

Holland Park West QLD 4121

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Holland Park West, QLD

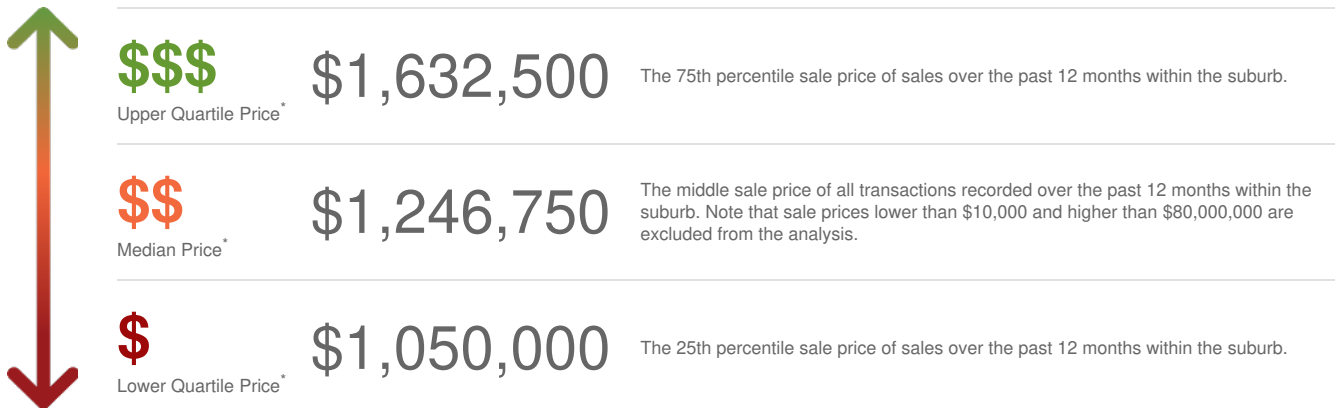
The size of Holland Park West is approximately 2.8 square kilometres. It has 14 parks covering nearly 6.1% of total area. The population of Holland Park West in 2011 was 5,965 people. By 2016 the population was 6,367 showing a population growth of 6.7% in the area during that time. The predominant age group in Holland Park West is 30-39 years. Households in Holland Park West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Holland Park West work in a professional occupation. In 2011, 63.8% of the homes in Holland Park West were owner-occupied compared with 63.6% in 2016. Currently the median sales price of houses in the area is \$1,246,750.

	House	Unit	Land
Average Tenure Period	13.0 years	11.2 years	-
Total Dwellings	2,111	637	56
Total New Listings	81	29	-
Median Value	\$1,325,544	\$704,399	-
Total Properties Listed	90	29	-

House: Market Trends



House: Median Price Quartiles

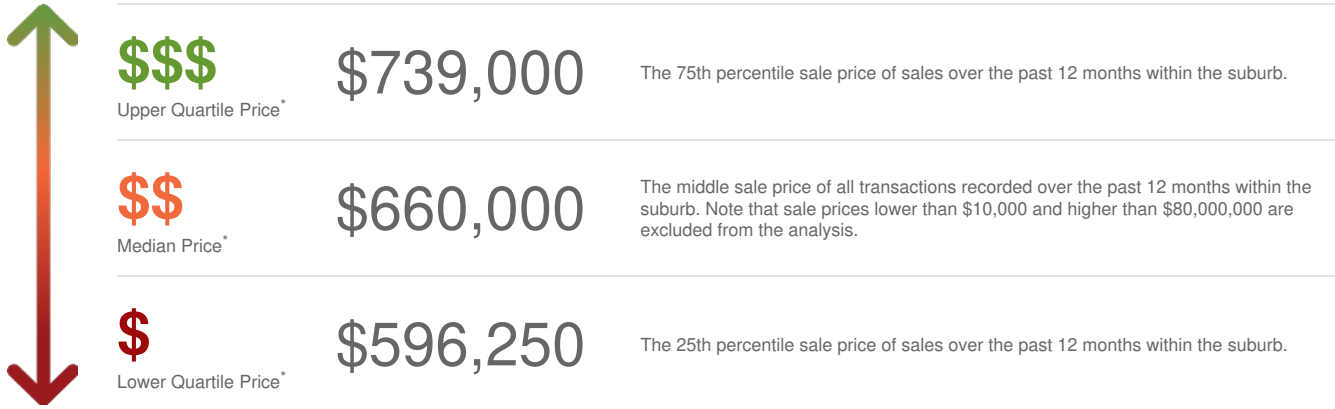


*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

35 Properties Sold (12 Months)	11.2 Average Tenure Period (Years)	\$575/w Median Asking Rent (12 Months)
29 New Sale Listings (12 Months)	11.5 Days on Market (12 Months)	85 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles

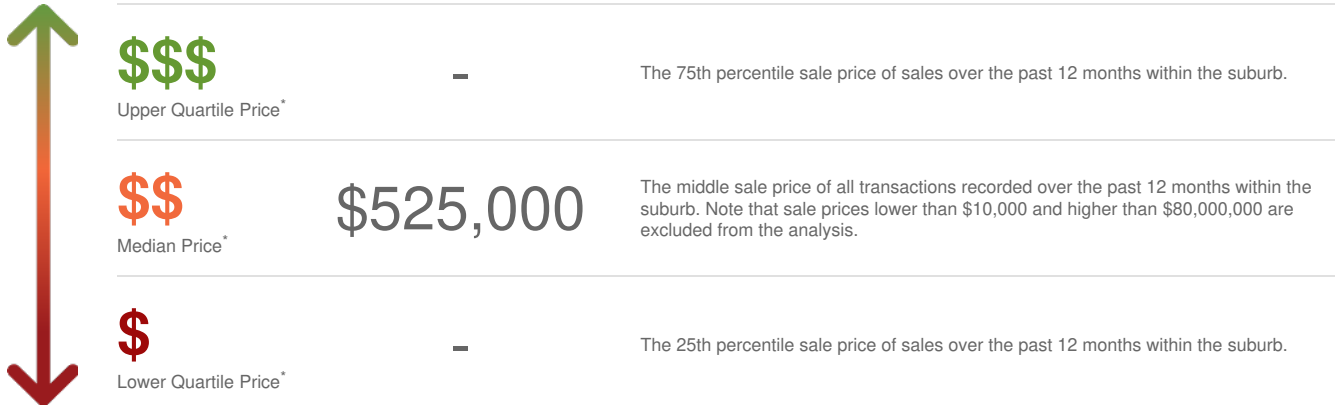


*Statistics are calculated over a rolling 12 month period

Land: Market Trends

1 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



*Statistics are calculated over a rolling 12 month period

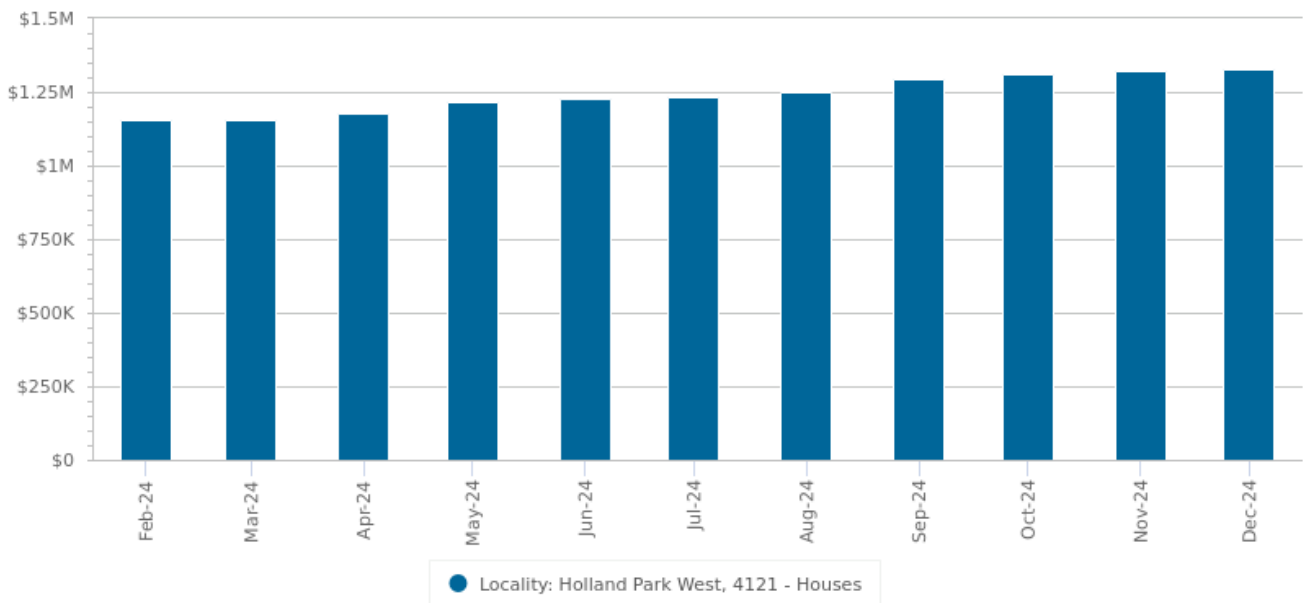
House: Recent Median Value

\$1.33M

Dec 2024

	Holland Park West
Feb 2024	\$1,157,099
Mar 2024	\$1,155,987
Apr 2024	\$1,178,995
May 2024	\$1,216,090
Jun 2024	\$1,227,769
Jul 2024	\$1,234,106
Aug 2024	\$1,251,997
Sep 2024	\$1,295,322
Oct 2024	\$1,310,832
Nov 2024	\$1,323,400
Dec 2024	\$1,325,544
Jan 2025	-

Statistics are calculated at the end of the displayed month



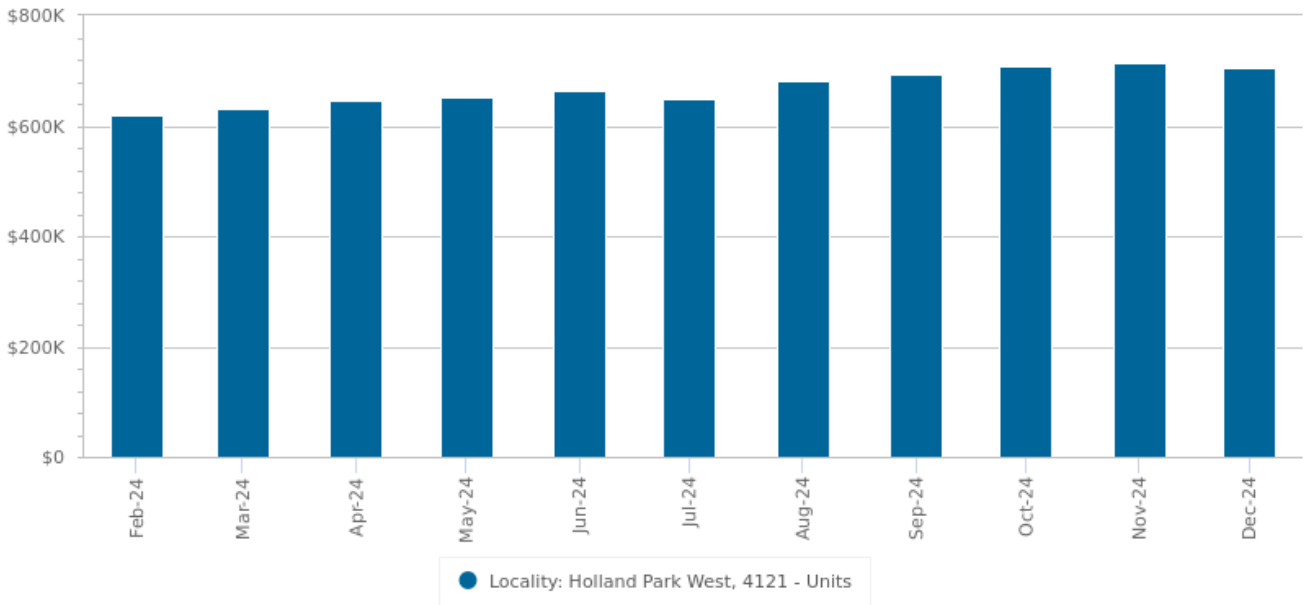
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$704K
Dec 2024

	Holland Park West
Feb 2024	\$618,247
Mar 2024	\$631,237
Apr 2024	\$646,886
May 2024	\$652,990
Jun 2024	\$662,331
Jul 2024	\$649,186
Aug 2024	\$681,252
Sep 2024	\$693,579
Oct 2024	\$707,336
Nov 2024	\$713,572
Dec 2024	\$704,399
Jan 2025	-

Statistics are calculated at the end of the displayed month



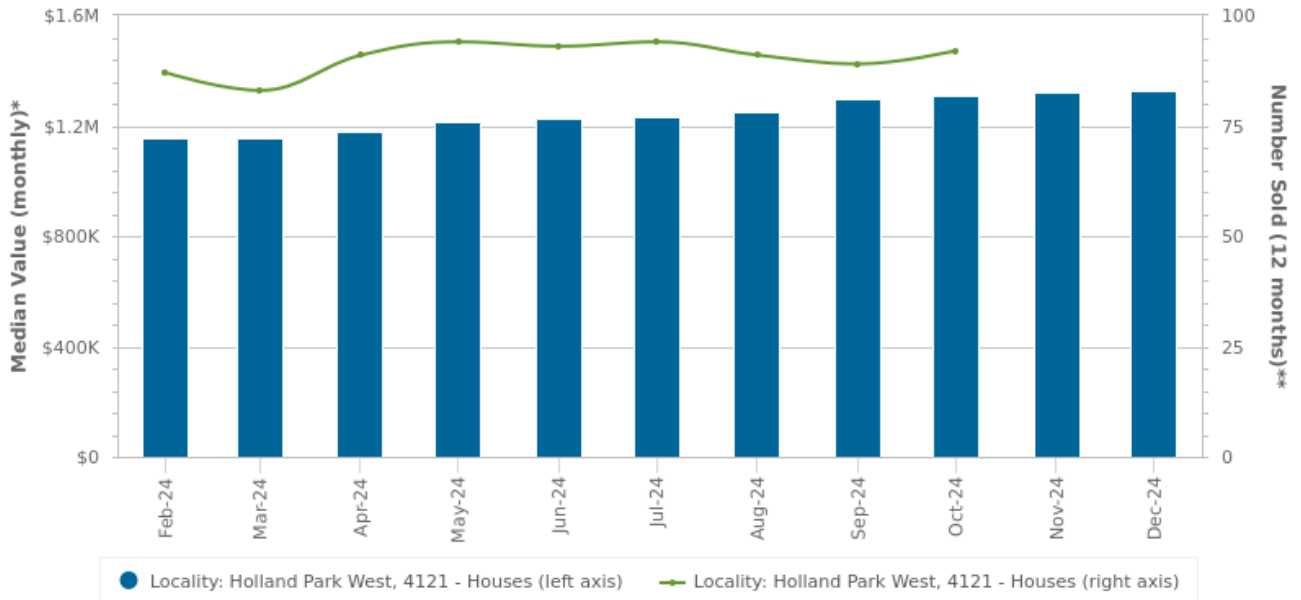
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

92
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$1,157,099	87
Mar 2024	\$1,155,987	83
Apr 2024	\$1,178,995	91
May 2024	\$1,216,090	94
Jun 2024	\$1,227,769	93
Jul 2024	\$1,234,106	94
Aug 2024	\$1,251,997	91
Sep 2024	\$1,295,322	89
Oct 2024	\$1,310,832	92
Nov 2024	\$1,323,400	-
Dec 2024	\$1,325,544	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



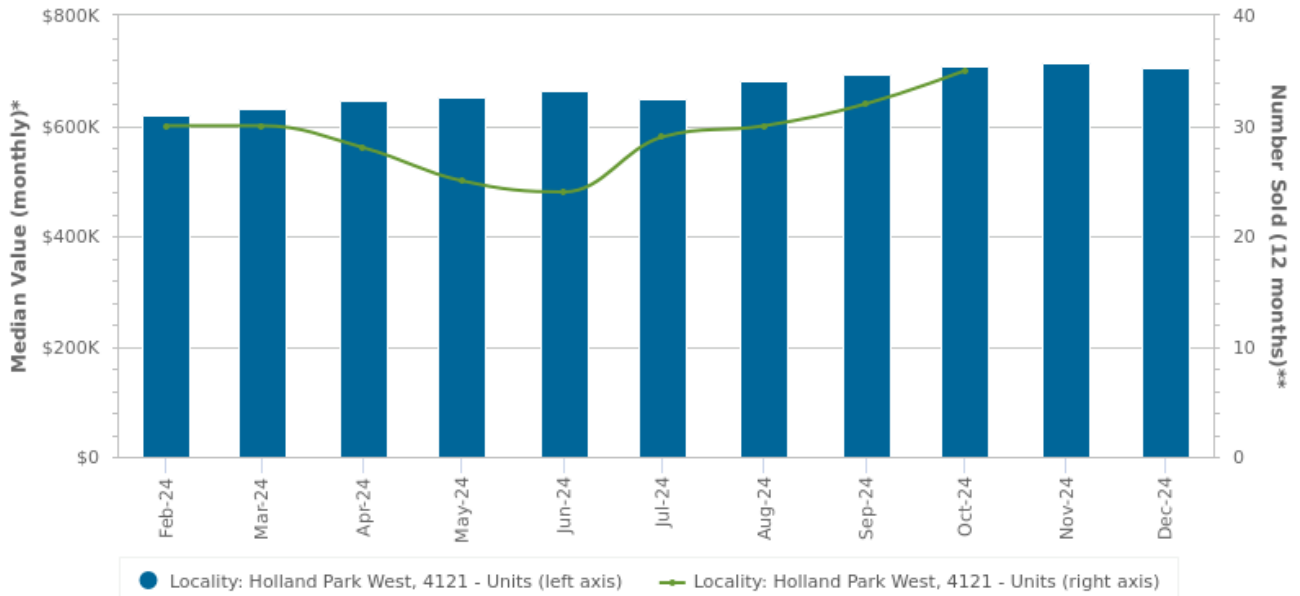
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

35
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$618,247	30
Mar 2024	\$631,237	30
Apr 2024	\$646,886	28
May 2024	\$652,990	25
Jun 2024	\$662,331	24
Jul 2024	\$649,186	29
Aug 2024	\$681,252	30
Sep 2024	\$693,579	32
Oct 2024	\$707,336	35
Nov 2024	\$713,572	-
Dec 2024	\$704,399	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



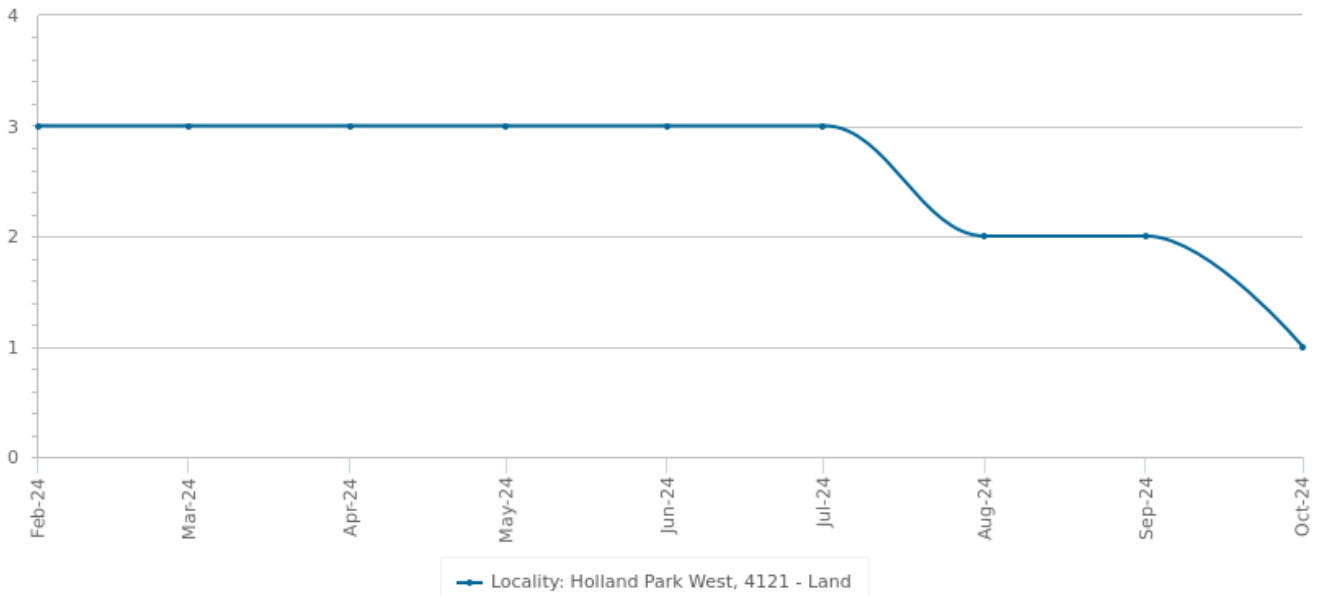
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Land: Median Value vs Number Sold

1
Oct 2024

	Median Value	Number Of Sold
Feb 2024	-	3
Mar 2024	-	3
Apr 2024	-	3
May 2024	-	3
Jun 2024	-	3
Jul 2024	-	3
Aug 2024	-	2
Sep 2024	-	2
Oct 2024	-	1
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

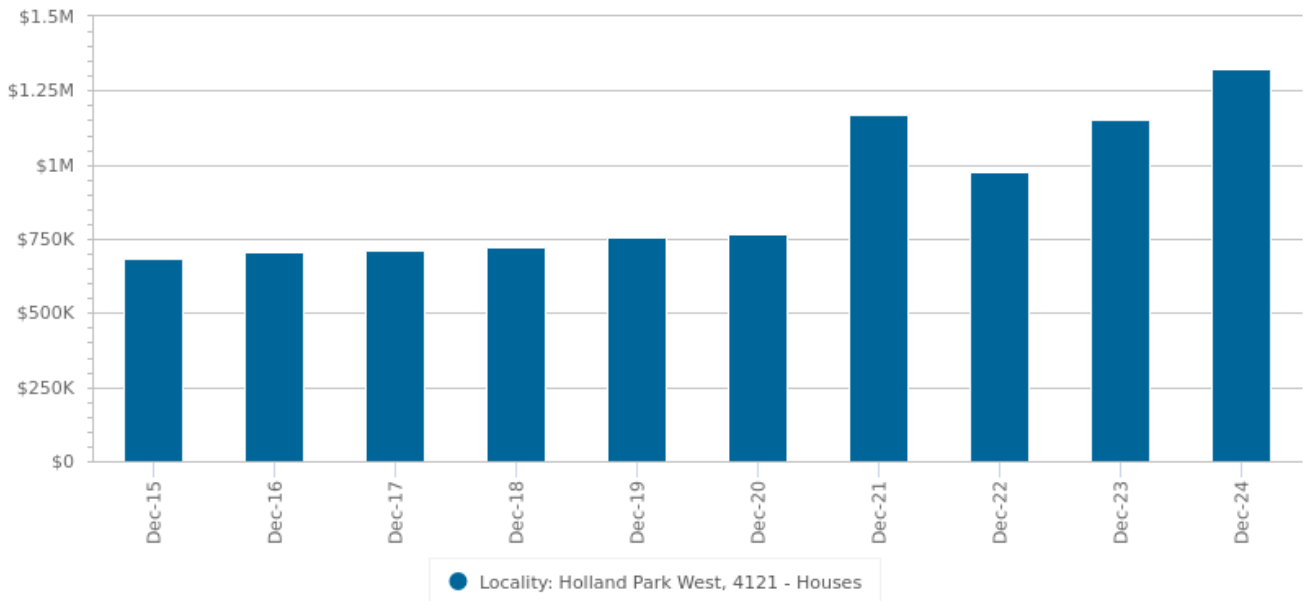
House: Median Value

\$1.33M

Dec 2024

	Holland Park West
Dec 2016	\$708,255
Dec 2017	\$712,671
Dec 2018	\$720,619
Dec 2019	\$753,335
Dec 2020	\$767,147
Dec 2021	\$1,168,752
Dec 2022	\$974,645
Dec 2023	\$1,150,086
Dec 2024	\$1,325,544
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

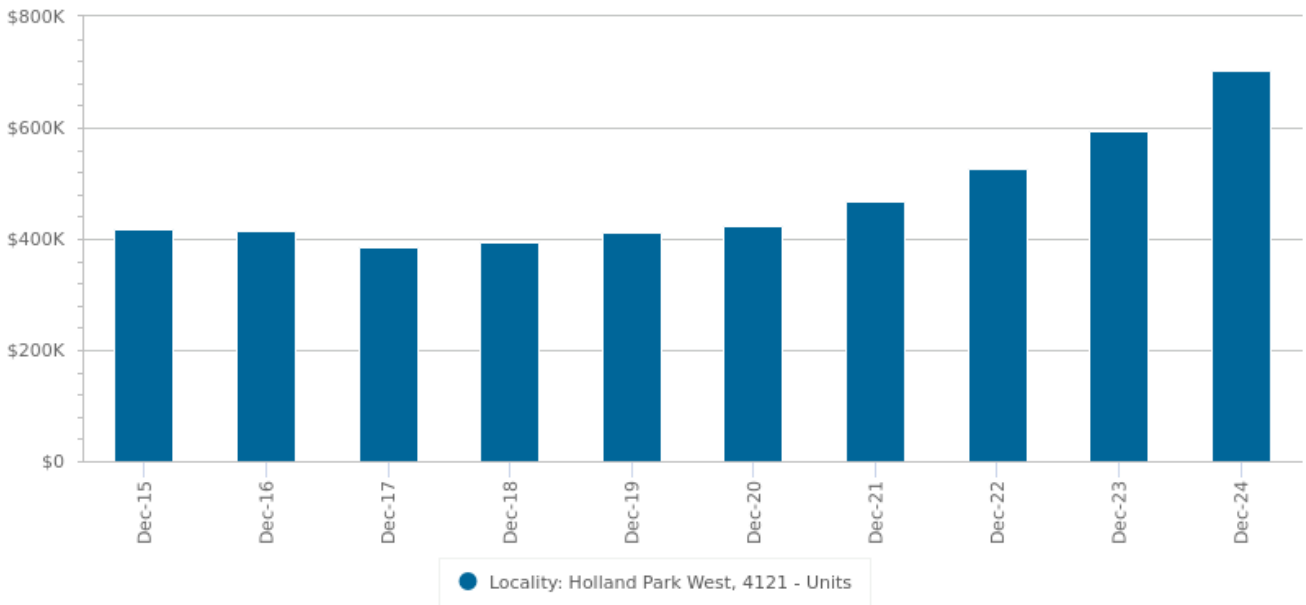
Unit: Median Value

\$704K

Dec 2024

	Holland Park West
Dec 2016	\$415,587
Dec 2017	\$383,999
Dec 2018	\$394,682
Dec 2019	\$412,655
Dec 2020	\$422,117
Dec 2021	\$467,404
Dec 2022	\$527,814
Dec 2023	\$592,994
Dec 2024	\$704,399
Dec 2025	-

Statistics are calculated at the end of the displayed month



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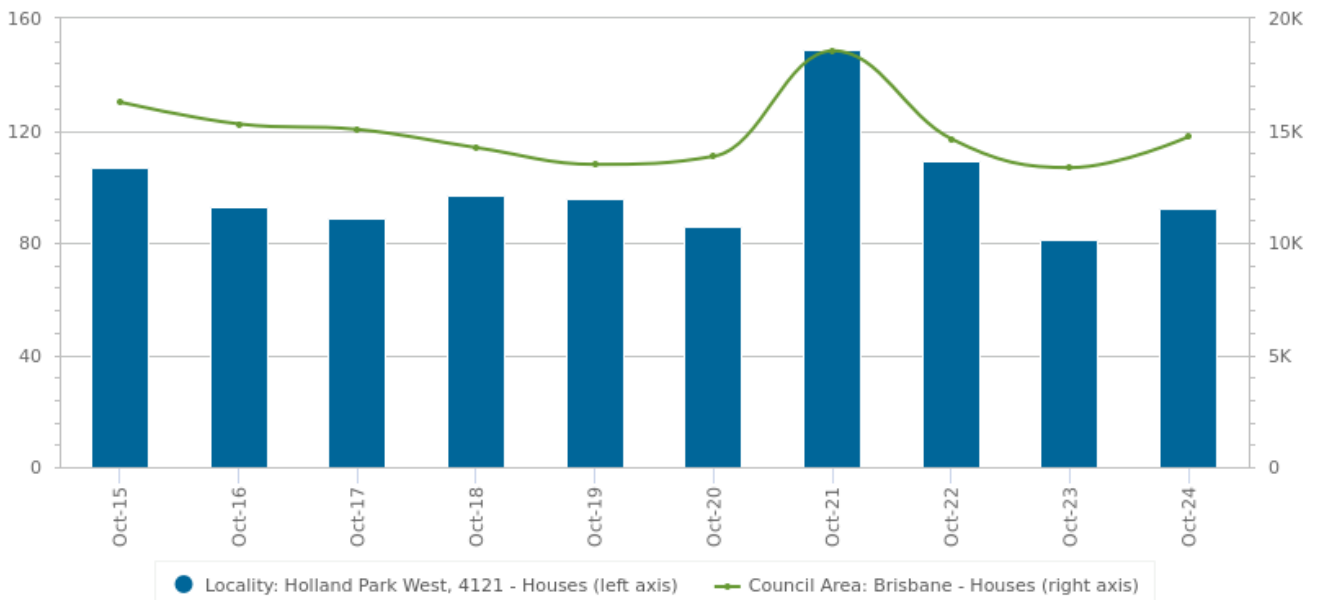
House: Sales Per Annum

92

Oct 2024

	Holland Park West	Brisbane
Oct 2016	93	15291
Oct 2017	89	15047
Oct 2018	97	14236
Oct 2019	96	13490
Oct 2020	86	13859
Oct 2021	149	18556
Oct 2022	109	14619
Oct 2023	81	13347
Oct 2024	92	14740
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



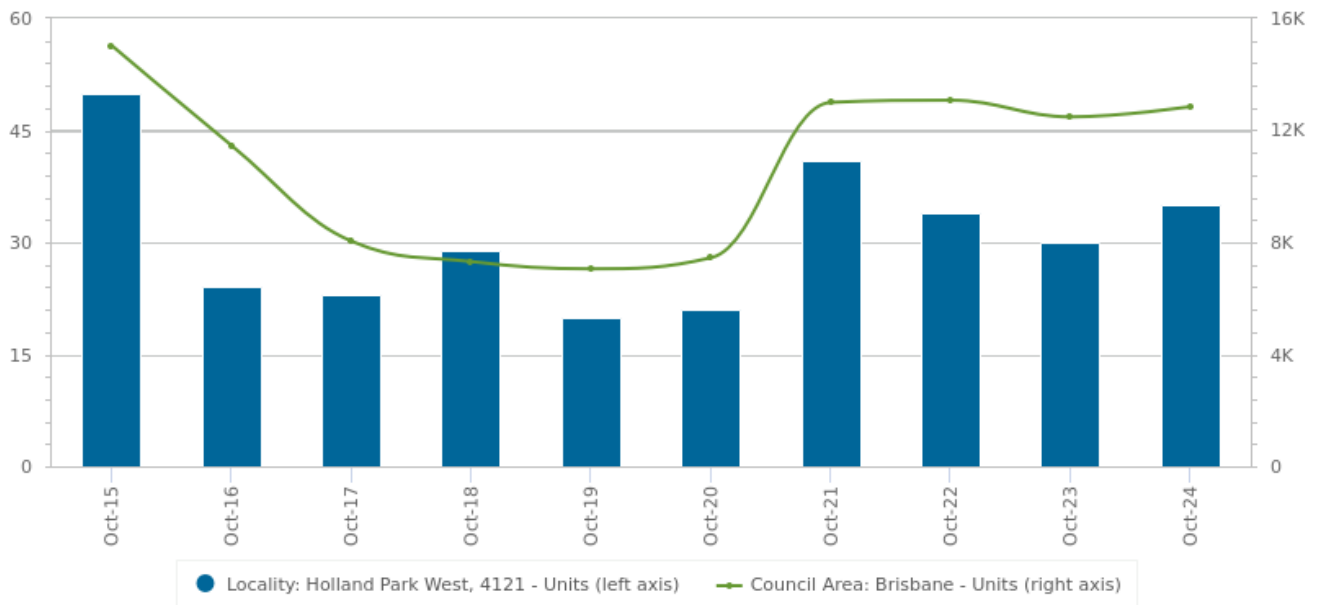
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

35
Oct 2024

	Holland Park West	Brisbane
Oct 2016	24	11451
Oct 2017	23	8039
Oct 2018	29	7313
Oct 2019	20	7055
Oct 2020	21	7454
Oct 2021	41	13000
Oct 2022	34	13076
Oct 2023	30	12481
Oct 2024	35	12845
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



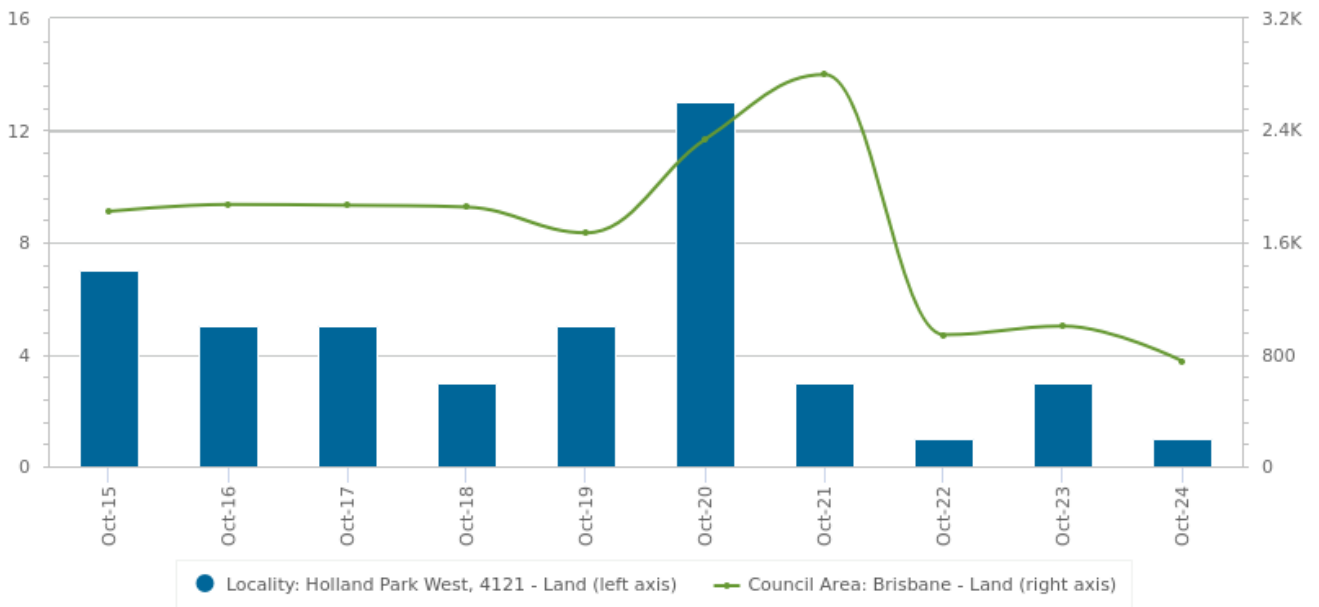
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Oct 2024

	Holland Park West	Brisbane
Oct 2016	5	1871
Oct 2017	5	1865
Oct 2018	3	1852
Oct 2019	5	1668
Oct 2020	13	2339
Oct 2021	3	2799
Oct 2022	1	940
Oct 2023	3	1002
Oct 2024	1	751
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

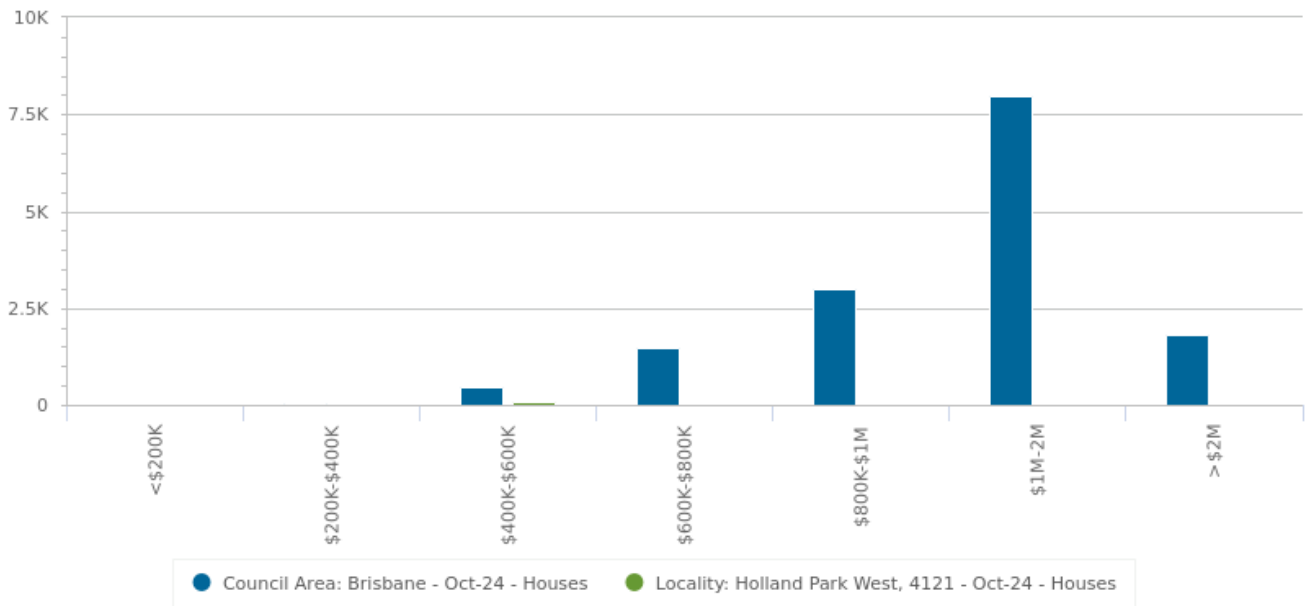
House: Sales By Price

\$128.66M

Oct 2024

	Holland Park West	Brisbane
<\$200K	-	3
\$200K-\$400K	-	28
\$400K-\$600K	-	456
\$600K-\$800K	2	1,466
\$800K-\$1M	14	2,995
\$1M-\$2M	67	7,964
>\$2M	9	1,811

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

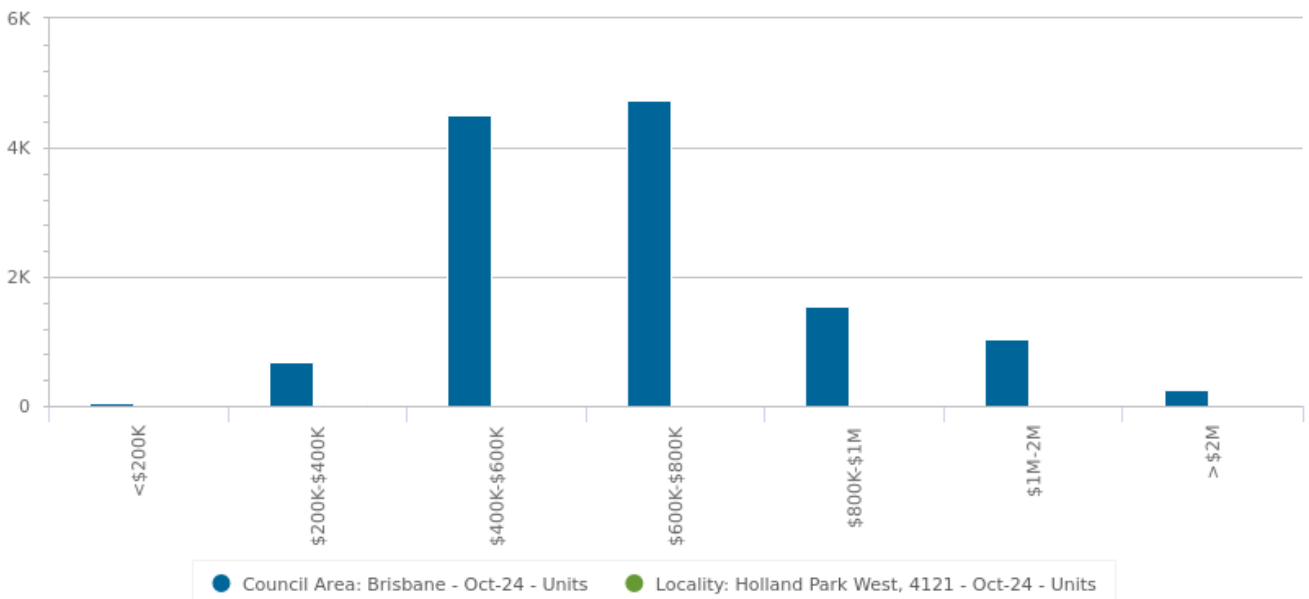
Unit: Sales By Price

\$24.25M

Oct 2024

	Holland Park West	Brisbane
<\$200K	-	49
\$200K-\$400K	-	678
\$400K-\$600K	9	4,501
\$600K-\$800K	20	4,746
\$800K-\$1M	5	1,555
\$1M-\$2M	-	1,045
>\$2M	1	262

Statistics are calculated over a rolling 12 month period

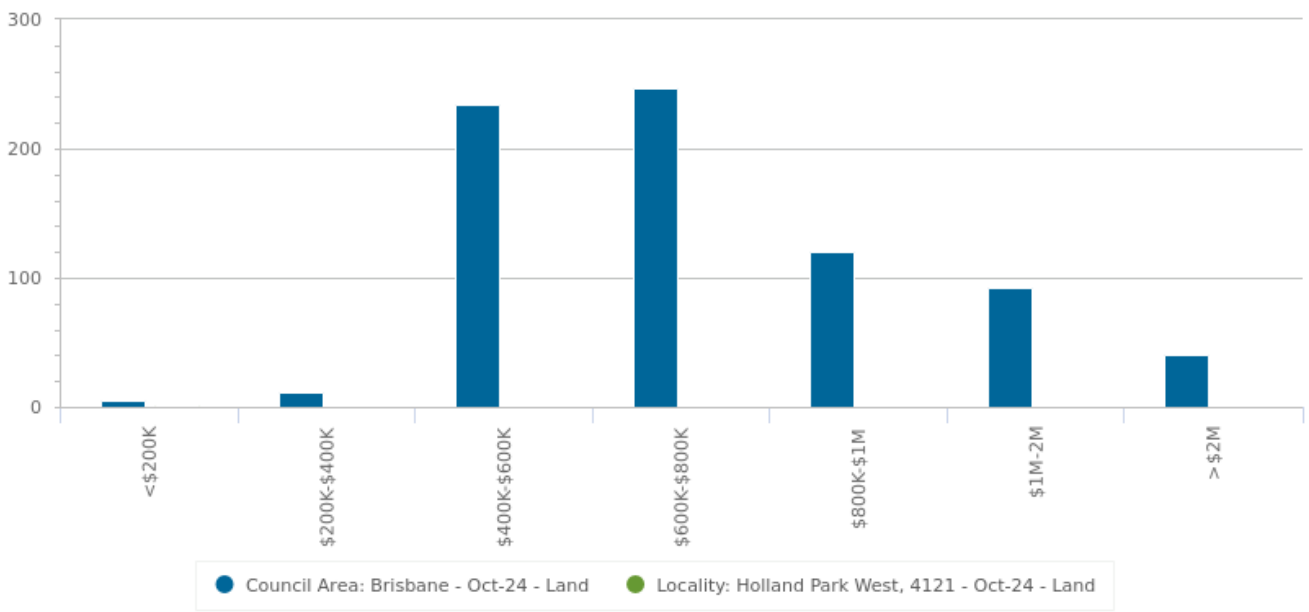


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Holland Park West	Brisbane
<\$200K	-	5
\$200K-\$400K	-	11
\$400K-\$600K	-	234
\$600K-\$800K	-	247
\$800K-\$1M	-	120
\$1M-\$2M	1	93
>\$2M	-	41

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

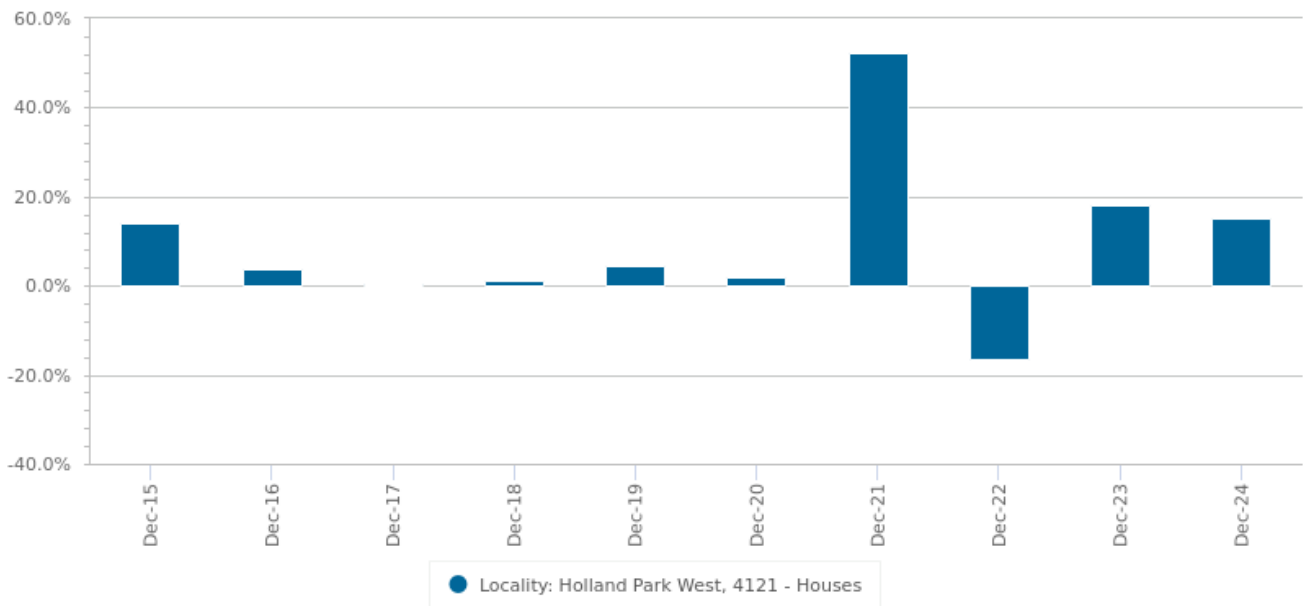
House: Change In Median Value

15.3%

Dec 2024

	Holland Park West
Dec 2016	3.8%
Dec 2017	0.6%
Dec 2018	1.1%
Dec 2019	4.5%
Dec 2020	1.8%
Dec 2021	52.4%
Dec 2022	-16.6%
Dec 2023	18.0%
Dec 2024	15.3%
Dec 2025	-

Statistics are calculated at the end of the displayed month



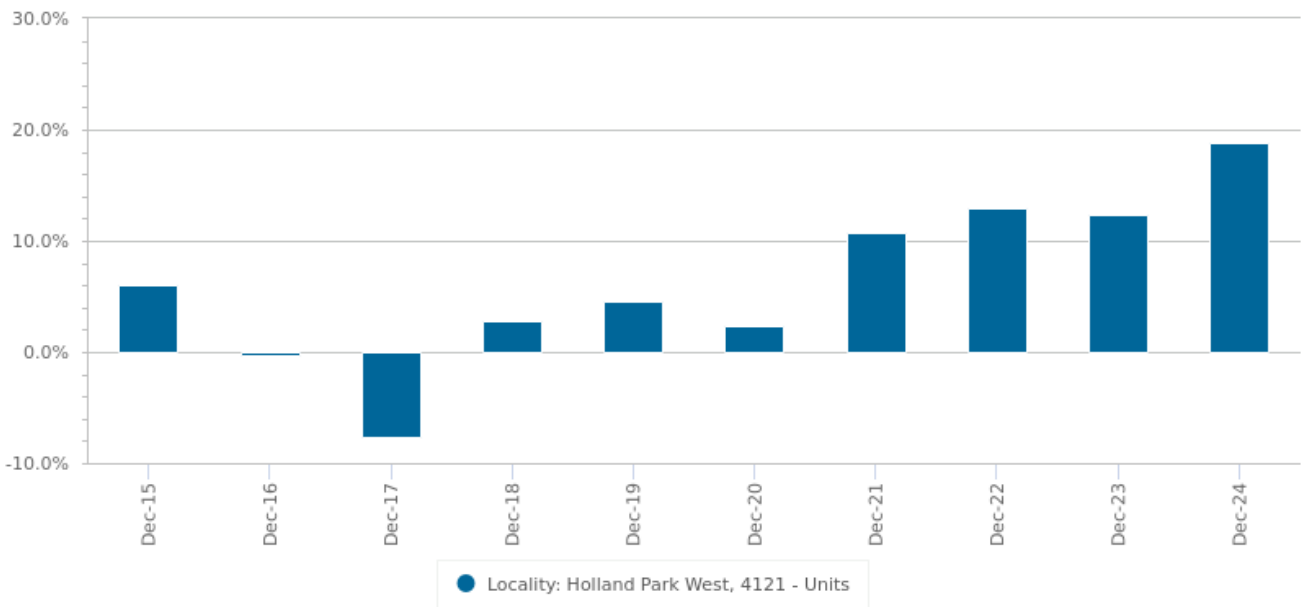
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

18.8%
Dec 2024

	Holland Park West
Dec 2016	-0.3%
Dec 2017	-7.6%
Dec 2018	2.8%
Dec 2019	4.6%
Dec 2020	2.3%
Dec 2021	10.7%
Dec 2022	12.9%
Dec 2023	12.3%
Dec 2024	18.8%
Dec 2025	-

Statistics are calculated at the end of the displayed month



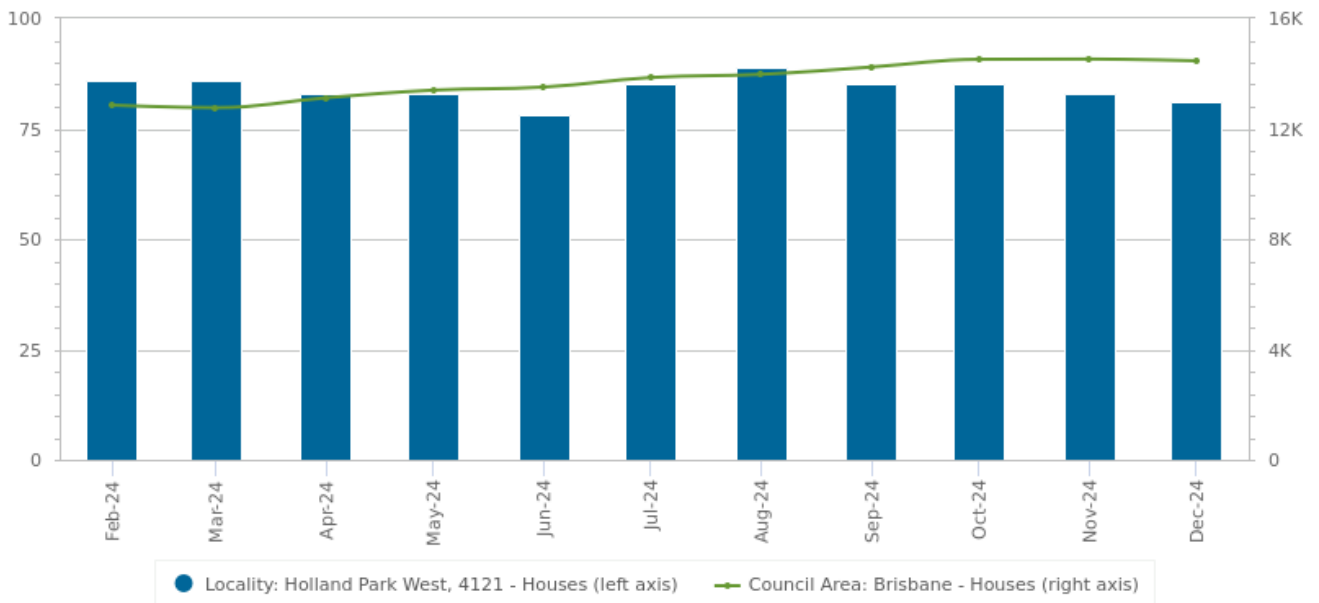
Statistics are calculated at the end of the displayed month

House: Number of New Listing

81
Dec 2024

	Holland Park West	Brisbane
Feb 2024	86	12,853
Mar 2024	86	12,763
Apr 2024	83	13,124
May 2024	83	13,398
Jun 2024	78	13,511
Jul 2024	85	13,857
Aug 2024	89	13,972
Sep 2024	85	14,239
Oct 2024	85	14,516
Nov 2024	83	14,525
Dec 2024	81	14,462
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



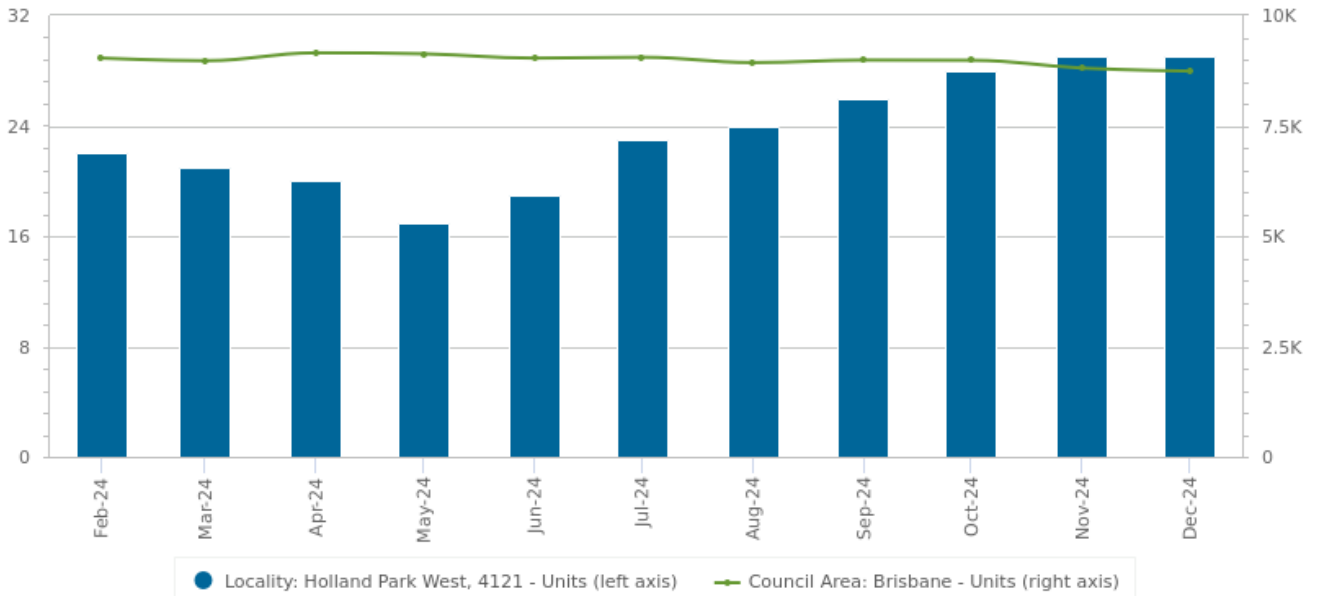
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

29
Dec 2024

	Holland Park West	Brisbane
Feb 2024	22	9,032
Mar 2024	21	8,972
Apr 2024	20	9,151
May 2024	17	9,129
Jun 2024	19	9,031
Jul 2024	23	9,051
Aug 2024	24	8,930
Sep 2024	26	8,987
Oct 2024	28	8,982
Nov 2024	29	8,805
Dec 2024	29	8,737
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



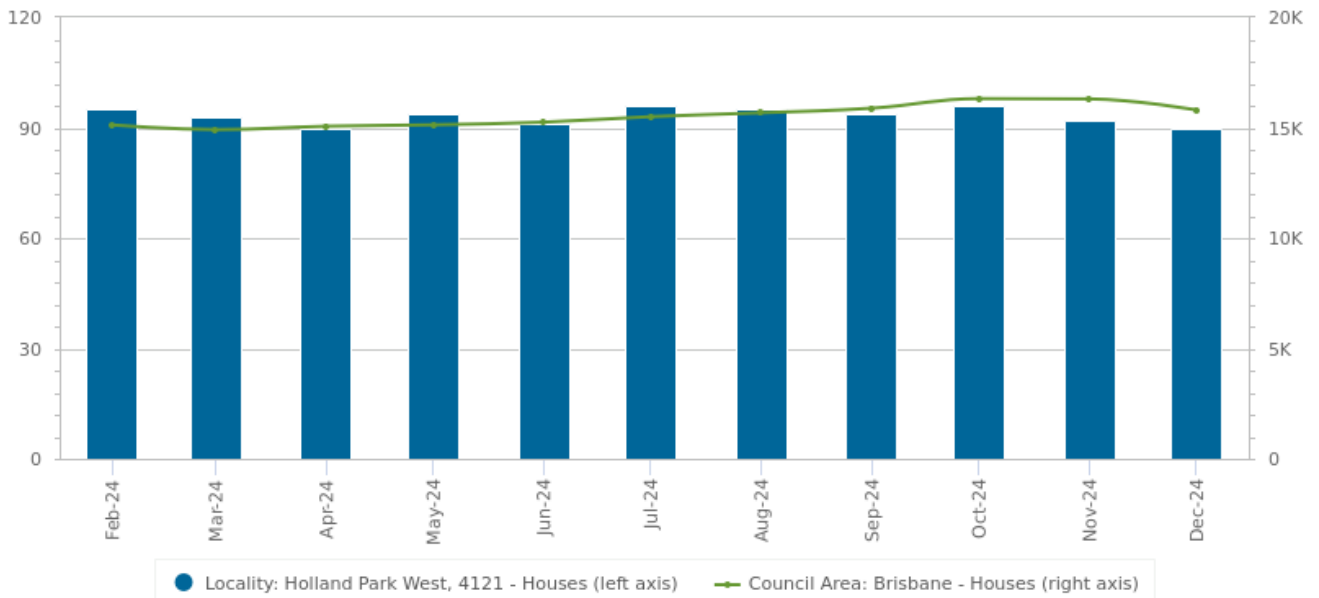
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

90
Dec 2024

	Holland Park West	Brisbane
Feb 2024	95	15,123
Mar 2024	93	14,914
Apr 2024	90	15,068
May 2024	94	15,132
Jun 2024	91	15,253
Jul 2024	96	15,503
Aug 2024	95	15,677
Sep 2024	94	15,887
Oct 2024	96	16,318
Nov 2024	92	16,304
Dec 2024	90	15,804
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



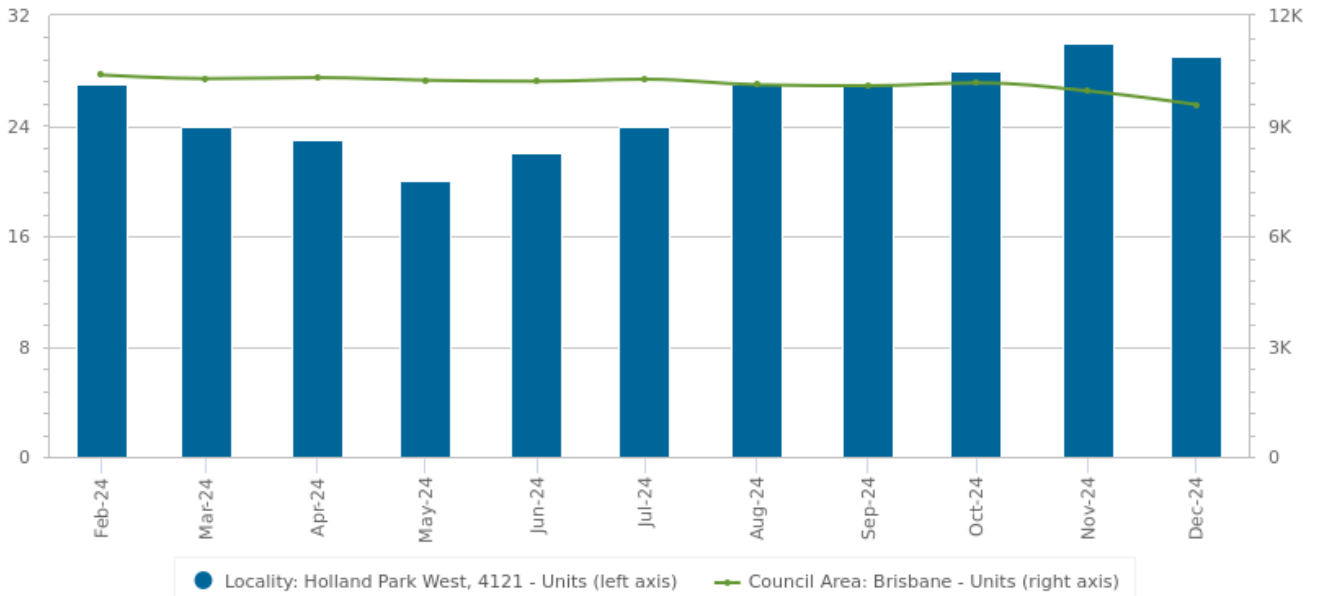
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

29
Dec 2024

	Holland Park West	Brisbane
Feb 2024	27	10,380
Mar 2024	24	10,280
Apr 2024	23	10,308
May 2024	20	10,236
Jun 2024	22	10,209
Jul 2024	24	10,263
Aug 2024	27	10,114
Sep 2024	27	10,088
Oct 2024	28	10,163
Nov 2024	30	9,945
Dec 2024	29	9,575
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



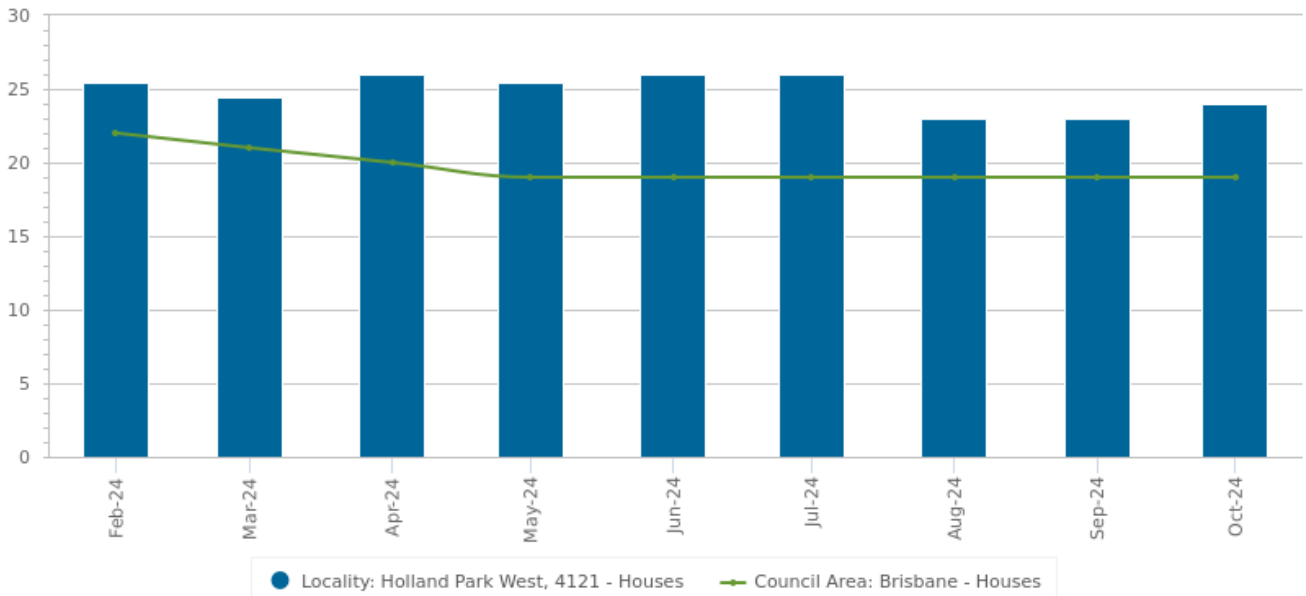
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

24
Oct 2024

	Holland Park West	Brisbane
Feb 2024	25.5	22
Mar 2024	24.5	21
Apr 2024	26	20
May 2024	25.5	19
Jun 2024	26	19
Jul 2024	26	19
Aug 2024	23	19
Sep 2024	23	19
Oct 2024	24	19
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



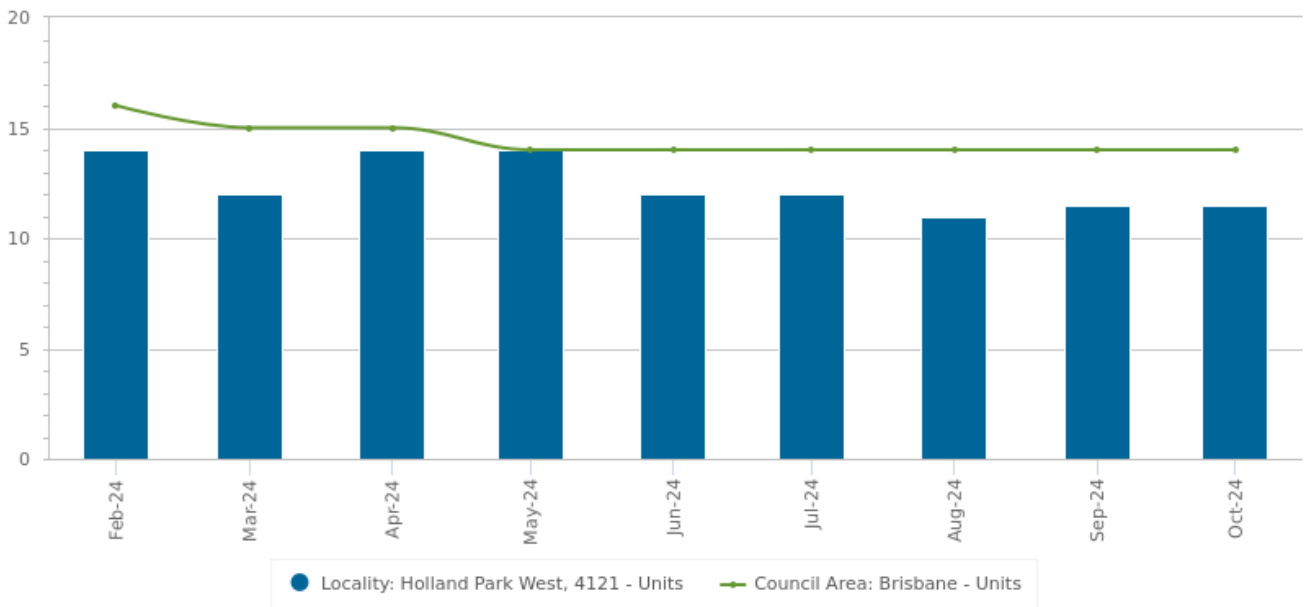
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

11.5
Oct 2024

	Holland Park West	Brisbane
Feb 2024	14	16
Mar 2024	12	15
Apr 2024	14	15
May 2024	14	14
Jun 2024	12	14
Jul 2024	12	14
Aug 2024	11	14
Sep 2024	11.5	14
Oct 2024	11.5	14
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

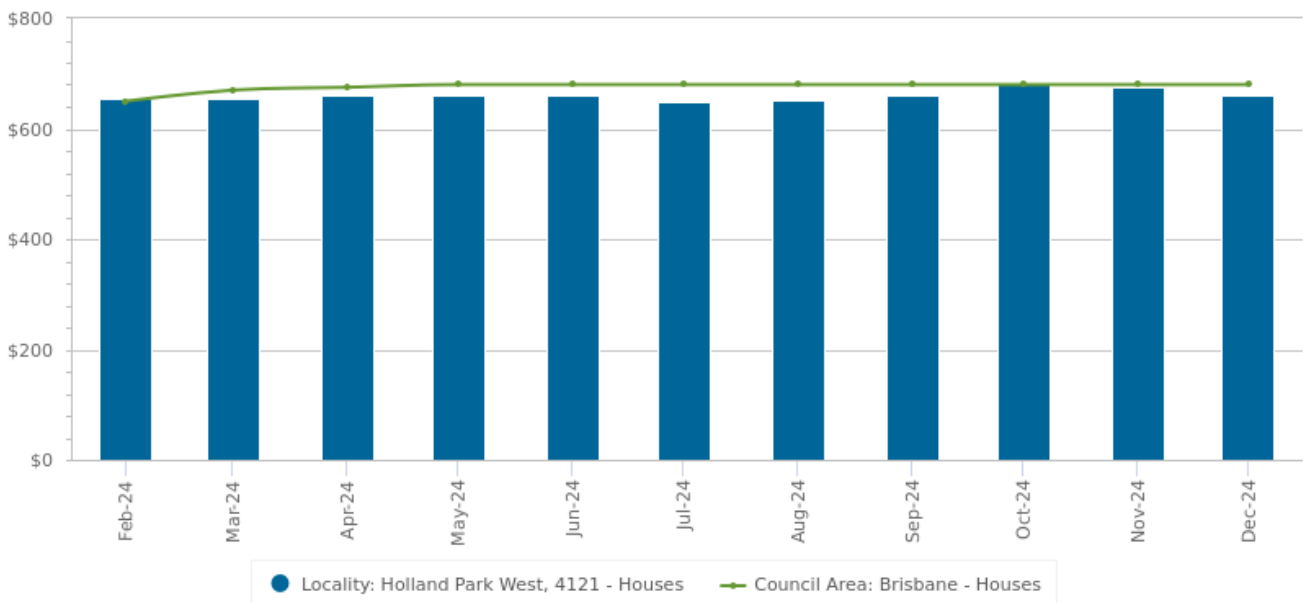
House: Median Rent

\$660/w

Dec 2024

	Holland Park West	Brisbane
Feb 2024	\$655/w	\$650/w
Mar 2024	\$655/w	\$670/w
Apr 2024	\$660/w	\$675/w
May 2024	\$660/w	\$680/w
Jun 2024	\$660/w	\$680/w
Jul 2024	\$650/w	\$680/w
Aug 2024	\$653/w	\$680/w
Sep 2024	\$660/w	\$680/w
Oct 2024	\$680/w	\$680/w
Nov 2024	\$675/w	\$680/w
Dec 2024	\$660/w	\$680/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



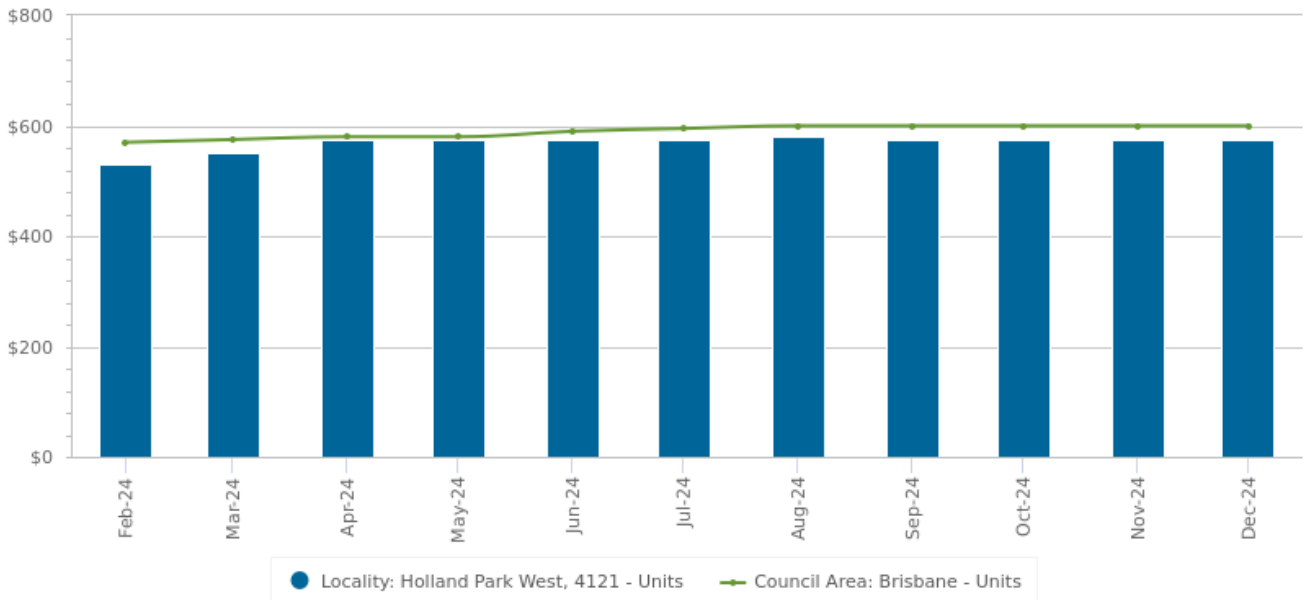
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$575/w
Dec 2024

	Holland Park West	Brisbane
Feb 2024	\$530/w	\$570/w
Mar 2024	\$550/w	\$575/w
Apr 2024	\$575/w	\$580/w
May 2024	\$575/w	\$580/w
Jun 2024	\$575/w	\$590/w
Jul 2024	\$575/w	\$595/w
Aug 2024	\$580/w	\$600/w
Sep 2024	\$575/w	\$600/w
Oct 2024	\$575/w	\$600/w
Nov 2024	\$575/w	\$600/w
Dec 2024	\$575/w	\$600/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



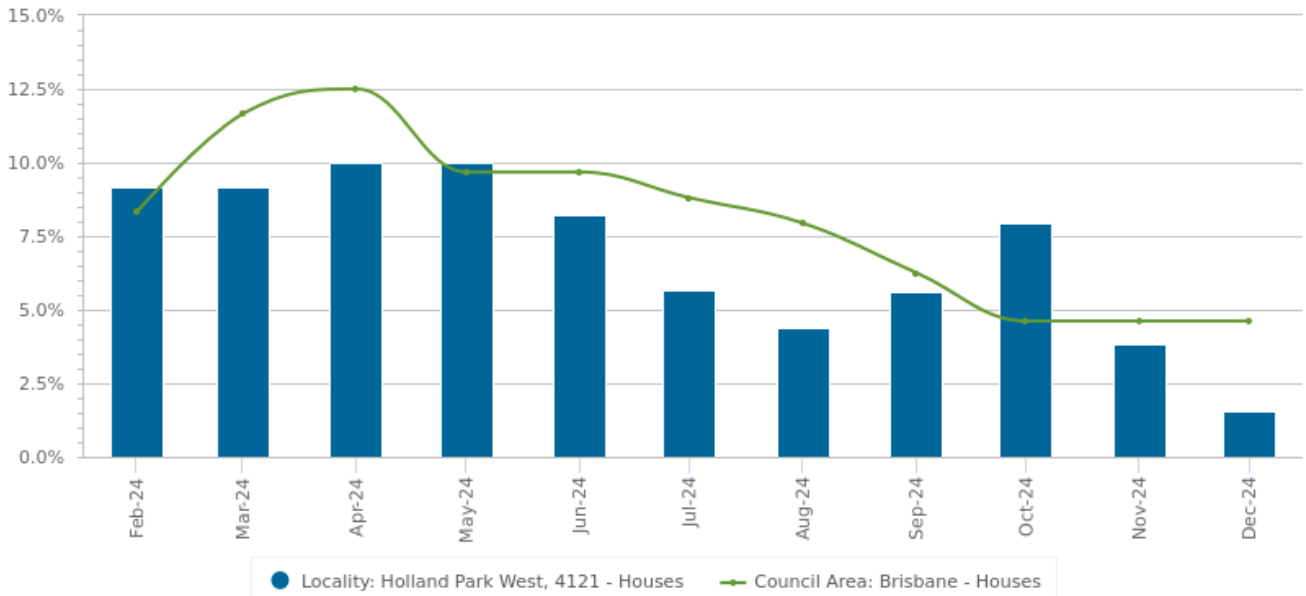
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

1.5%
Dec 2024

	Holland Park West	Brisbane
Feb 2024	9.2%	8.3%
Mar 2024	9.2%	11.7%
Apr 2024	10.0%	12.5%
May 2024	10.0%	9.7%
Jun 2024	8.2%	9.7%
Jul 2024	5.7%	8.8%
Aug 2024	4.4%	7.9%
Sep 2024	5.6%	6.3%
Oct 2024	7.9%	4.6%
Nov 2024	3.8%	4.6%
Dec 2024	1.5%	4.6%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

16.2%

Dec 2024

	Holland Park West	Brisbane
Feb 2024	17.8%	18.8%
Mar 2024	22.2%	17.3%
Apr 2024	27.8%	16.0%
May 2024	22.3%	16.0%
Jun 2024	21.1%	18.0%
Jul 2024	21.1%	14.4%
Aug 2024	21.5%	14.3%
Sep 2024	17.3%	11.1%
Oct 2024	17.3%	9.1%
Nov 2024	16.2%	9.1%
Dec 2024	16.2%	9.1%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



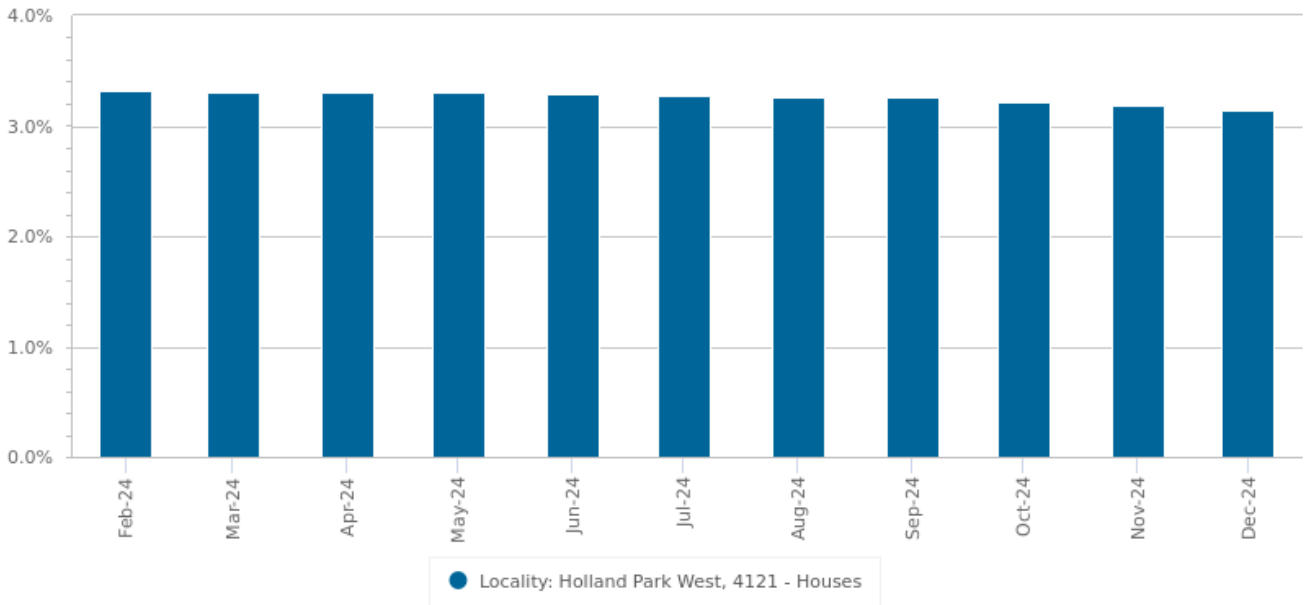
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.1%
Dec 2024

	Holland Park West
Feb 2024	3.3%
Mar 2024	3.3%
Apr 2024	3.3%
May 2024	3.3%
Jun 2024	3.3%
Jul 2024	3.3%
Aug 2024	3.3%
Sep 2024	3.3%
Oct 2024	3.2%
Nov 2024	3.2%
Dec 2024	3.1%
Jan 2025	-

Statistics are calculated at the end of the displayed month



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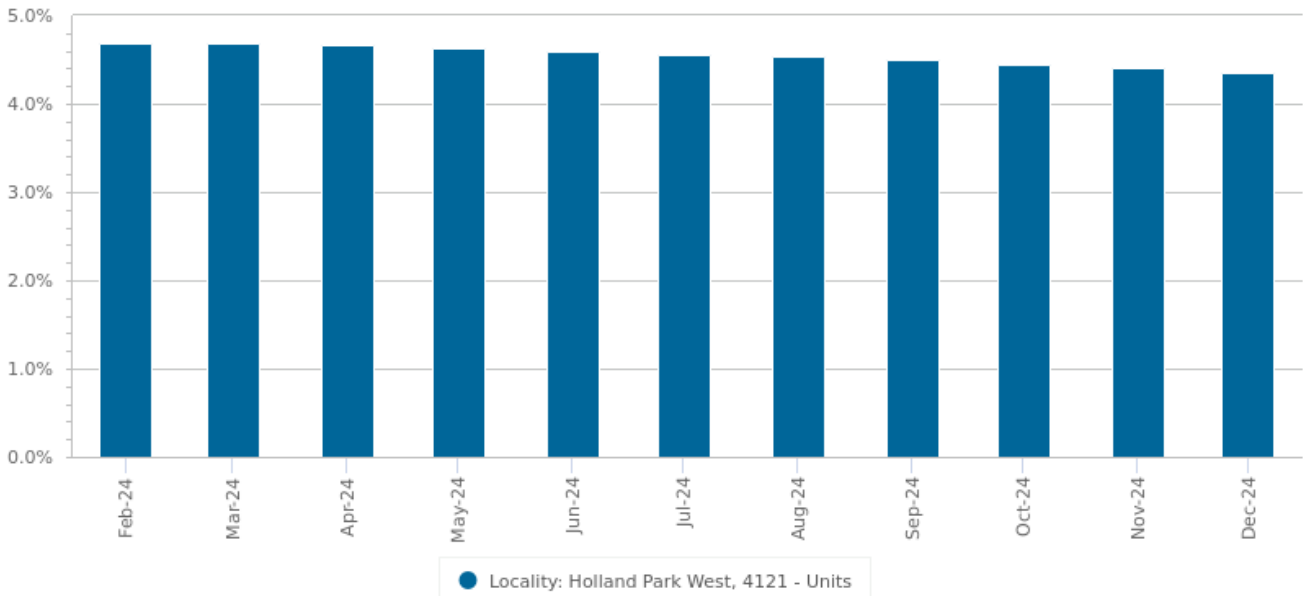
Unit: Value Based Rental Yield

4.4%

Dec 2024

	Holland Park West
Feb 2024	4.7%
Mar 2024	4.7%
Apr 2024	4.7%
May 2024	4.6%
Jun 2024	4.6%
Jul 2024	4.6%
Aug 2024	4.5%
Sep 2024	4.5%
Oct 2024	4.4%
Nov 2024	4.4%
Dec 2024	4.4%
Jan 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

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