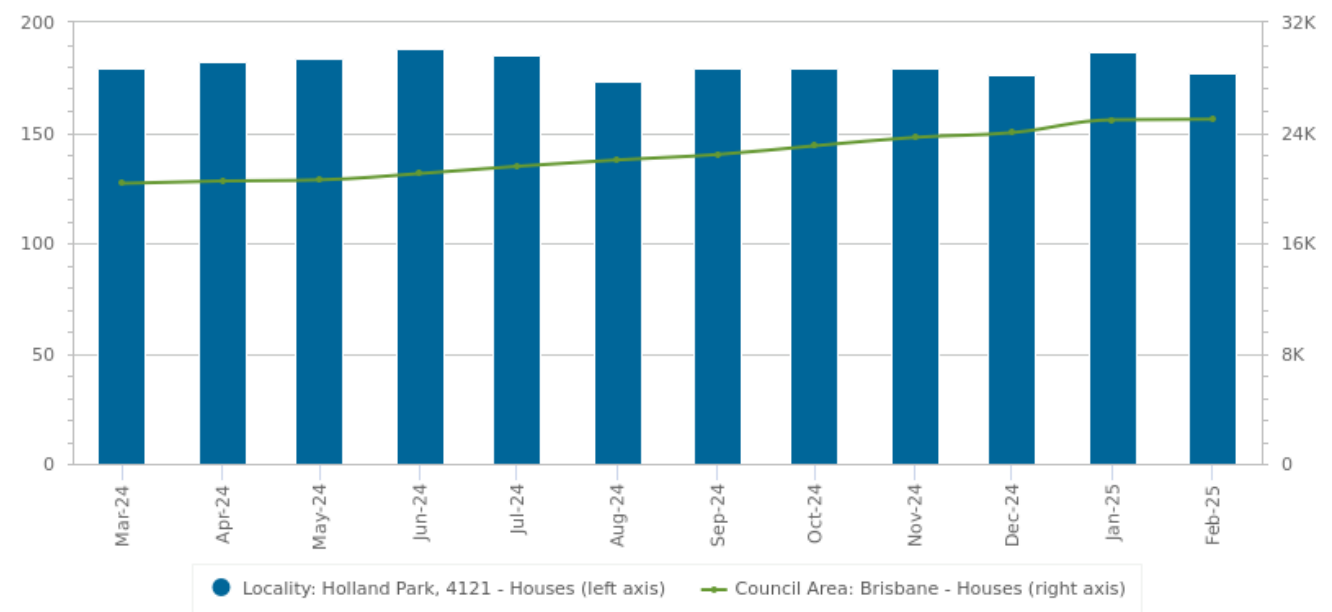
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

177
Feb 2025

	Holland Park	Brisbane
Mar 2024	179	20,330
Apr 2024	182	20,503
May 2024	184	20,583
Jun 2024	188	21,044
Jul 2024	185	21,569
Aug 2024	173	22,032
Sep 2024	179	22,424
Oct 2024	179	23,056
Nov 2024	179	23,668
Dec 2024	176	24,010
Jan 2025	187	24,938
Feb 2025	177	24,980

Statistics are calculated over a rolling 12 month period



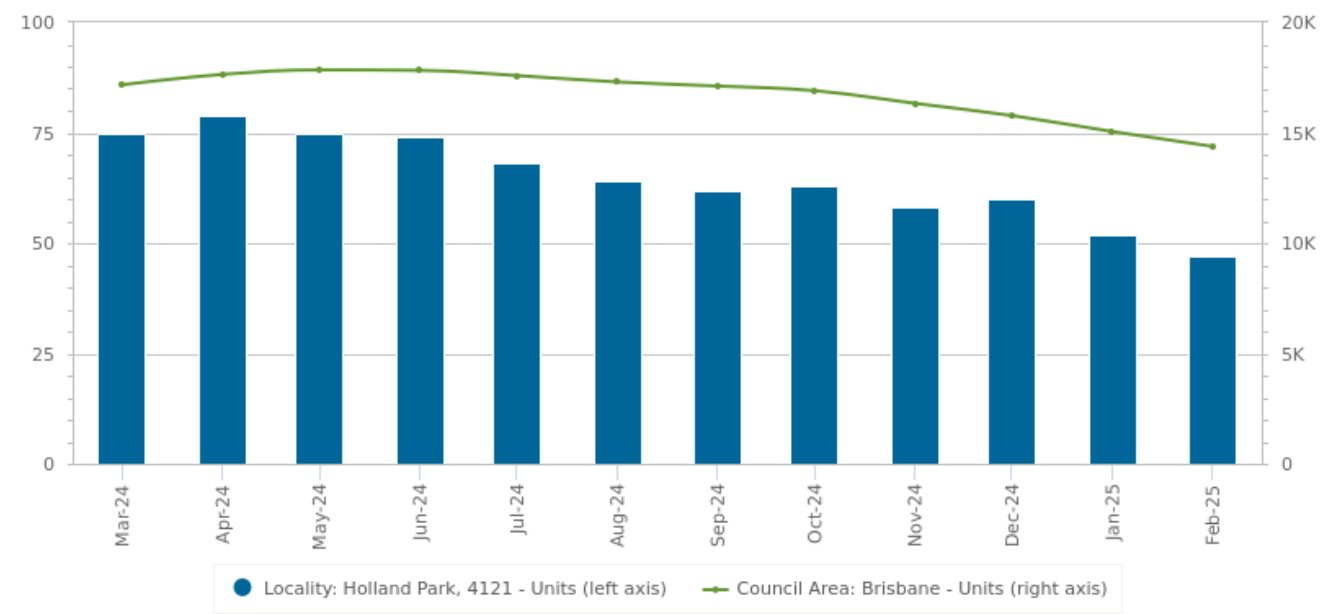
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

47
Feb 2025

	Holland Park	Brisbane
Mar 2024	75	17,177
Apr 2024	79	17,646
May 2024	75	17,846
Jun 2024	74	17,824
Jul 2024	68	17,587
Aug 2024	64	17,298
Sep 2024	62	17,114
Oct 2024	63	16,901
Nov 2024	58	16,326
Dec 2024	60	15,772
Jan 2025	52	15,048
Feb 2025	47	14,376

Statistics are calculated over a rolling 12 month period



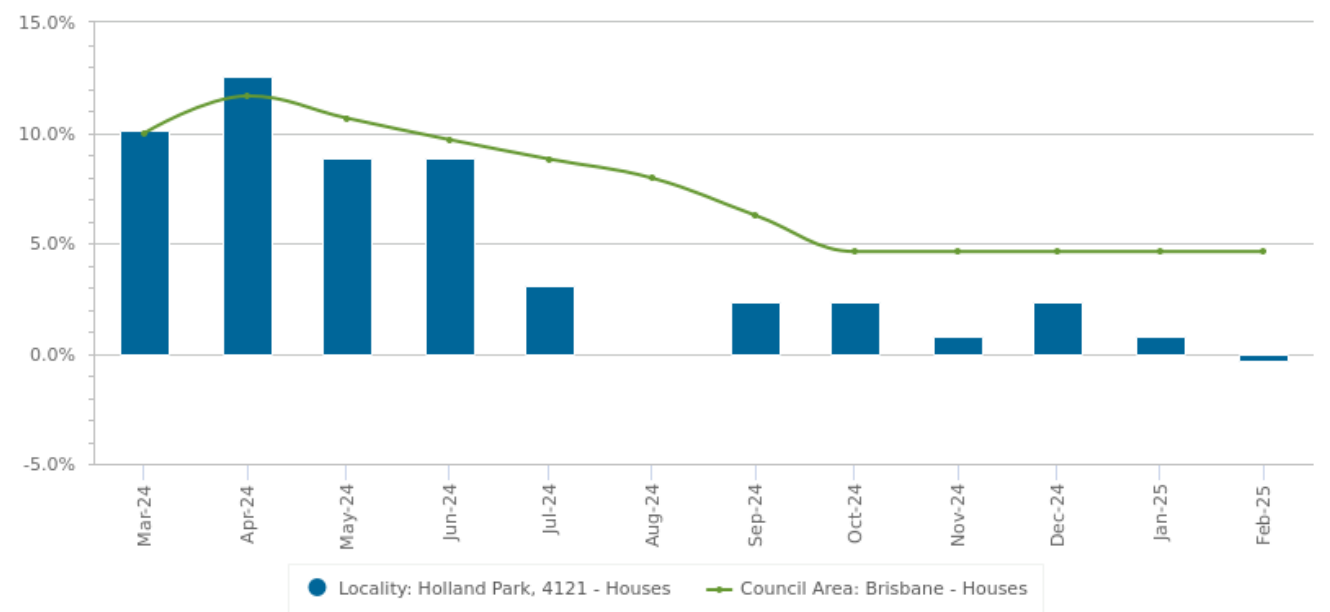
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

-0.4%
Feb 2025

	Holland Park	Brisbane
Mar 2024	10.1%	10.0%
Apr 2024	12.6%	11.7%
May 2024	8.9%	10.7%
Jun 2024	8.9%	9.7%
Jul 2024	3.1%	8.8%
Aug 2024	-	7.9%
Sep 2024	2.3%	6.3%
Oct 2024	2.3%	4.6%
Nov 2024	0.8%	4.6%
Dec 2024	2.3%	4.6%
Jan 2025	0.7%	4.6%
Feb 2025	-0.4%	4.6%

Statistics are calculated over a rolling 12 month period



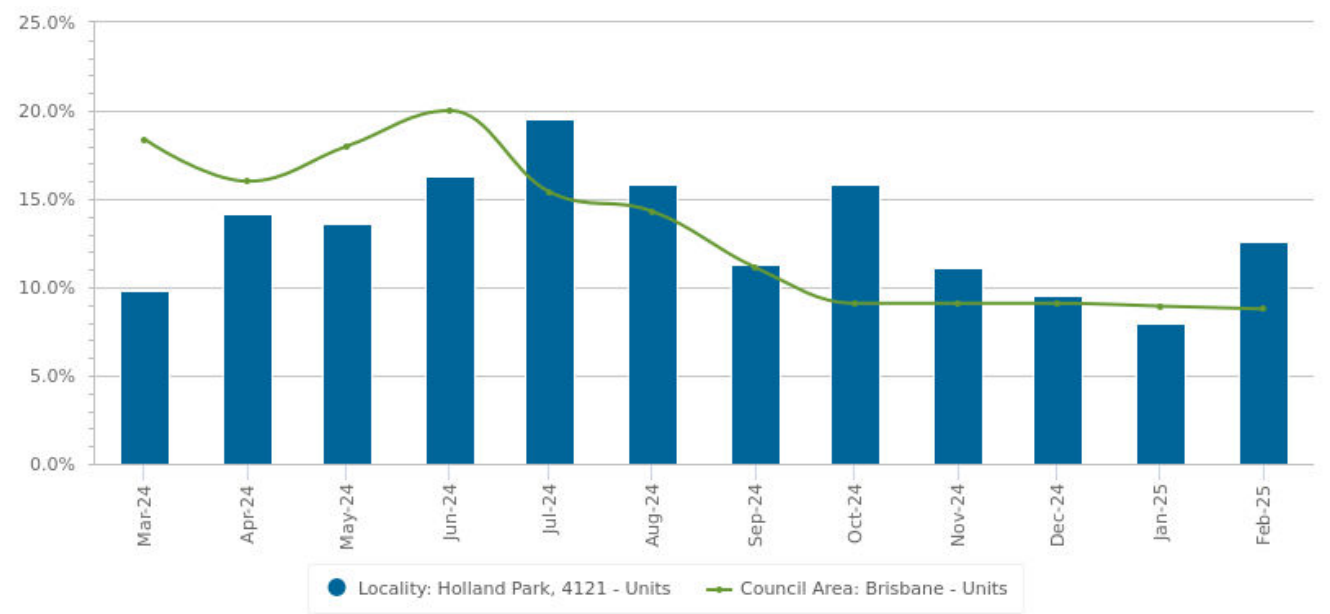
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

12.6%
Feb 2025

	Holland Park	Brisbane
Mar 2024	9.8%	18.4%
Apr 2024	14.1%	16.0%
May 2024	13.6%	18.0%
Jun 2024	16.3%	20.0%
Jul 2024	19.6%	15.4%
Aug 2024	15.8%	14.3%
Sep 2024	11.3%	11.1%
Oct 2024	15.8%	9.1%
Nov 2024	11.1%	9.1%
Dec 2024	9.5%	9.1%
Jan 2025	8.0%	8.9%
Feb 2025	12.6%	8.8%

Statistics are calculated over a rolling 12 month period



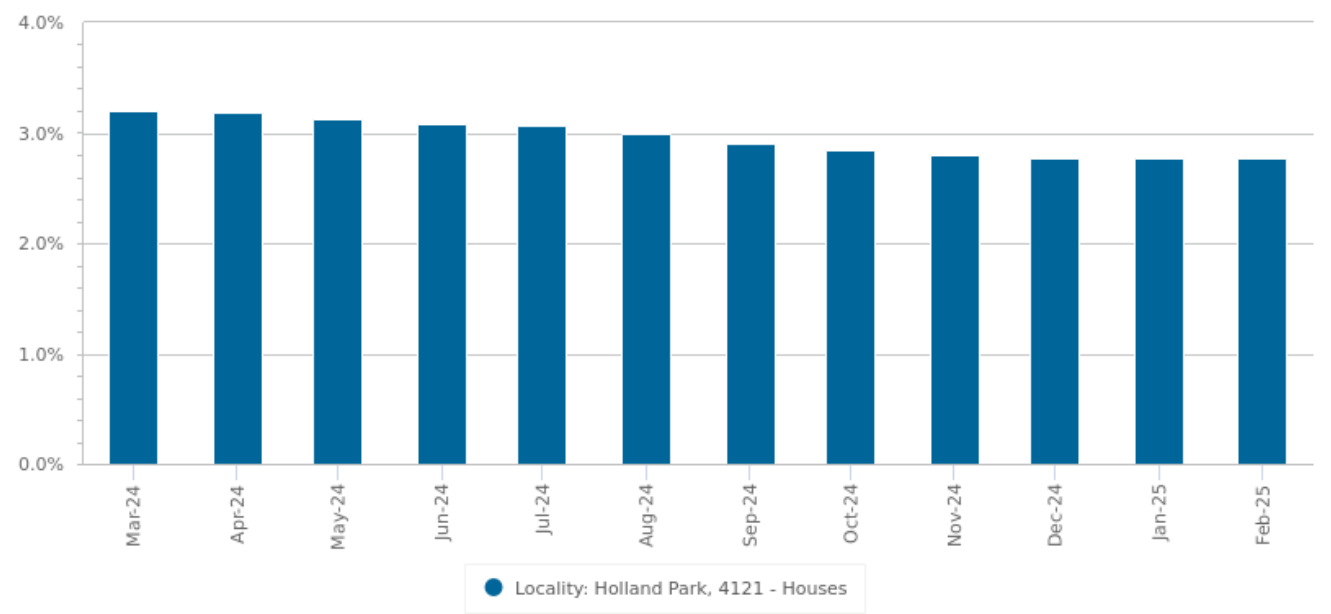
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

2.8%
Feb 2025

	Holland Park
Mar 2024	3.2%
Apr 2024	3.2%
May 2024	3.1%
Jun 2024	3.1%
Jul 2024	3.1%
Aug 2024	3.0%
Sep 2024	2.9%
Oct 2024	2.9%
Nov 2024	2.8%
Dec 2024	2.8%
Jan 2025	2.8%
Feb 2025	2.8%

Statistics are calculated at the end of the displayed month



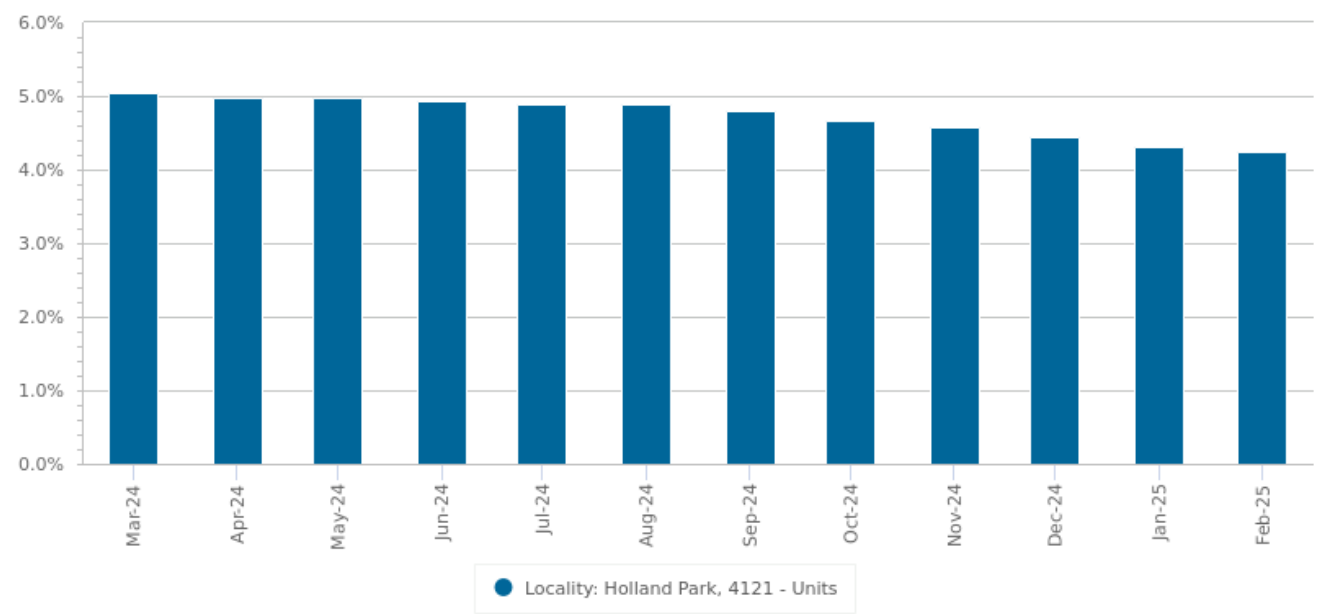
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.3%
Feb 2025

	Holland Park
Mar 2024	5.0%
Apr 2024	5.0%
May 2024	5.0%
Jun 2024	4.9%
Jul 2024	4.9%
Aug 2024	4.9%
Sep 2024	4.8%
Oct 2024	4.7%
Nov 2024	4.6%
Dec 2024	4.5%
Jan 2025	4.3%
Feb 2025	4.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

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