

# Holland Park West QLD 4121

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## Holland Park West, QLD

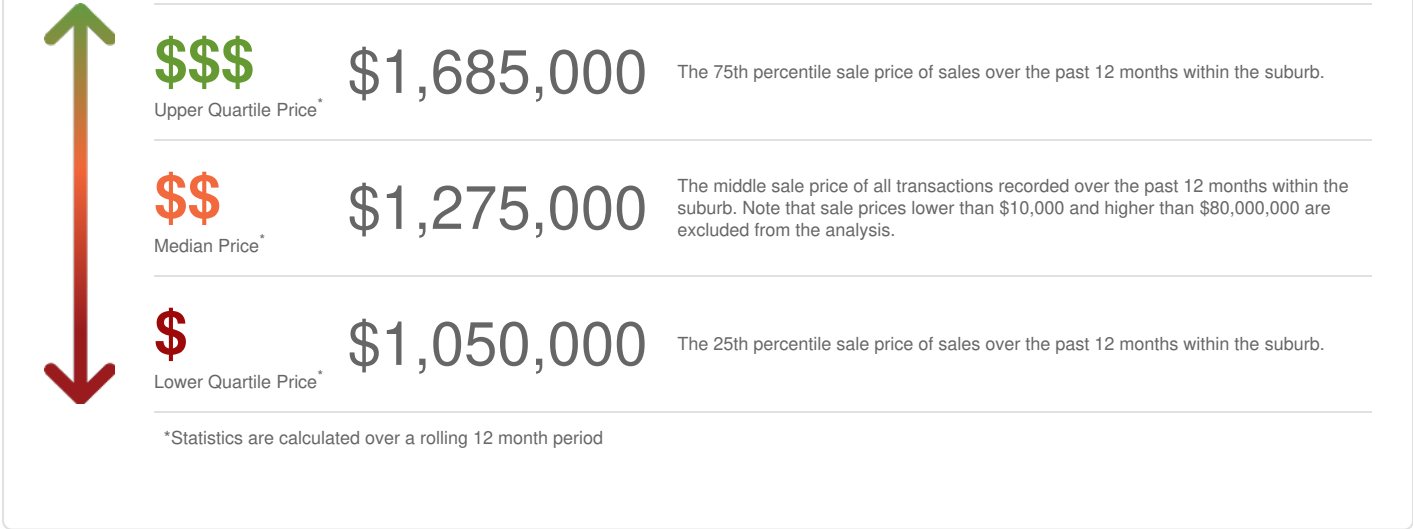
The size of Holland Park West is approximately 2.8 square kilometres. It has 14 parks covering nearly 6.1% of total area. The population of Holland Park West in 2011 was 5,965 people. By 2016 the population was 6,367 showing a population growth of 6.7% in the area during that time. The predominant age 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 \$1,275,000.

	House	Unit	Land
Average Tenure Period	13.2 years	13.9 years	-
Total Dwellings	2,115	635	56
Total New Listings	84	29	-
Median Value	\$1,294,137	\$716,904	-
Total Properties Listed	96	30	-

House: Market Trends




House: Median Price Quartiles



Unit: Market Trends

<div>37</div> <div>Properties Sold (12 Months)</div>	<div>13.9</div> <div>Average Tenure Period (Years)</div>	<div>\$580/w</div> <div>Median Asking Rent (12 Months)</div>
<div>29</div> <div>New Sale Listings (12 Months)</div>	<div>13</div> <div>Days on Market (12 Months)</div>	<div>57</div> <div>Rental Rate Observations (12 Months)</div>




Unit: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$743,000</div>	The 75th percentile sale price of sales over the past 12 months within the suburb.
	<div>\$\$</div> <div>Median Price*</div>	<div>\$665,000</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>Lower Quartile Price*</div>	<div>\$621,500</div>	The 25th percentile sale price of sales over the past 12 months within the suburb.
*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

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$525,000	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			

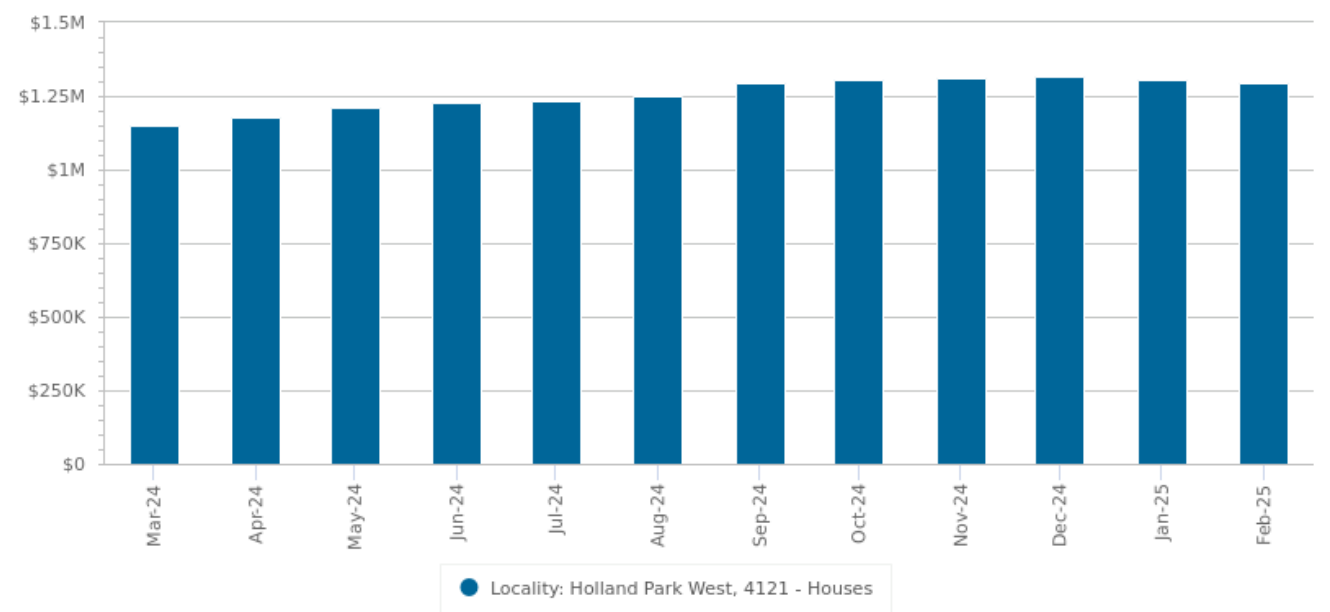
House: Recent Median Value

\$1.29M

Feb 2025

	Holland Park West
Mar 2024	\$1,149,270
Apr 2024	\$1,177,527
May 2024	\$1,212,324
Jun 2024	\$1,227,352
Jul 2024	\$1,233,236
Aug 2024	\$1,250,951
Sep 2024	\$1,293,828
Oct 2024	\$1,303,445
Nov 2024	\$1,310,648
Dec 2024	\$1,314,867
Jan 2025	\$1,305,194
Feb 2025	\$1,294,137

Statistics are calculated at the end of the displayed month



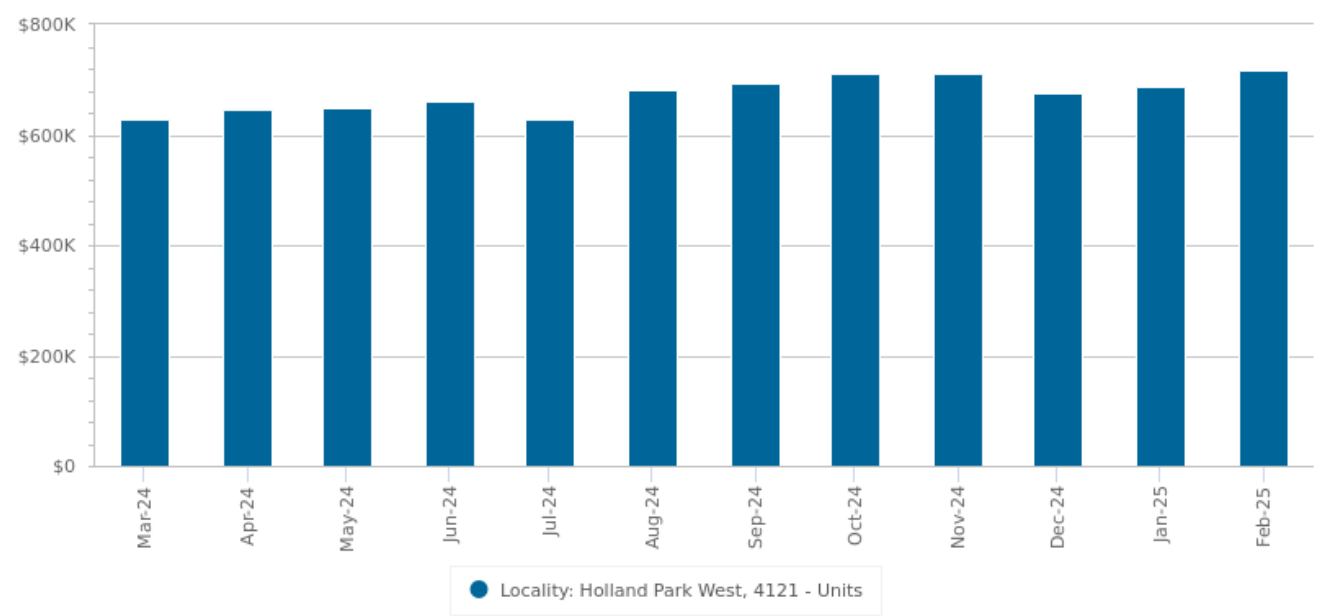
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$717K  
Feb 2025

	Holland Park West
Mar 2024	\$629,213
Apr 2024	\$645,169
May 2024	\$649,614
Jun 2024	\$661,734
Jul 2024	\$629,362
Aug 2024	\$682,569
Sep 2024	\$692,838
Oct 2024	\$709,972
Nov 2024	\$710,512
Dec 2024	\$674,857
Jan 2025	\$687,251
Feb 2025	\$716,904

Statistics are calculated at the end of the displayed month



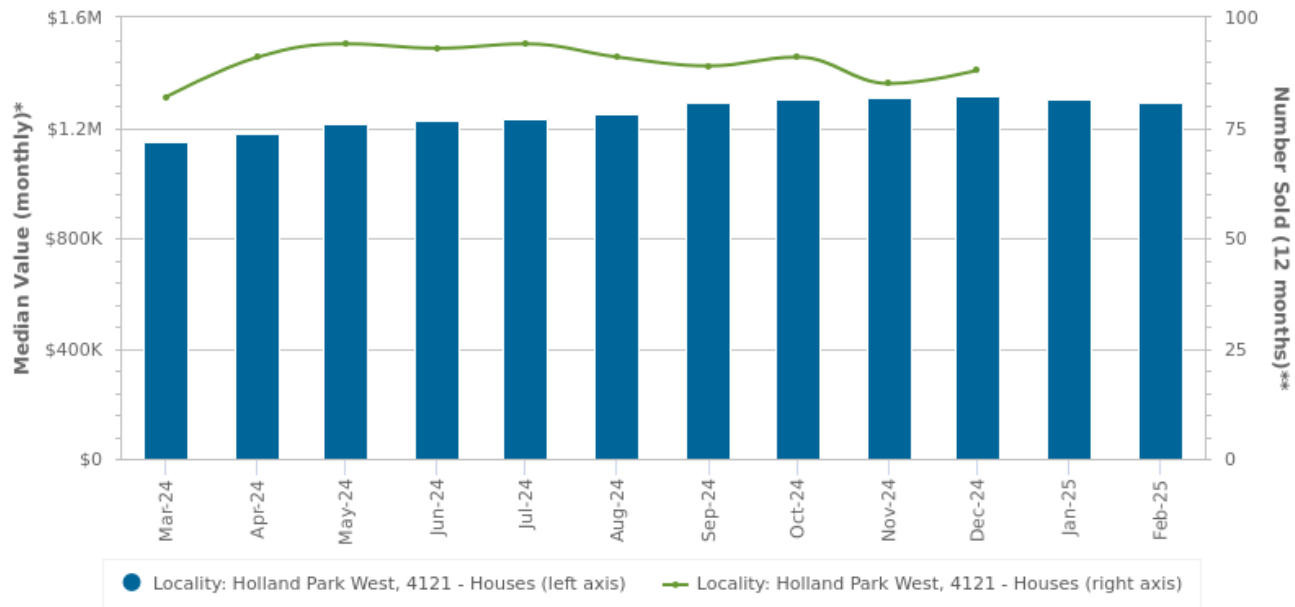
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

88  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$1,149,270	82
Apr 2024	\$1,177,527	91
May 2024	\$1,212,324	94
Jun 2024	\$1,227,352	93
Jul 2024	\$1,233,236	94
Aug 2024	\$1,250,951	91
Sep 2024	\$1,293,828	89
Oct 2024	\$1,303,445	91
Nov 2024	\$1,310,648	85
Dec 2024	\$1,314,867	88
Jan 2025	\$1,305,194	-
Feb 2025	\$1,294,137	-

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

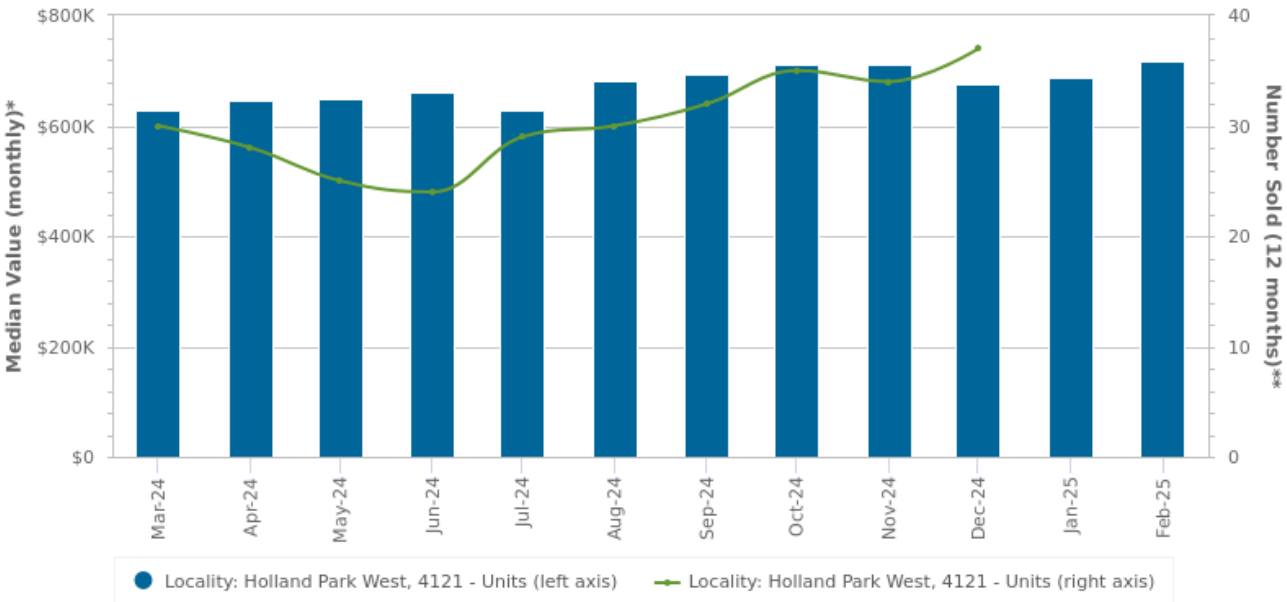


Unit: Median Value vs Number Sold

37  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$629,213	30
Apr 2024	\$645,169	28
May 2024	\$649,614	25
Jun 2024	\$661,734	24
Jul 2024	\$629,362	29
Aug 2024	\$682,569	30
Sep 2024	\$692,838	32
Oct 2024	\$709,972	35
Nov 2024	\$710,512	34
Dec 2024	\$674,857	37
Jan 2025	\$687,251	-
Feb 2025	\$716,904	-

Statistics are calculated over a rolling 12 month period



\*Statistics are calculated at the end of the displayed month  
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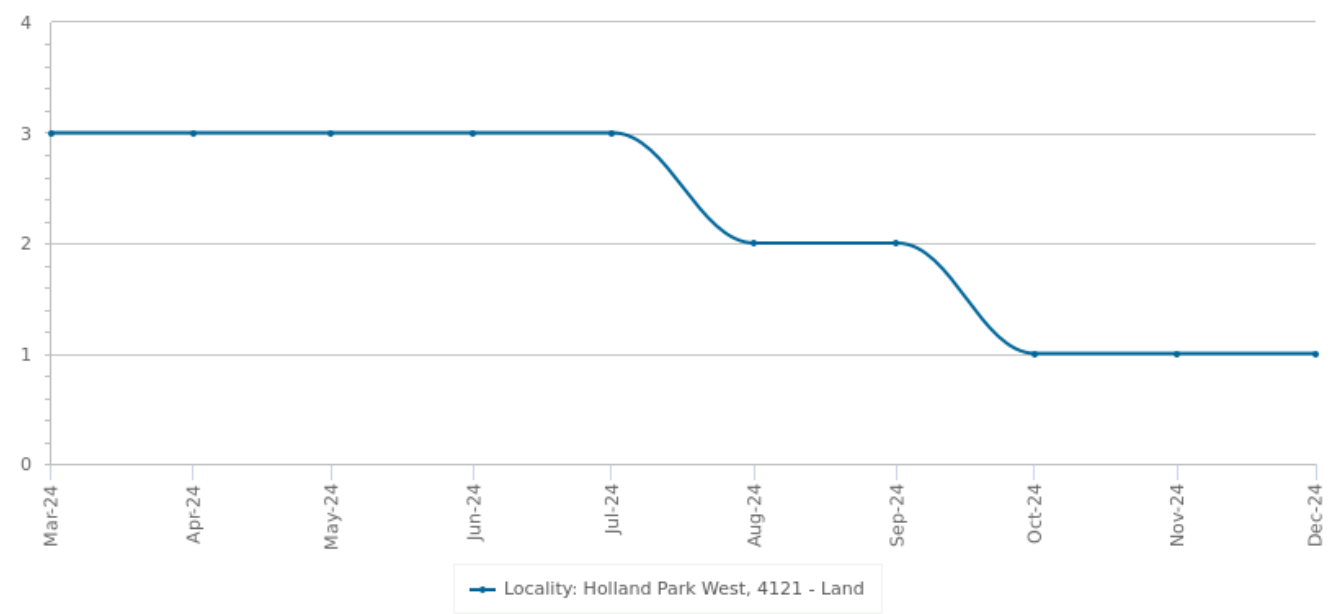
Land: Median Value vs Number Sold

1

Dec 2024

	Median Value	Number Of Sold
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	-	1
Dec 2024	-	1
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



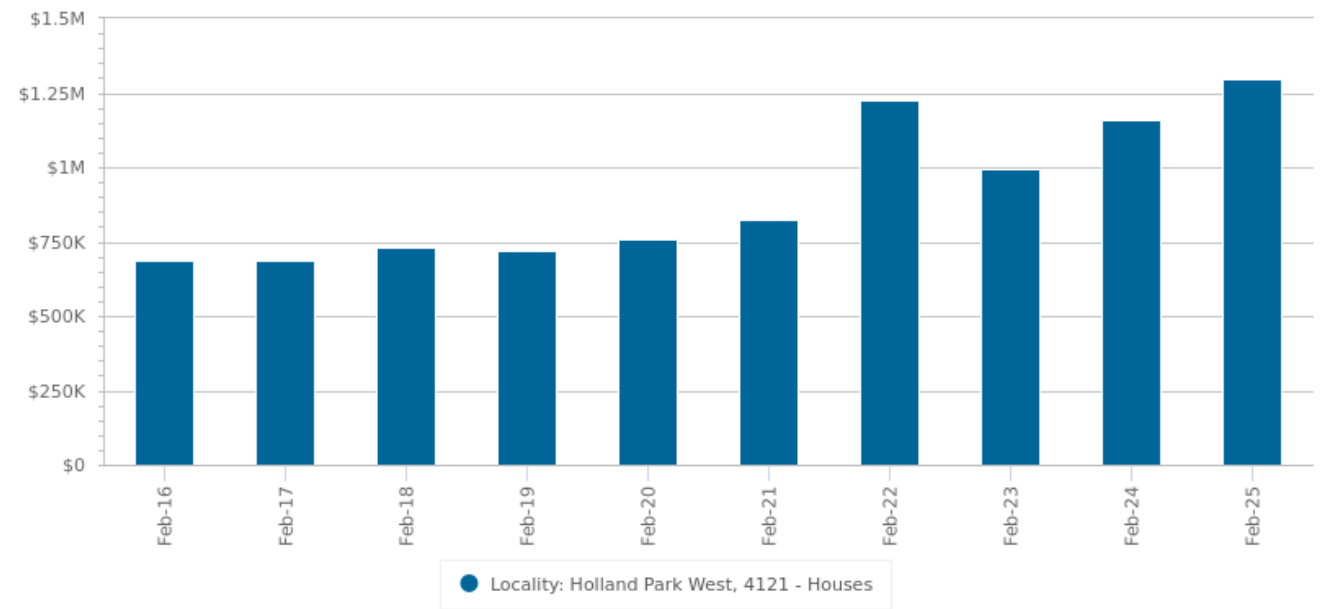
Statistics are calculated over a rolling 12 month period

House: Median Value

\$1.29M  
Feb 2025

	Holland Park West
Feb 2016	\$684,417
Feb 2017	\$687,771
Feb 2018	\$728,490
Feb 2019	\$717,265
Feb 2020	\$759,276
Feb 2021	\$825,814
Feb 2022	\$1,224,486
Feb 2023	\$992,894
Feb 2024	\$1,157,102
Feb 2025	\$1,294,137

Statistics are calculated at the end of the displayed month



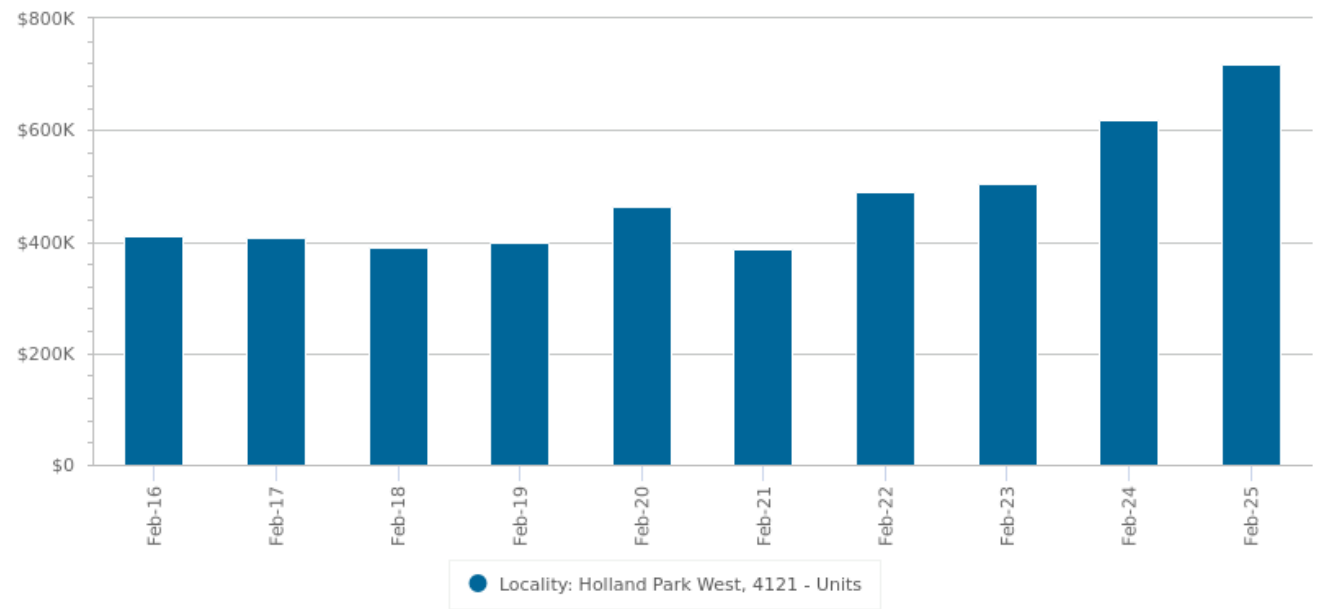
Statistics are calculated at the end of the displayed month

Unit: Median Value

**\$717K**  
Feb 2025

	Holland Park West
Feb 2016	\$410,284
Feb 2017	\$406,325
Feb 2018	\$388,980
Feb 2019	\$397,819
Feb 2020	\$462,833
Feb 2021	\$387,951
Feb 2022	\$490,028
Feb 2023	\$505,114
Feb 2024	\$618,247
Feb 2025	\$716,904

Statistics are calculated at the end of the displayed month



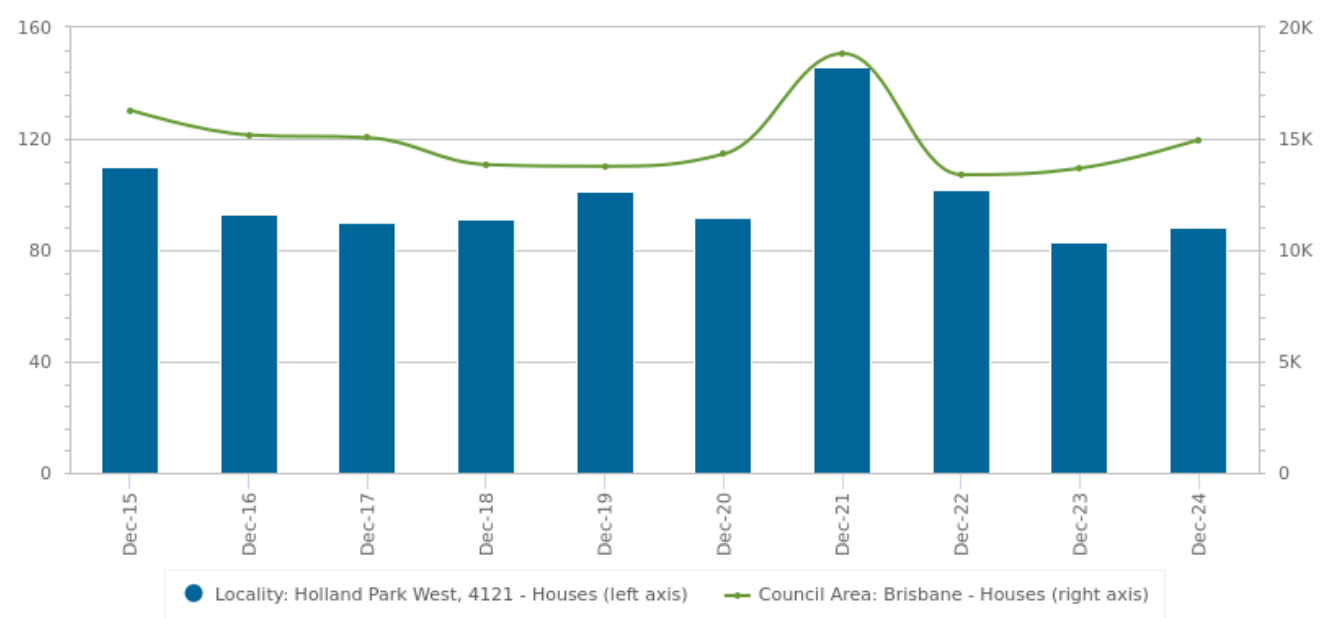
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

88  
Dec 2024

	Holland Park West	Brisbane
Dec 2016	93	15167
Dec 2017	90	15048
Dec 2018	91	13838
Dec 2019	101	13764
Dec 2020	92	14323
Dec 2021	146	18828
Dec 2022	102	13386
Dec 2023	83	13676
Dec 2024	88	14957
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

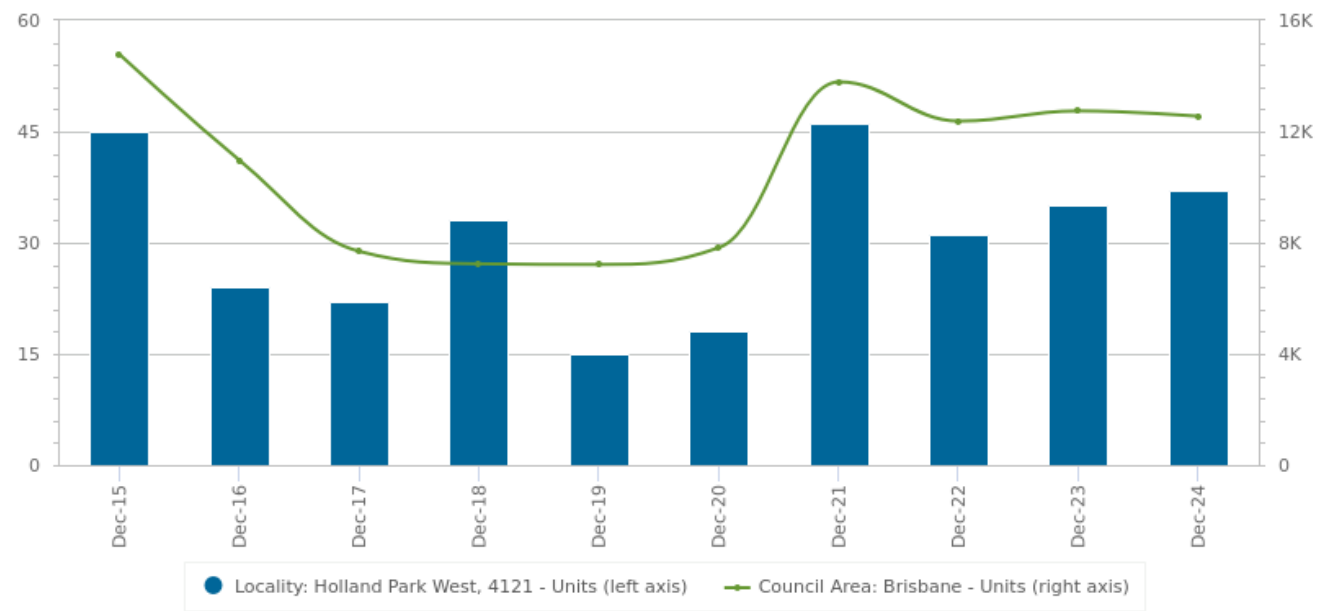


Unit: Sales Per Annum

37  
Dec 2024

	Holland Park West	Brisbane
Dec 2016	24	10956
Dec 2017	22	7686
Dec 2018	33	7242
Dec 2019	15	7216
Dec 2020	18	7828
Dec 2021	46	13788
Dec 2022	31	12376
Dec 2023	35	12743
Dec 2024	37	12551
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



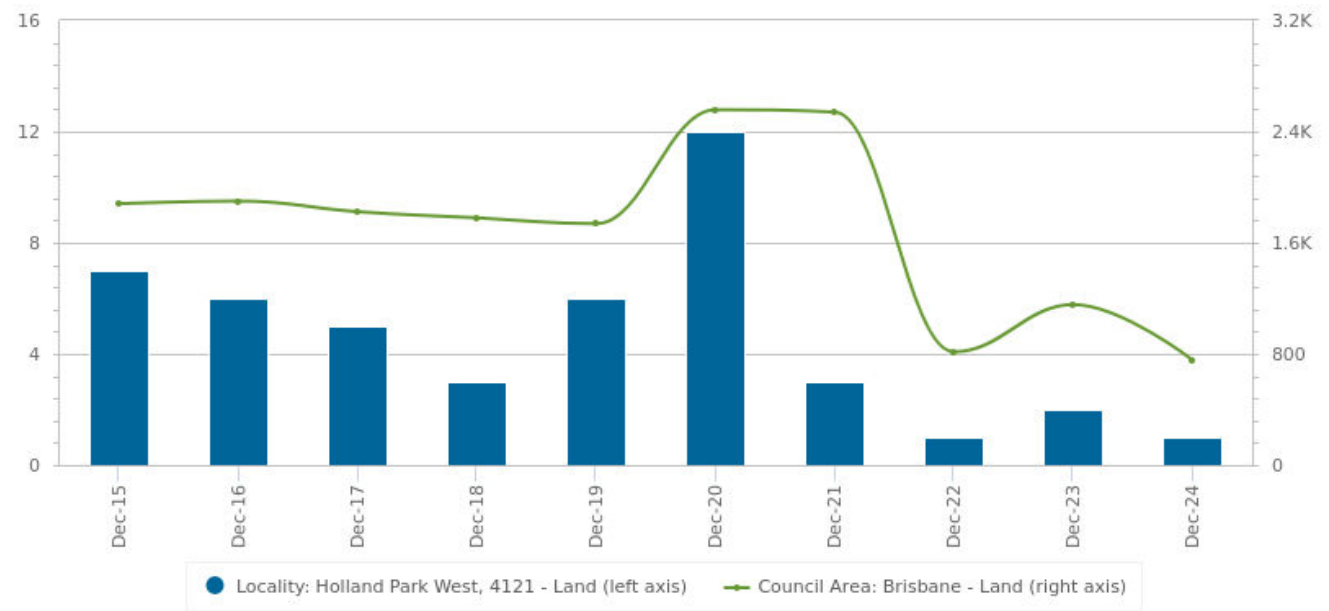
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1  
Dec 2024

	Holland Park West	Brisbane
Dec 2016	6	1900
Dec 2017	5	1823
Dec 2018	3	1779
Dec 2019	6	1737
Dec 2020	12	2557
Dec 2021	3	2540
Dec 2022	1	815
Dec 2023	2	1155
Dec 2024	1	755
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

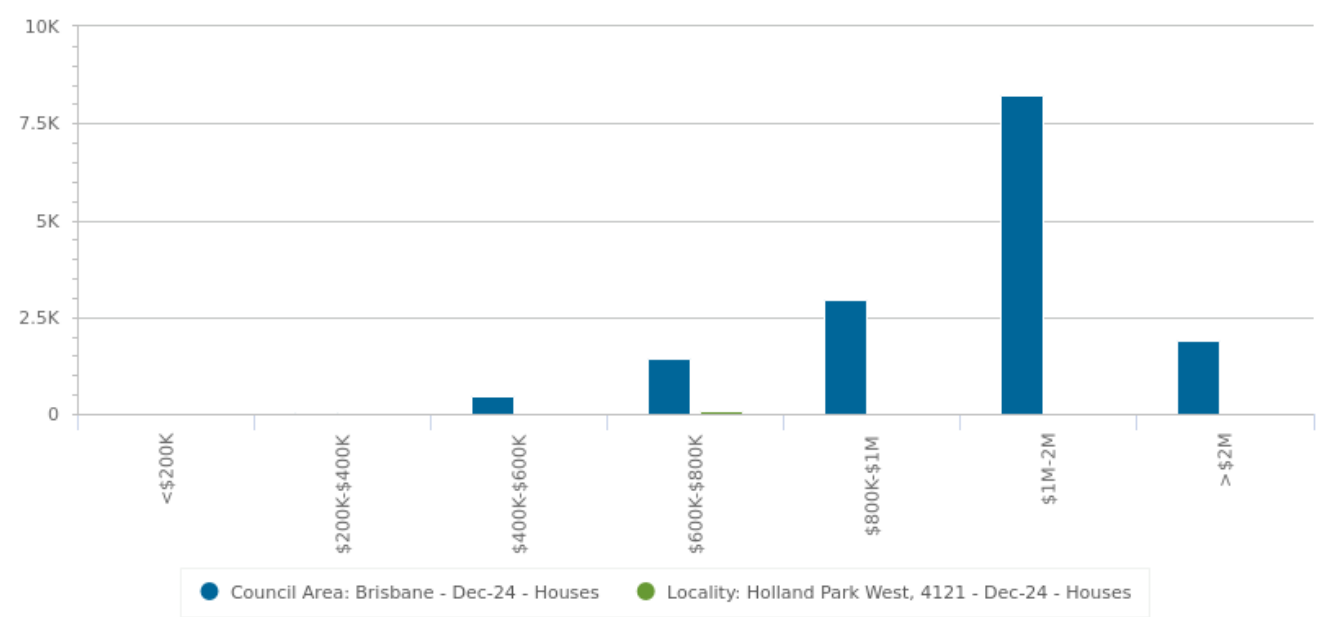
House: Sales By Price

\$123.71M

Dec 2024

	Holland Park West	Brisbane
<\$200K	-	2
\$200K-\$400K	-	29
\$400K-\$600K	1	444
\$600K-\$800K	3	1,418
\$800K-\$1M	11	2,960
\$1M-\$2M	65	8,212
>\$2M	8	1,880

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

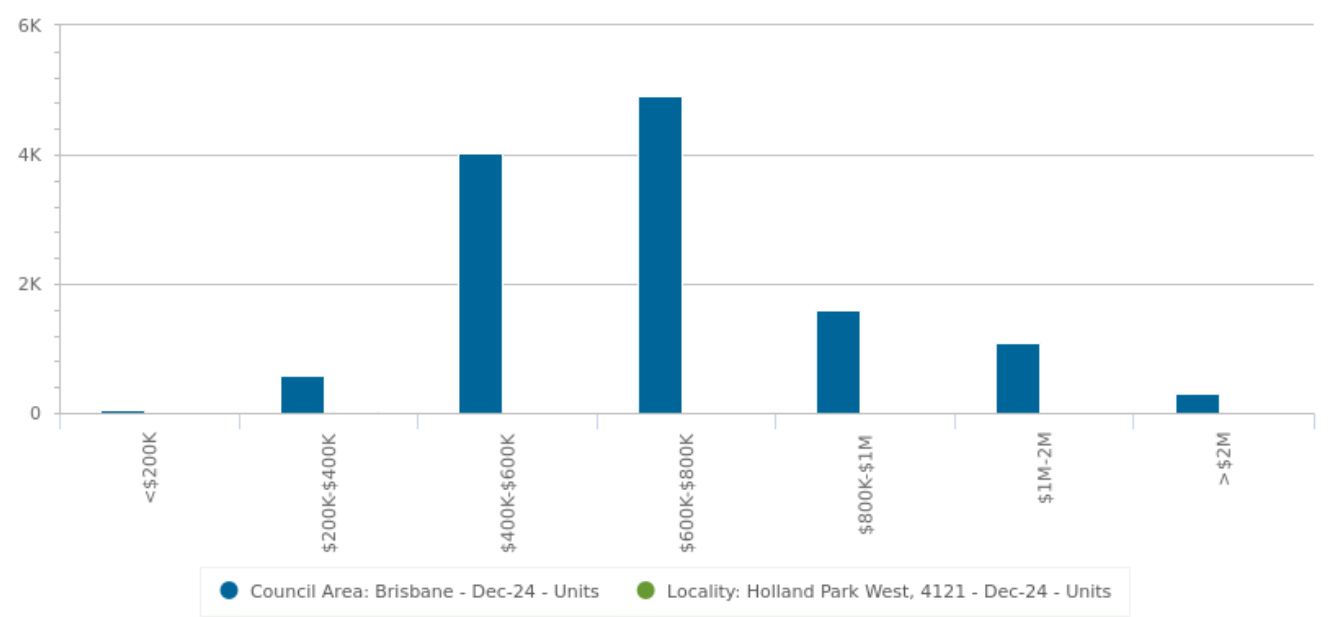
Unit: Sales By Price

\$26.27M

Dec 2024

	Holland Park West	Brisbane
<\$200K	-	44
\$200K-\$400K	-	574
\$400K-\$600K	7	4,035
\$600K-\$800K	23	4,922
\$800K-\$1M	6	1,590
\$1M-\$2M	-	1,083
>\$2M	1	294

Statistics are calculated over a rolling 12 month period

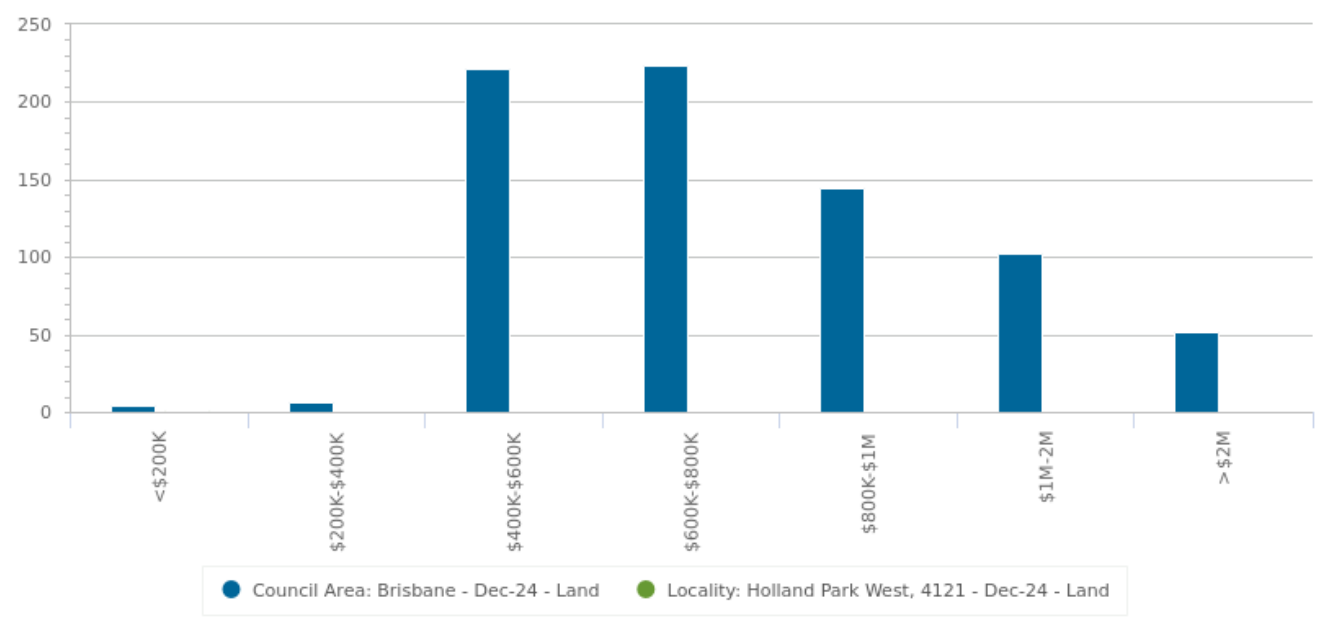


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Holland Park West	Brisbane
<\$200K	-	4
\$200K-\$400K	-	6
\$400K-\$600K	-	221
\$600K-\$800K	-	224
\$800K-\$1M	-	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



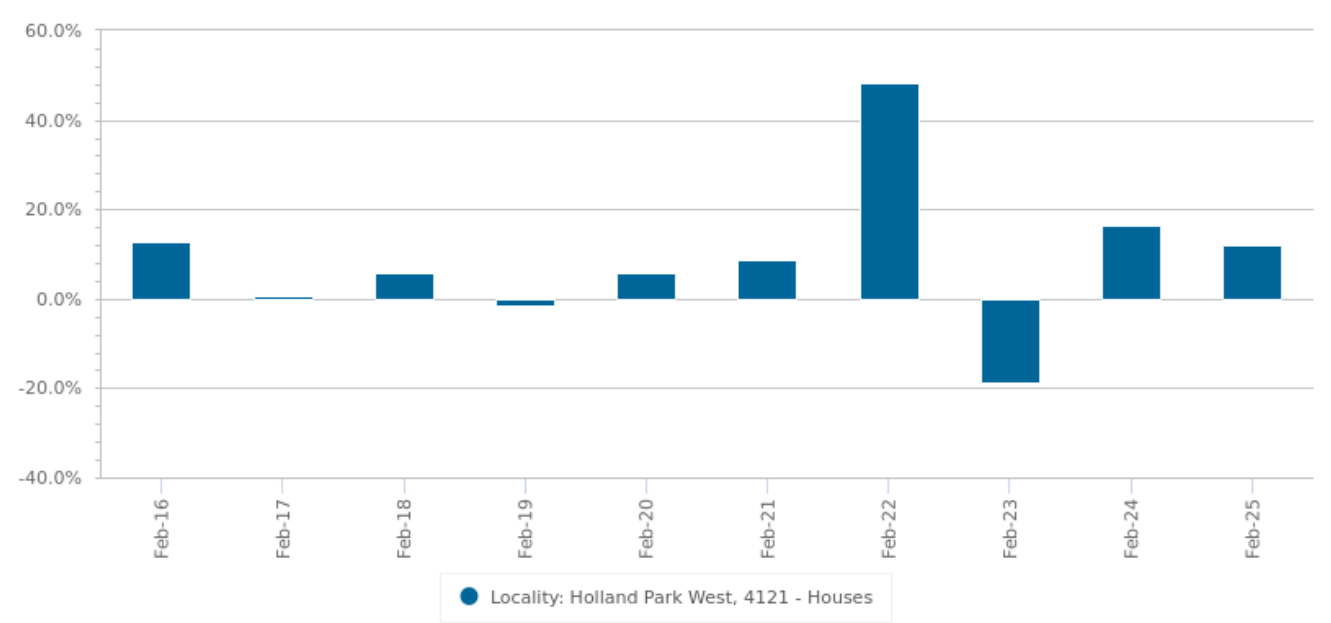
House: Change In Median Value

11.8%

Feb 2025

	Holland Park West
Feb 2016	12.6%
Feb 2017	0.5%
Feb 2018	5.9%
Feb 2019	-1.5%
Feb 2020	5.9%
Feb 2021	8.8%
Feb 2022	48.3%
Feb 2023	-18.9%
Feb 2024	16.5%
Feb 2025	11.8%

Statistics are calculated at the end of the displayed month



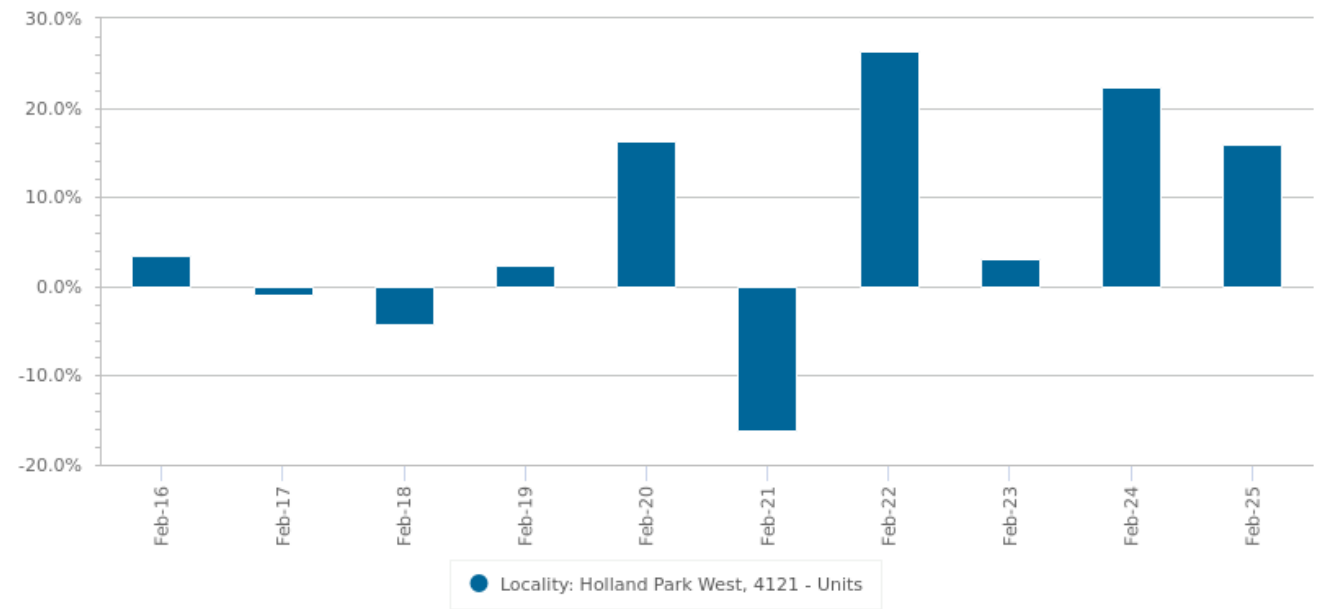
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

16.0%  
Feb 2025

	Holland Park West
Feb 2016	3.5%
Feb 2017	-1.0%
Feb 2018	-4.3%
Feb 2019	2.3%
Feb 2020	16.3%
Feb 2021	-16.2%
Feb 2022	26.3%
Feb 2023	3.1%
Feb 2024	22.4%
Feb 2025	16.0%

Statistics are calculated at the end of the displayed month



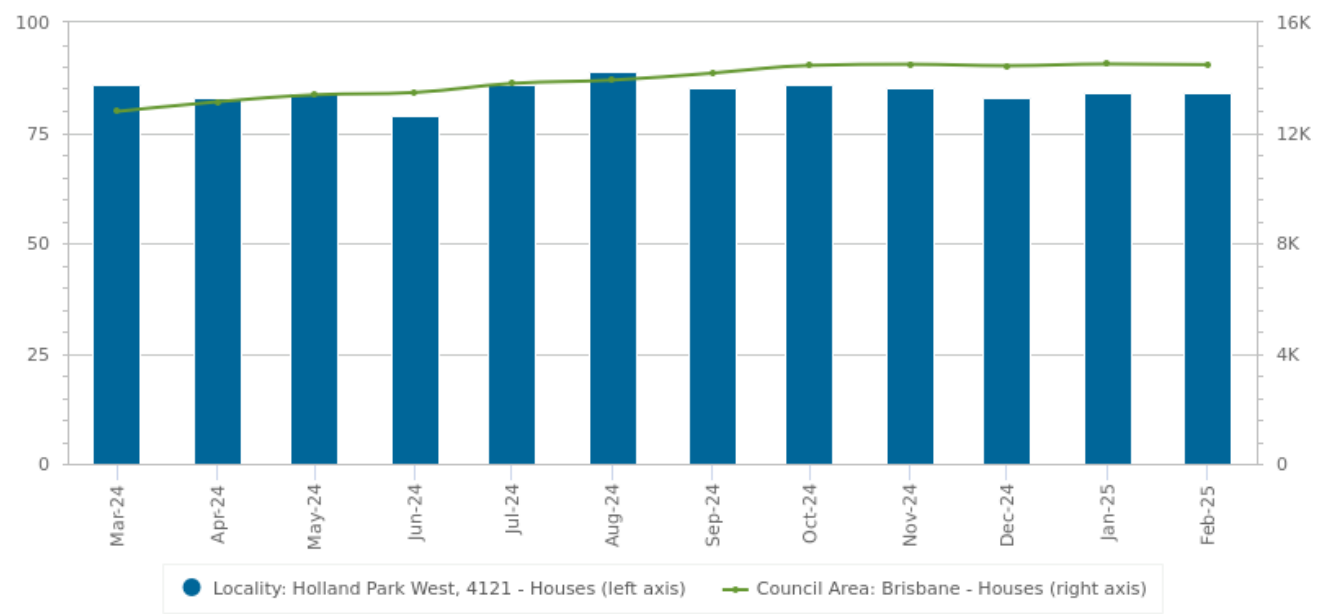
Statistics are calculated at the end of the displayed month

House: Number of New Listing

84  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	86	12,774
Apr 2024	83	13,124
May 2024	84	13,374
Jun 2024	79	13,460
Jul 2024	86	13,788
Aug 2024	89	13,908
Sep 2024	85	14,162
Oct 2024	86	14,441
Nov 2024	85	14,482
Dec 2024	83	14,428
Jan 2025	84	14,492
Feb 2025	84	14,468

Statistics are calculated over a rolling 12 month period



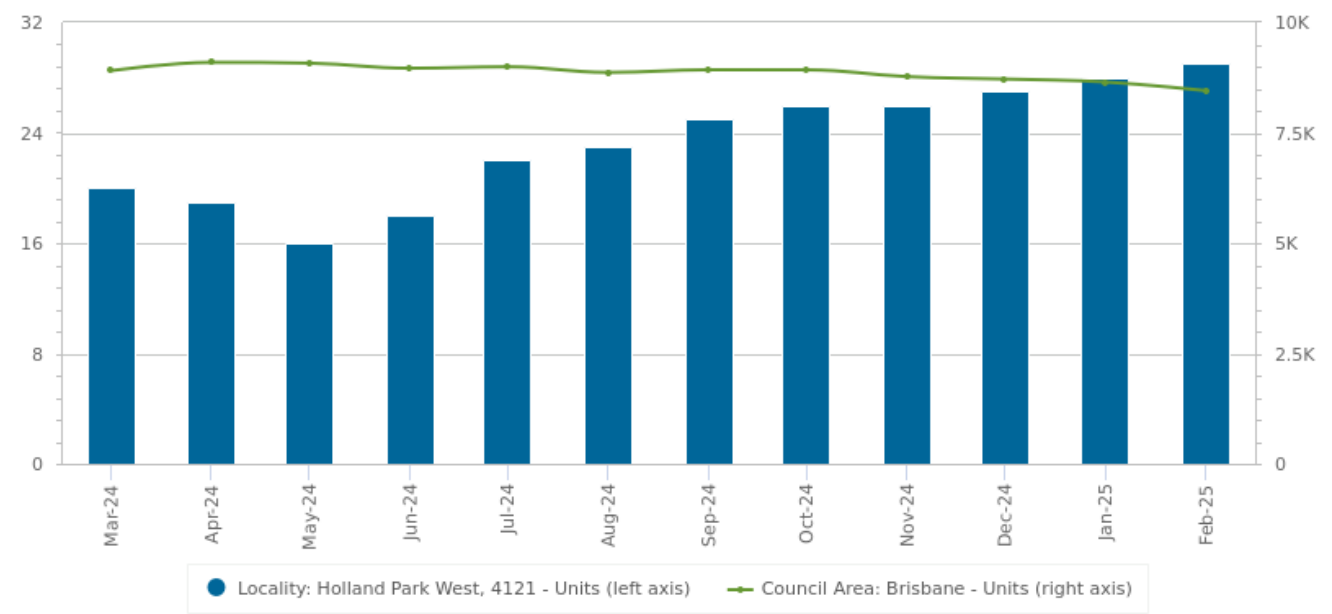
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

29  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	20	8,908
Apr 2024	19	9,094
May 2024	16	9,076
Jun 2024	18	8,961
Jul 2024	22	8,994
Aug 2024	23	8,866
Sep 2024	25	8,926
Oct 2024	26	8,924
Nov 2024	26	8,770
Dec 2024	27	8,716
Jan 2025	28	8,648
Feb 2025	29	8,452

Statistics are calculated over a rolling 12 month period



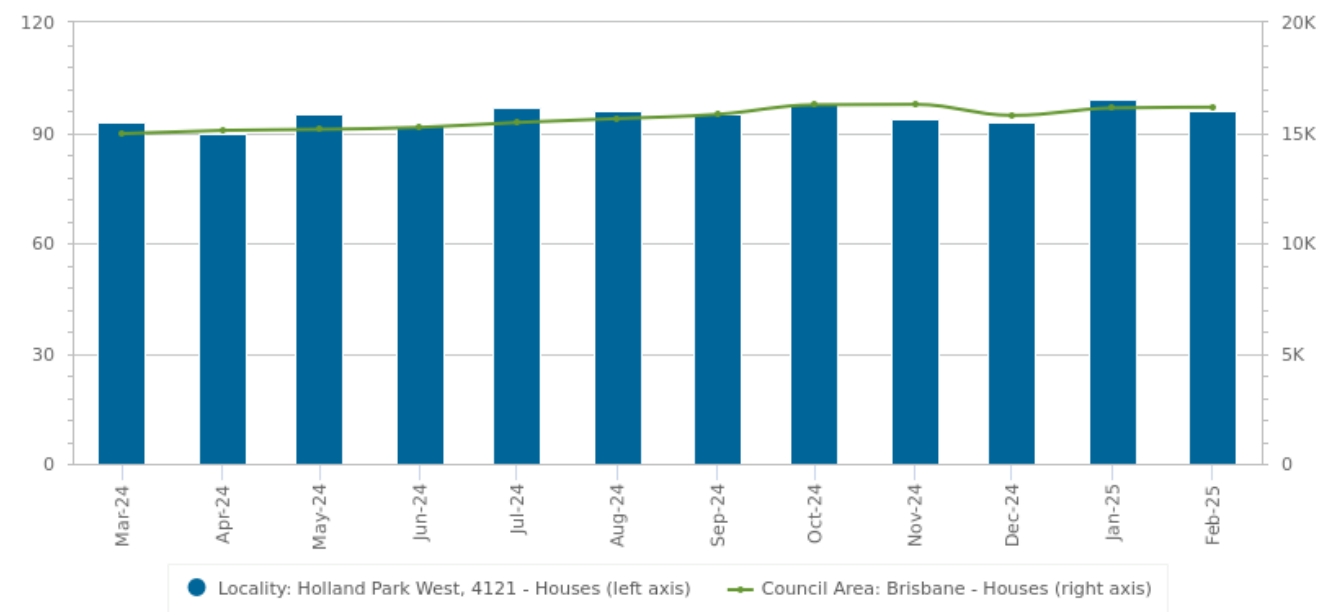
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

96  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	93	14,961
Apr 2024	90	15,105
May 2024	95	15,152
Jun 2024	92	15,244
Jul 2024	97	15,465
Aug 2024	96	15,641
Sep 2024	95	15,835
Oct 2024	98	16,266
Nov 2024	94	16,283
Dec 2024	93	15,786
Jan 2025	99	16,121
Feb 2025	96	16,157

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Unit: Total Properties Listed

30  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	23	10,207
Apr 2024	22	10,245
May 2024	19	10,181
Jun 2024	21	10,129
Jul 2024	23	10,196
Aug 2024	26	10,044
Sep 2024	26	10,027
Oct 2024	26	10,102
Nov 2024	27	9,898
Dec 2024	27	9,547
Jan 2025	28	9,562
Feb 2025	30	9,393

Statistics are calculated over a rolling 12 month period



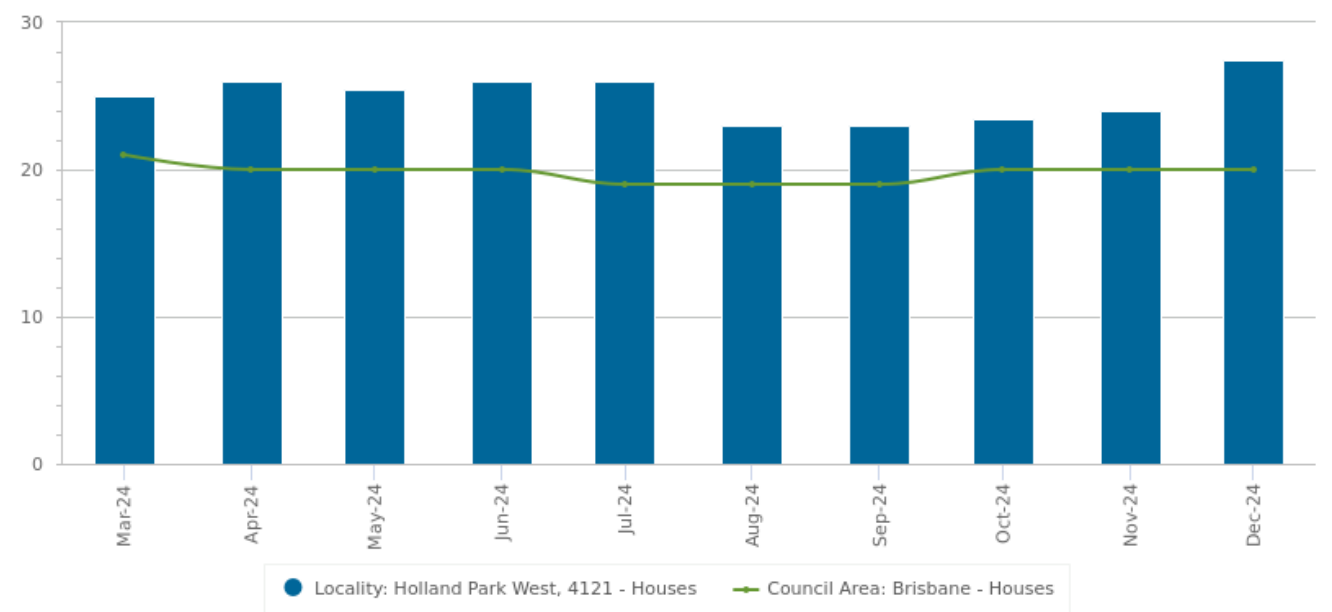
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

27.5  
Dec 2024

	Holland Park West	Brisbane
Mar 2024	25	21
Apr 2024	26	20
May 2024	25.5	20
Jun 2024	26	20
Jul 2024	26	19
Aug 2024	23	19
Sep 2024	23	19
Oct 2024	23.5	20
Nov 2024	24	20
Dec 2024	27.5	20
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



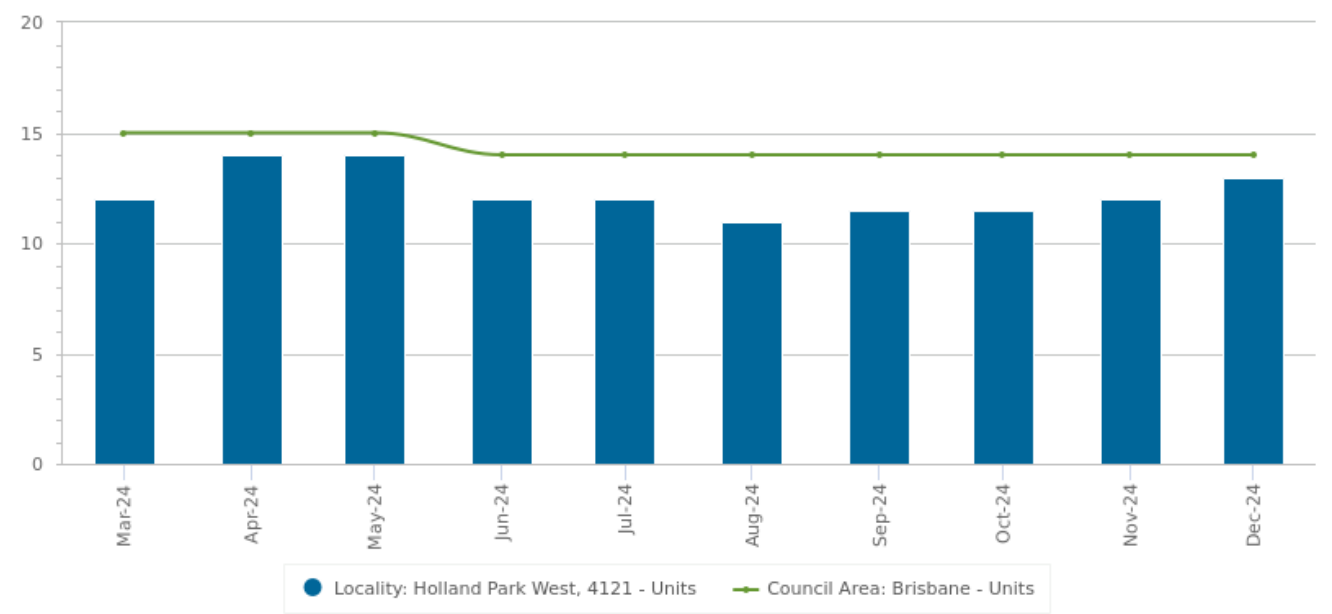
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13  
Dec 2024

	Holland Park West	Brisbane
Mar 2024	12	15
Apr 2024	14	15
May 2024	14	15
Jun 2024	12	14
Jul 2024	12	14
Aug 2024	11	14
Sep 2024	11.5	14
Oct 2024	11.5	14
Nov 2024	12	14
Dec 2024	13	14
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



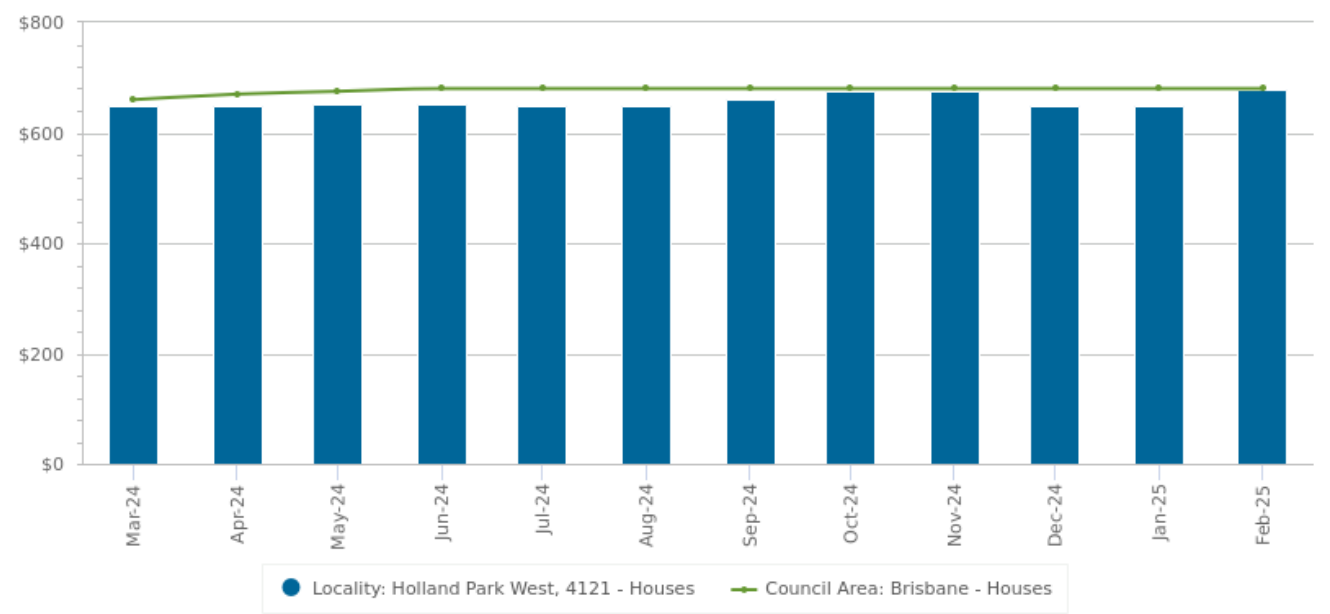
Statistics are calculated over a rolling 12 month period

House: Median Rent

\$678/w  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	\$650/w	\$660/w
Apr 2024	\$650/w	\$670/w
May 2024	\$653/w	\$675/w
Jun 2024	\$653/w	\$680/w
Jul 2024	\$650/w	\$680/w
Aug 2024	\$650/w	\$680/w
Sep 2024	\$660/w	\$680/w
Oct 2024	\$675/w	\$680/w
Nov 2024	\$675/w	\$680/w
Dec 2024	\$650/w	\$680/w
Jan 2025	\$650/w	\$680/w
Feb 2025	\$678/w	\$680/w

Statistics are calculated over a rolling 12 month period



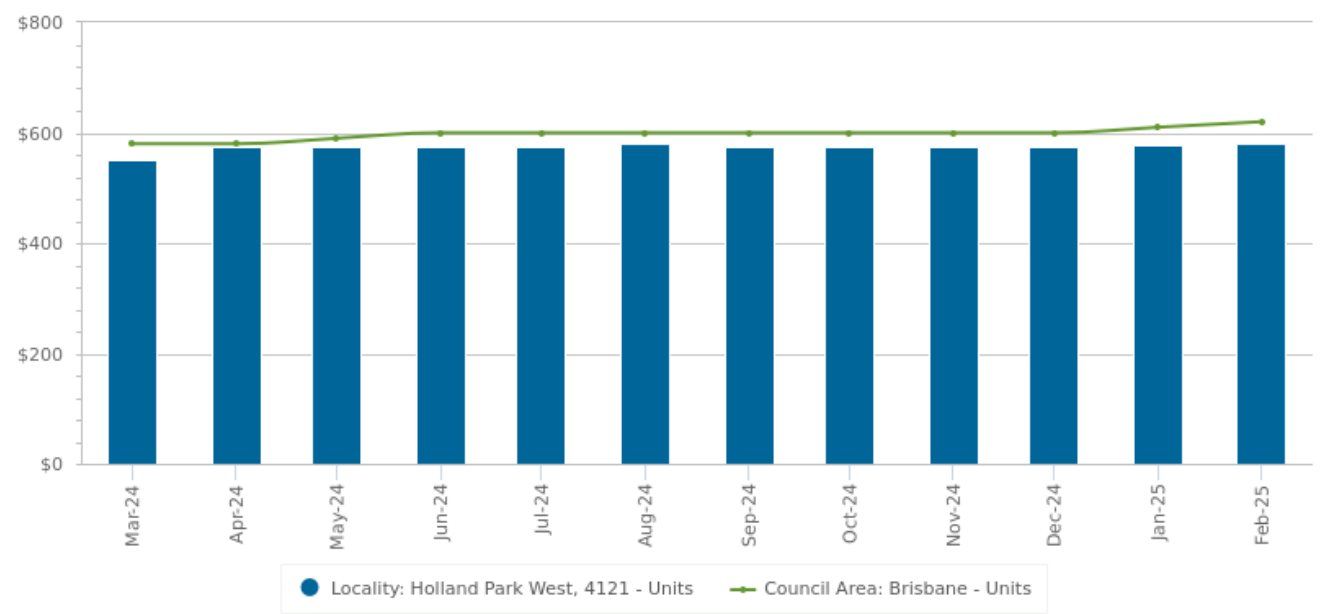
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$580/w  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	\$550/w	\$580/w
Apr 2024	\$575/w	\$580/w
May 2024	\$575/w	\$590/w
Jun 2024	\$575/w	\$600/w
Jul 2024	\$575/w	\$600/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	\$578/w	\$610/w
Feb 2025	\$580/w	\$620/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

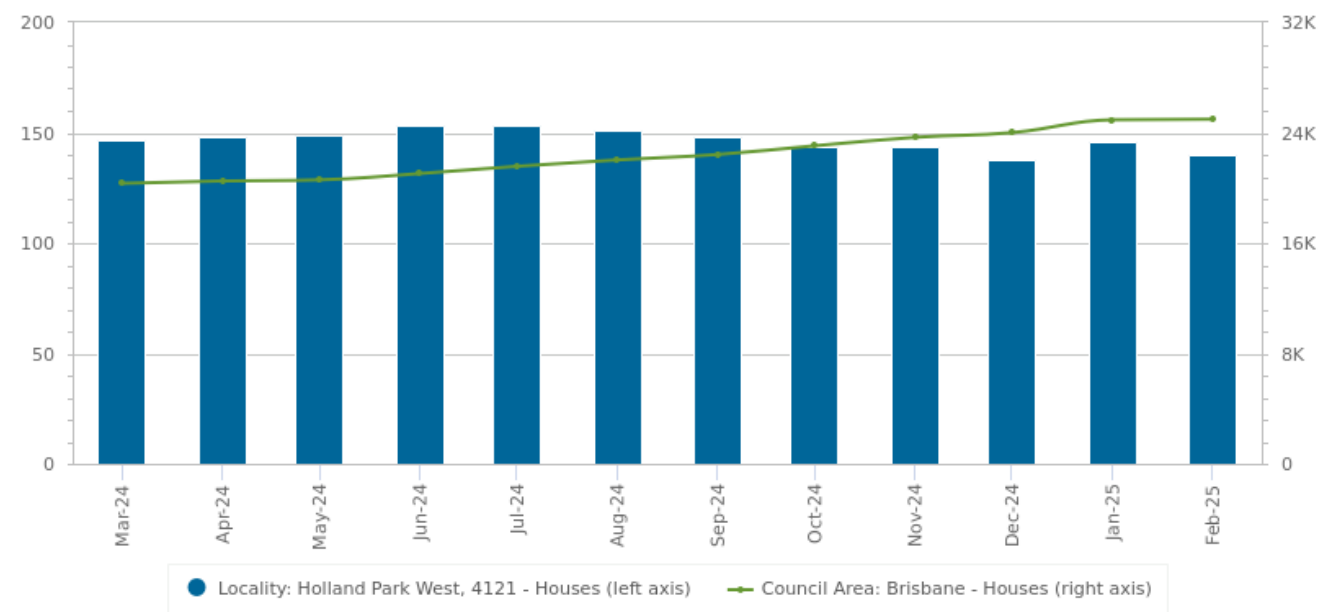


House: Rental Rate Observations

140  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	147	20,330
Apr 2024	148	20,503
May 2024	149	20,583
Jun 2024	153	21,044
Jul 2024	153	21,569
Aug 2024	151	22,032
Sep 2024	148	22,424
Oct 2024	144	23,056
Nov 2024	144	23,668
Dec 2024	138	24,010
Jan 2025	146	24,938
Feb 2025	140	24,980

Statistics are calculated over a rolling 12 month period



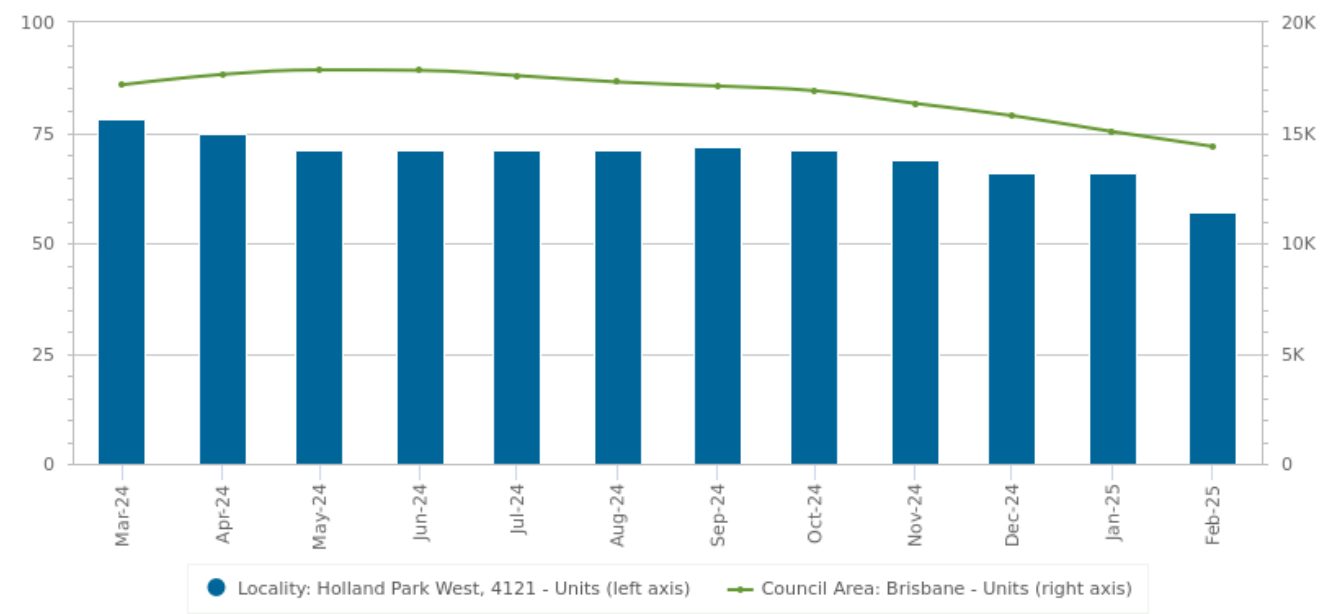
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

57  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	78	17,177
Apr 2024	75	17,646
May 2024	71	17,846
Jun 2024	71	17,824
Jul 2024	71	17,587
Aug 2024	71	17,298
Sep 2024	72	17,114
Oct 2024	71	16,901
Nov 2024	69	16,326
Dec 2024	66	15,772
Jan 2025	66	15,048
Feb 2025	57	14,376

Statistics are calculated over a rolling 12 month period



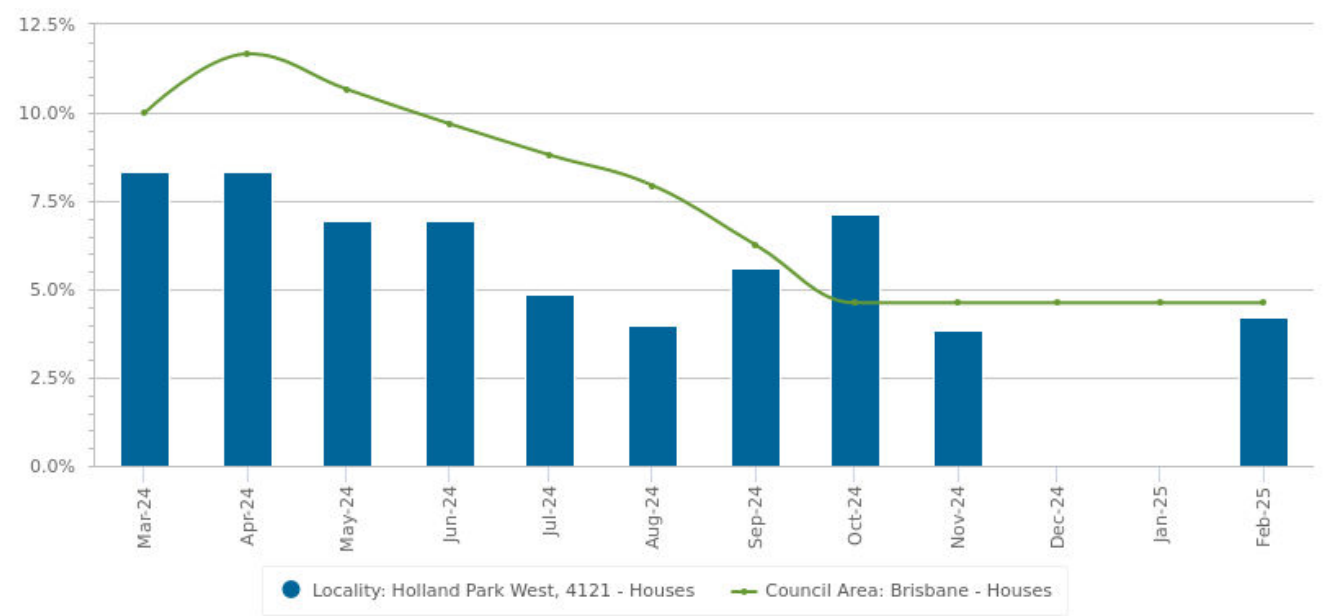
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

4.2%  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	8.3%	10.0%
Apr 2024	8.3%	11.7%
May 2024	7.0%	10.7%
Jun 2024	7.0%	9.7%
Jul 2024	4.8%	8.8%
Aug 2024	4.0%	7.9%
Sep 2024	5.6%	6.3%
Oct 2024	7.1%	4.6%
Nov 2024	3.8%	4.6%
Dec 2024	-	4.6%
Jan 2025	-	4.6%
Feb 2025	4.2%	4.6%

Statistics are calculated over a rolling 12 month period



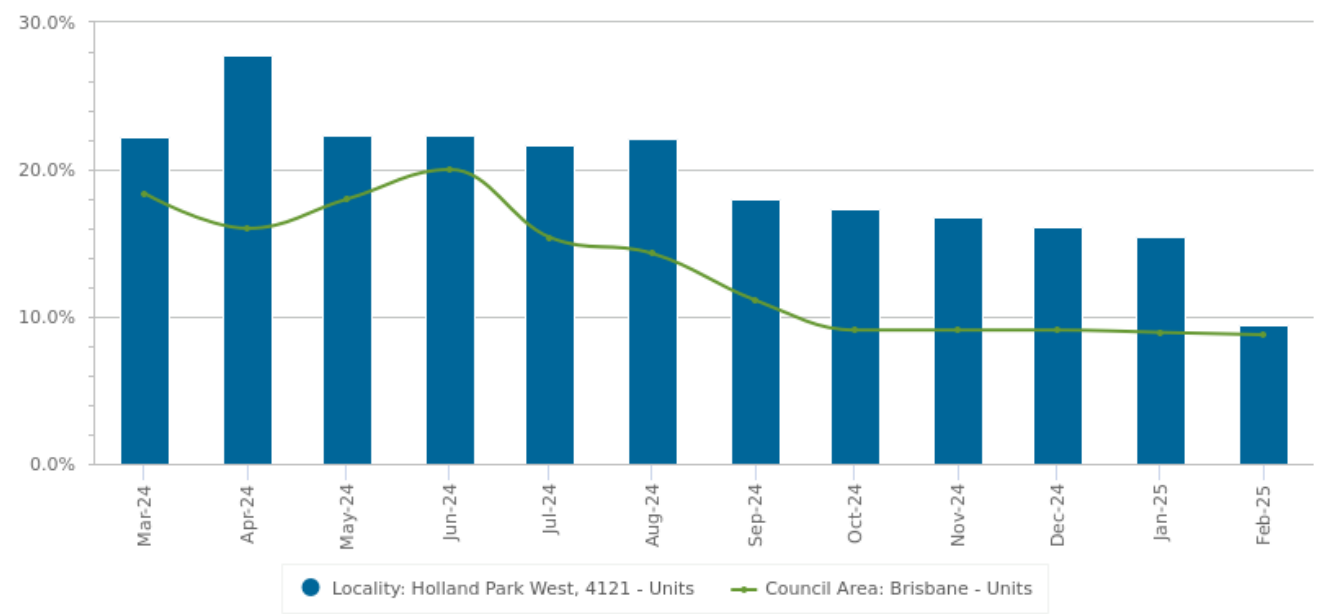
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

9.4%  
Feb 2025

	Holland Park West	Brisbane
Mar 2024	22.2%	18.4%
Apr 2024	27.8%	16.0%
May 2024	22.3%	18.0%
Jun 2024	22.3%	20.0%
Jul 2024	21.7%	15.4%
Aug 2024	22.1%	14.3%
Sep 2024	17.9%	11.1%
Oct 2024	17.3%	9.1%
Nov 2024	16.8%	9.1%
Dec 2024	16.2%	9.1%
Jan 2025	15.5%	8.9%
Feb 2025	9.4%	8.8%

Statistics are calculated over a rolling 12 month period



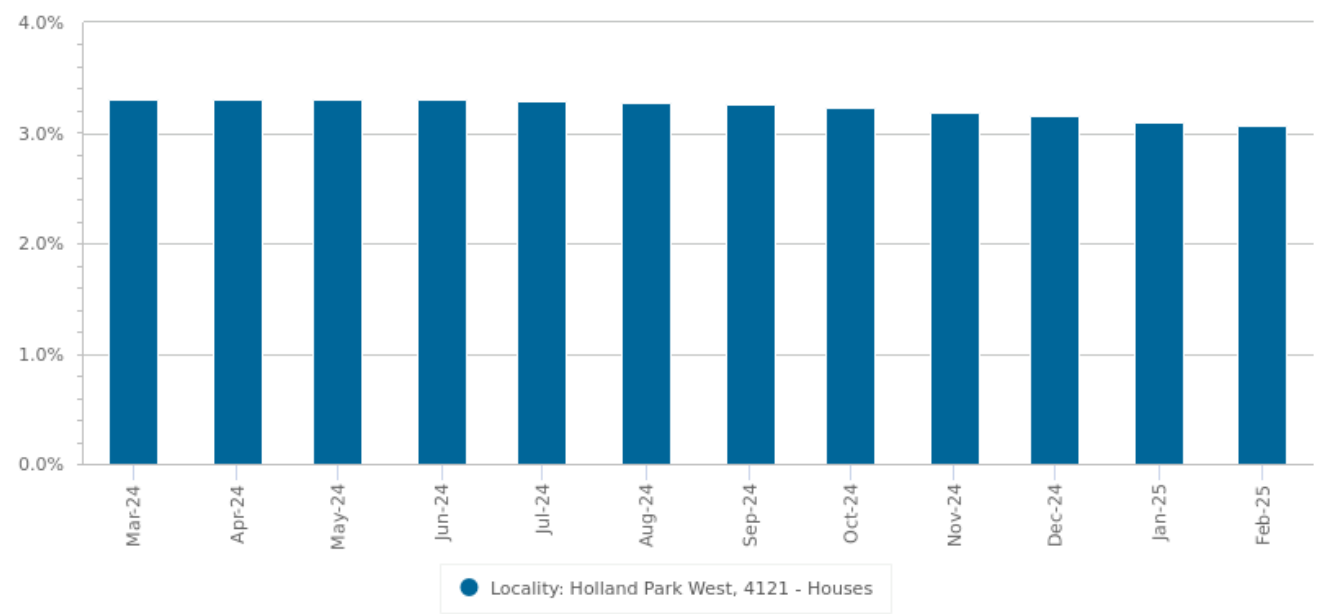
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.1%  
Feb 2025

	Holland Park West
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	3.2%
Jan 2025	3.1%
Feb 2025	3.1%

Statistics are calculated at the end of the displayed month



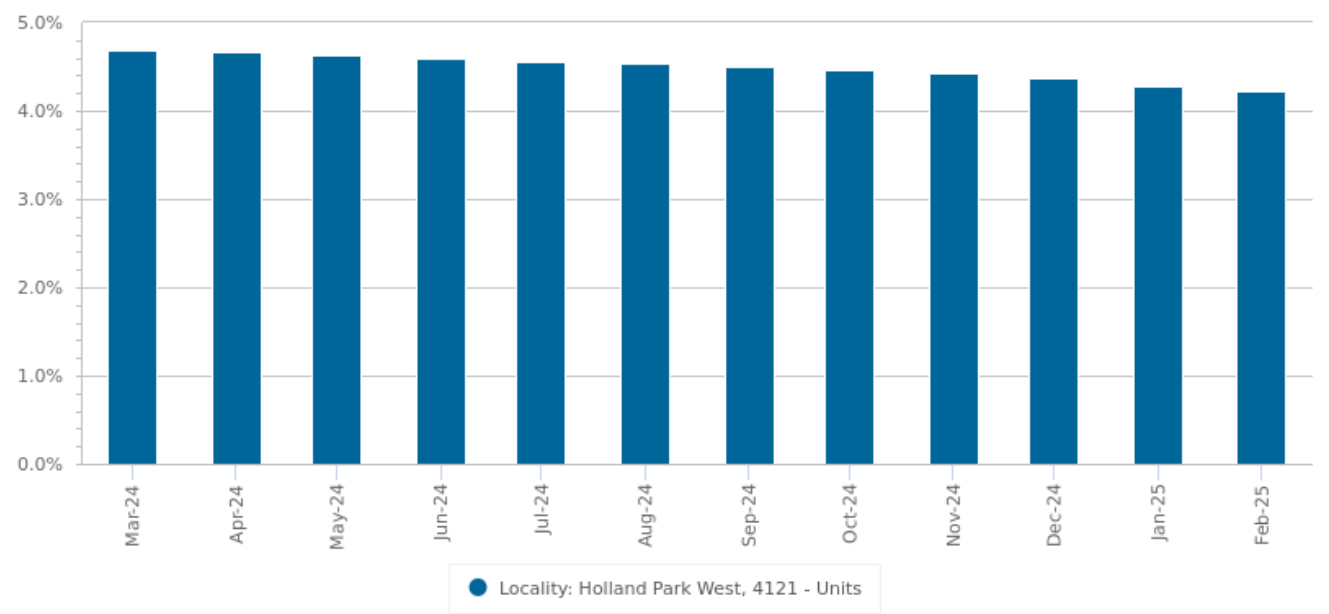
Statistics are calculated at the end of the displayed month

4.2%  
Feb 2025

Unit: Value Based Rental Yield

	Holland Park West
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	4.5%
Nov 2024	4.4%
Dec 2024	4.4%
Jan 2025	4.3%
Feb 2025	4.2%

Statistics are calculated at the end of the displayed month



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