

Mansfield QLD 4122

Prepared on 5 Feb 2025

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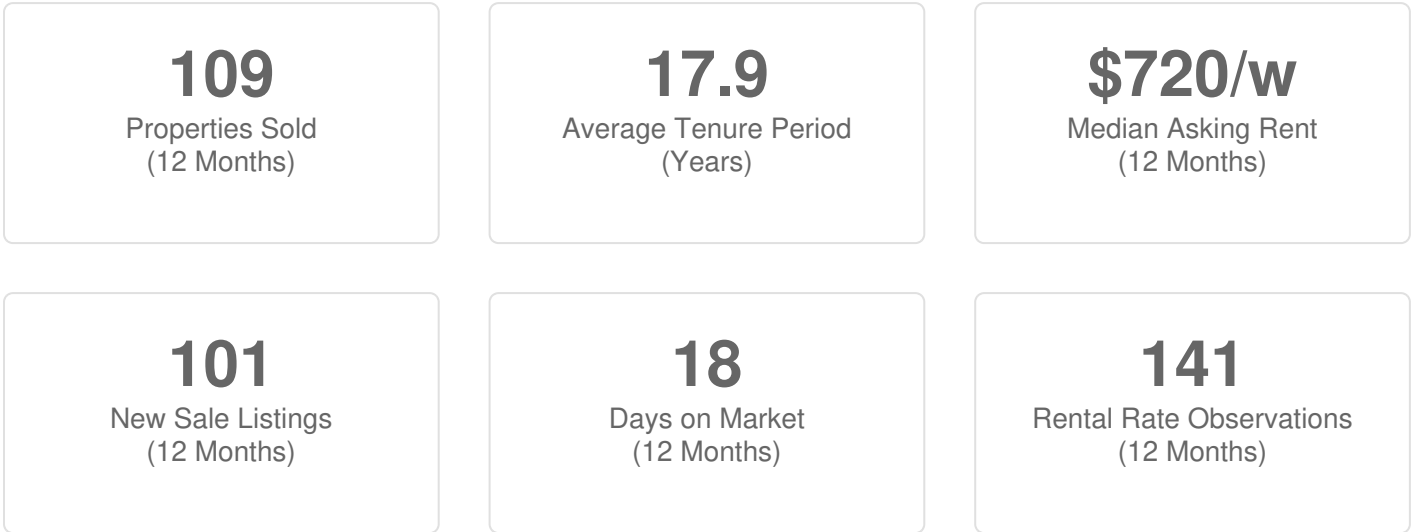


Mansfield, QLD

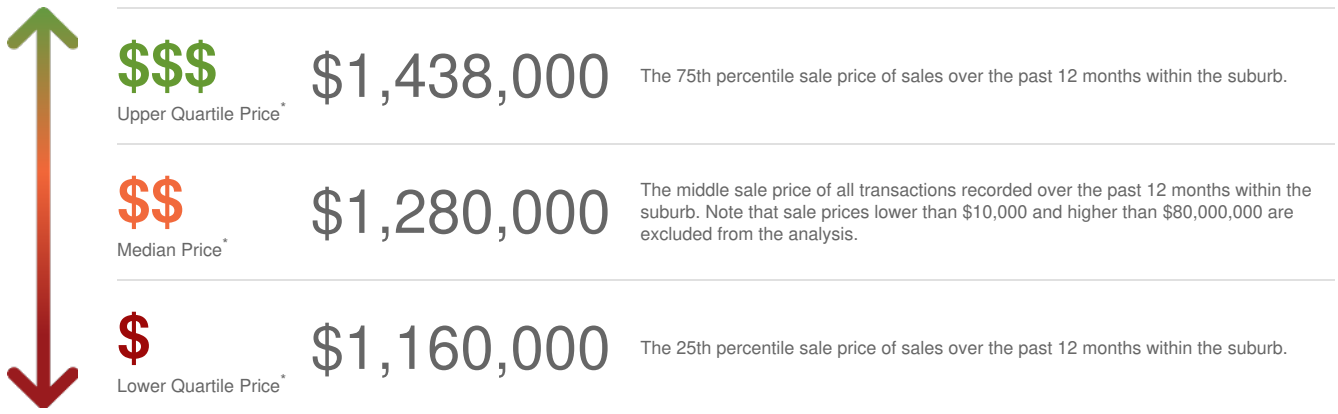
The size of Mansfield is approximately 4.9 square kilometres. It has 16 parks covering nearly 24.1% of total area. The population of Mansfield in 2011 was 8,473 people. By 2016 the population was 8,717 showing a population growth of 2.9% in the area during that time. The predominant age group in Mansfield is 40-49 years. Households in Mansfield are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mansfield work in a professional occupation. In 2011, 73% of the homes in Mansfield were owner-occupied compared with 71.2% in 2016. Currently the median sales price of houses in the area is \$1,280,000.

	House	Unit	Land
Average Tenure Period	17.9 years	12.8 years	-
Total Dwellings	3,003	253	75
Total New Listings	101	10	-
Median Value	\$1,221,532	\$675,949	-
Total Properties Listed	106	10	-

House: Market Trends



House: Median Price Quartiles

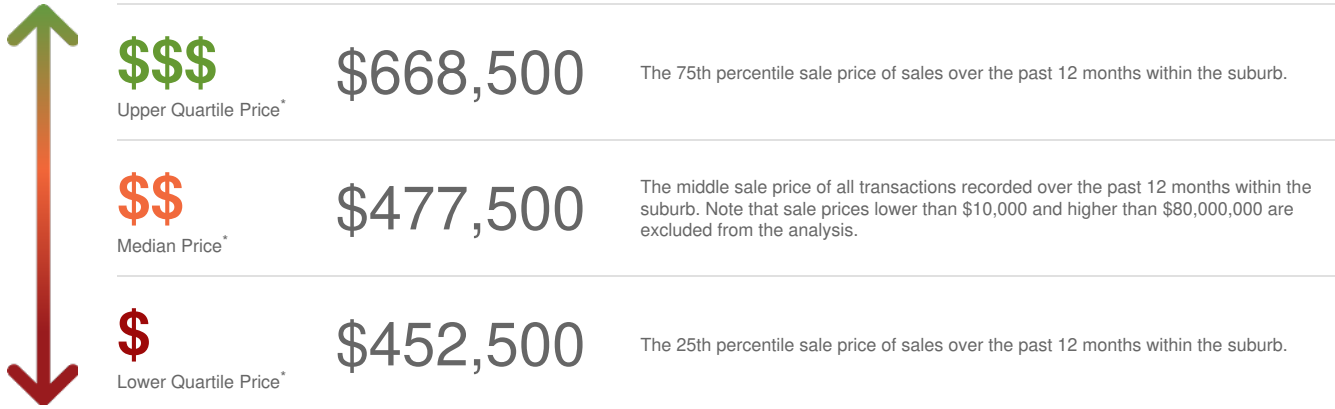


*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

10 Properties Sold (12 Months)	12.8 Average Tenure Period (Years)	\$560/w Median Asking Rent (12 Months)
10 New Sale Listings (12 Months)	9.5 Days on Market (12 Months)	12 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles




*Statistics are calculated over a rolling 12 month period

Land: Market Trends

<p>1</p> <p>Properties Sold (12 Months)</p>	<p>-</p> <p>Average Tenure Period (Years)</p>	<p>-</p> <p>Median Asking Rent (12 Months)</p>
<p>-</p> <p>New Sale Listings (12 Months)</p>	<p>-</p> <p>Days on Market (12 Months)</p>	<p>-</p> <p>Rental Rate Observations (12 Months)</p>

Land: Median Price Quartiles

	<p>\$\$\$</p> <p>Upper Quartile Price*</p>	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	<p>\$\$</p> <p>Median Price*</p>	\$182,000	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.
	<p>\$</p> <p>Lower Quartile Price*</p>	-	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

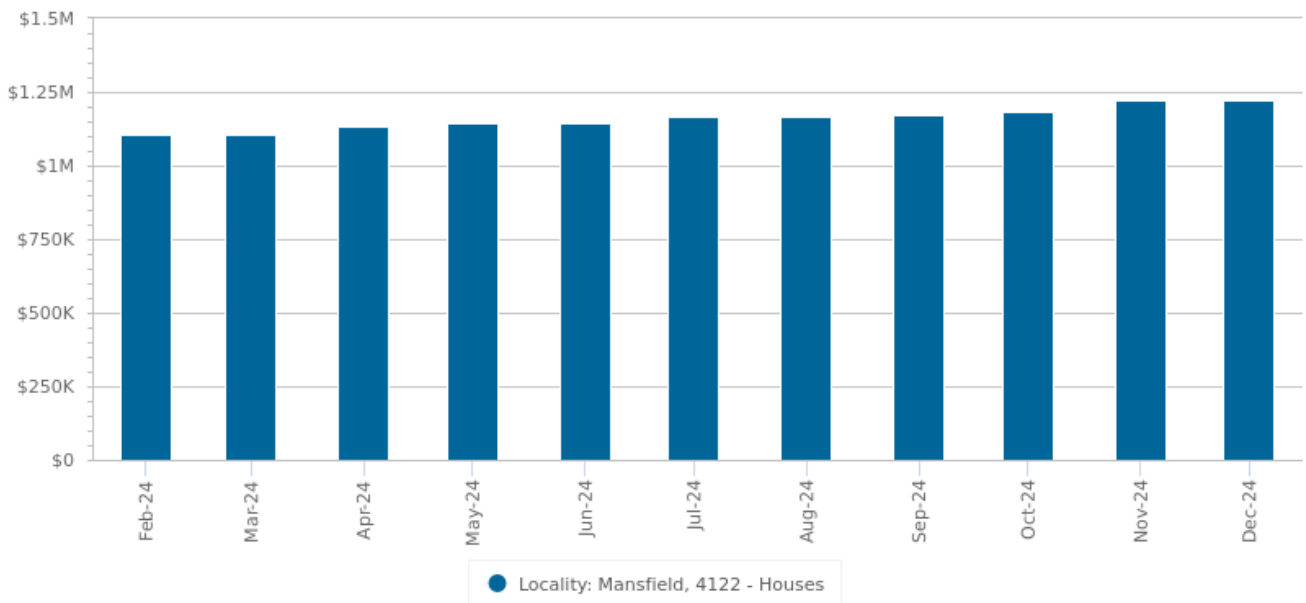
House: Recent Median Value

\$1.22M

Dec 2024

	Mansfield
Feb 2024	\$1,105,122
Mar 2024	\$1,106,733
Apr 2024	\$1,133,824
May 2024	\$1,144,029
Jun 2024	\$1,141,947
Jul 2024	\$1,165,079
Aug 2024	\$1,169,165
Sep 2024	\$1,172,596
Oct 2024	\$1,180,568
Nov 2024	\$1,222,546
Dec 2024	\$1,221,532
Jan 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

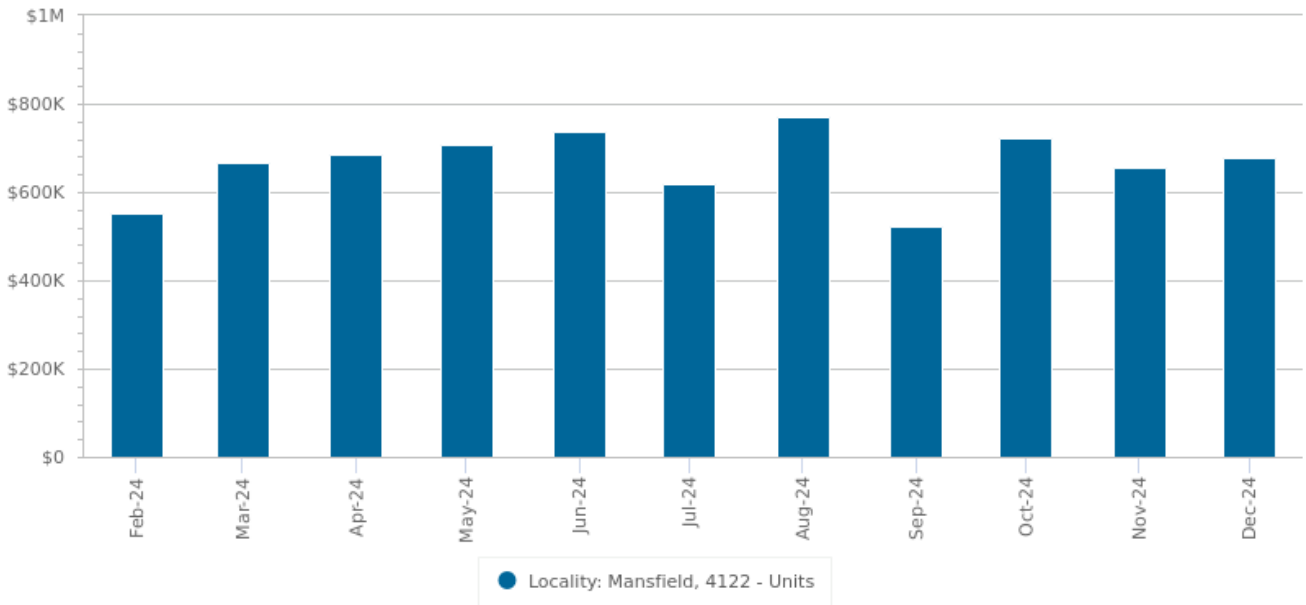
Unit: Recent Median Value

\$676K

Dec 2024

	Mansfield
Feb 2024	\$552,046
Mar 2024	\$665,801
Apr 2024	\$684,089
May 2024	\$706,436
Jun 2024	\$736,316
Jul 2024	\$616,846
Aug 2024	\$771,845
Sep 2024	\$521,878
Oct 2024	\$722,748
Nov 2024	\$656,925
Dec 2024	\$675,949
Jan 2025	-

Statistics are calculated at the end of the displayed month



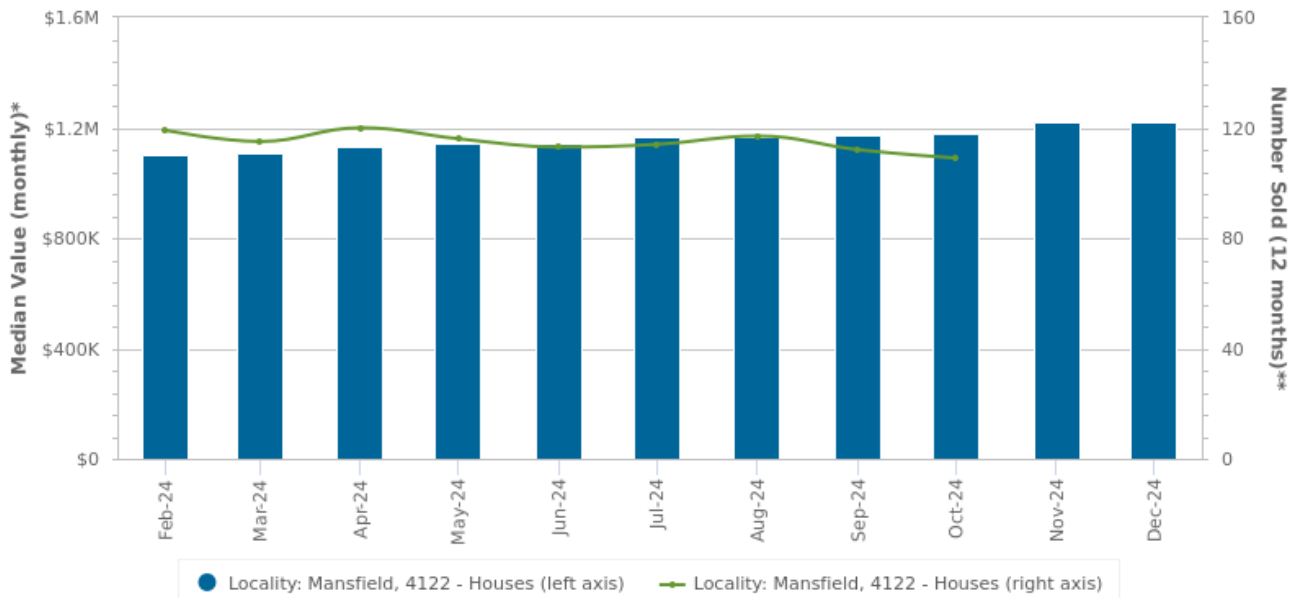
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

109
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$1,105,122	119
Mar 2024	\$1,106,733	115
Apr 2024	\$1,133,824	120
May 2024	\$1,144,029	116
Jun 2024	\$1,141,947	113
Jul 2024	\$1,165,079	114
Aug 2024	\$1,169,165	117
Sep 2024	\$1,172,596	112
Oct 2024	\$1,180,568	109
Nov 2024	\$1,222,546	-
Dec 2024	\$1,221,532	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



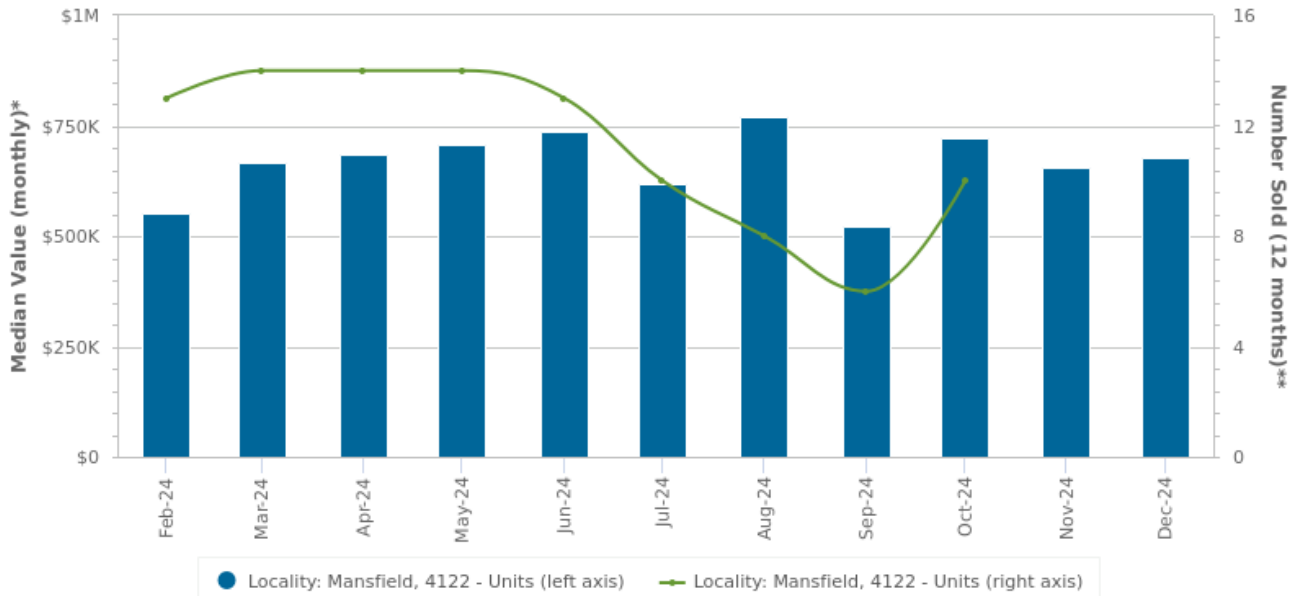
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

10
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$552,046	13
Mar 2024	\$665,801	14
Apr 2024	\$684,089	14
May 2024	\$706,436	14
Jun 2024	\$736,316	13
Jul 2024	\$616,846	10
Aug 2024	\$771,845	8
Sep 2024	\$521,878	6
Oct 2024	\$722,748	10
Nov 2024	\$656,925	-
Dec 2024	\$675,949	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



*Statistics are calculated at the end of the displayed month
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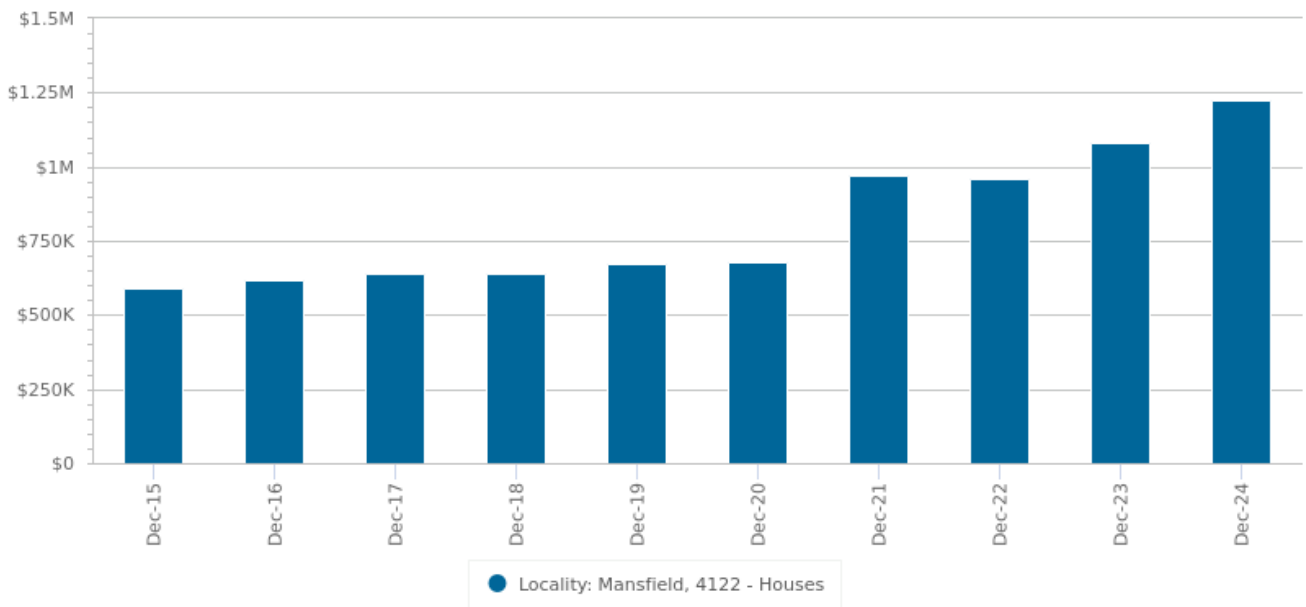
House: Median Value

\$1.22M

Dec 2024

	Mansfield
Dec 2016	\$618,181
Dec 2017	\$642,181
Dec 2018	\$641,989
Dec 2019	\$674,726
Dec 2020	\$678,424
Dec 2021	\$973,146
Dec 2022	\$961,717
Dec 2023	\$1,083,222
Dec 2024	\$1,221,532
Dec 2025	-

Statistics are calculated at the end of the displayed month



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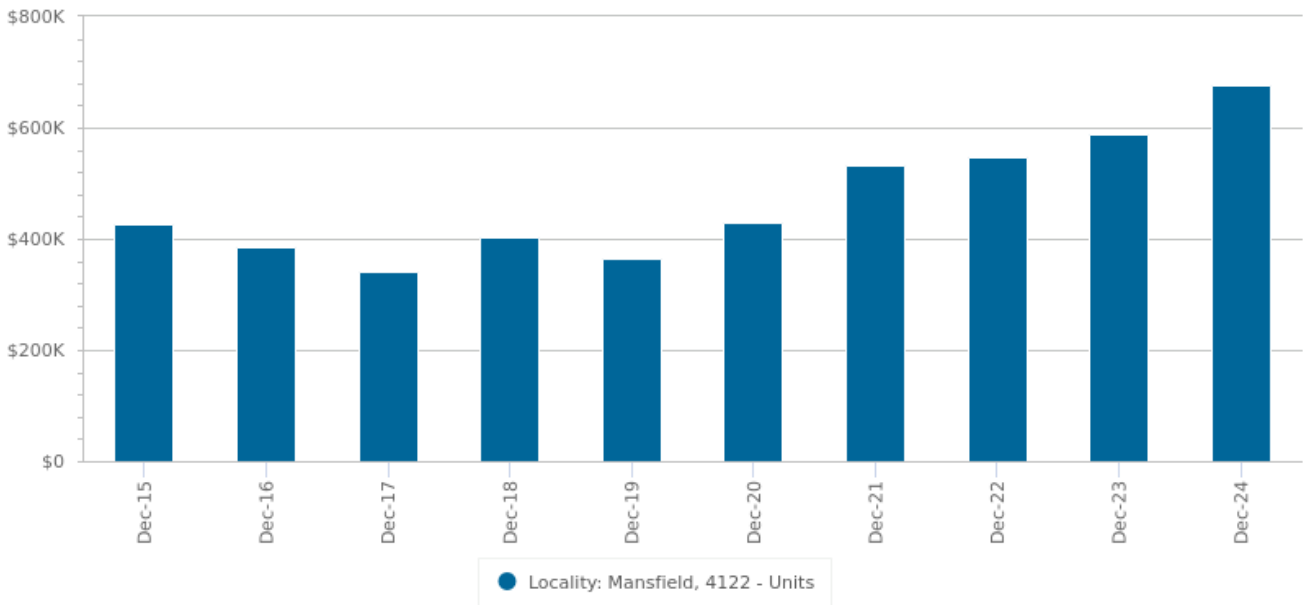
Unit: Median Value

\$676K

Dec 2024

	Mansfield
Dec 2016	\$384,540
Dec 2017	\$341,176
Dec 2018	\$403,599
Dec 2019	\$365,608
Dec 2020	\$430,726
Dec 2021	\$531,534
Dec 2022	\$545,591
Dec 2023	\$587,693
Dec 2024	\$675,949
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

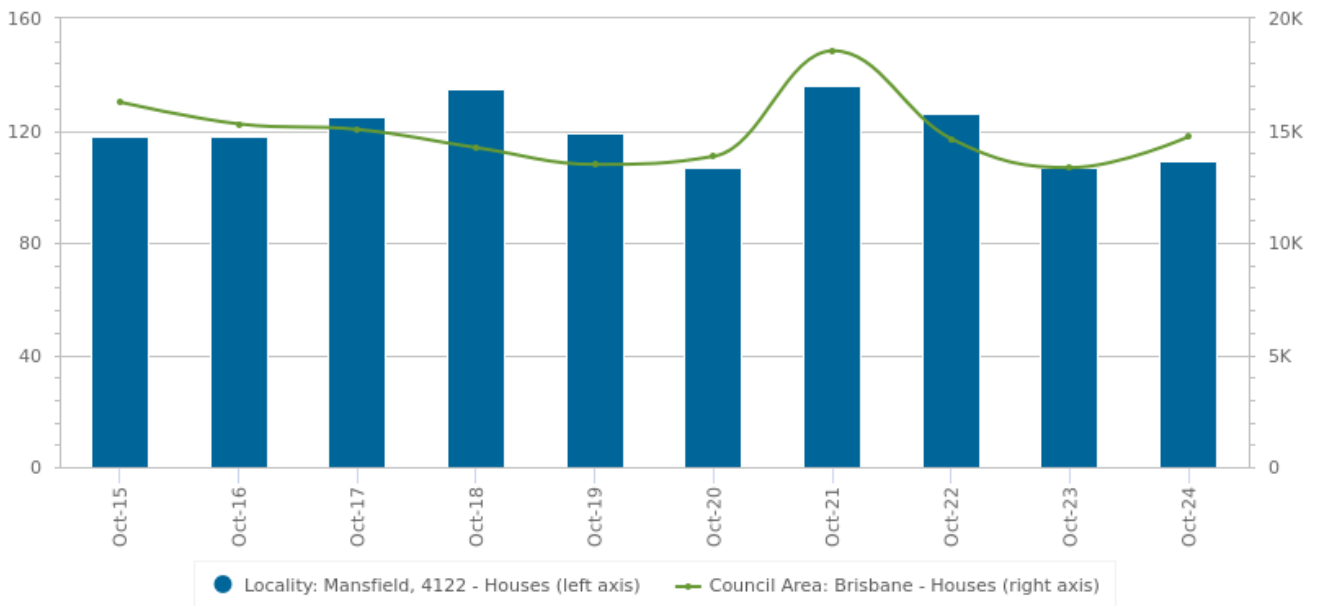
House: Sales Per Annum

109

Oct 2024

	Mansfield	Brisbane
Oct 2016	118	15291
Oct 2017	125	15047
Oct 2018	135	14236
Oct 2019	119	13490
Oct 2020	107	13859
Oct 2021	136	18556
Oct 2022	126	14619
Oct 2023	107	13347
Oct 2024	109	14740
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



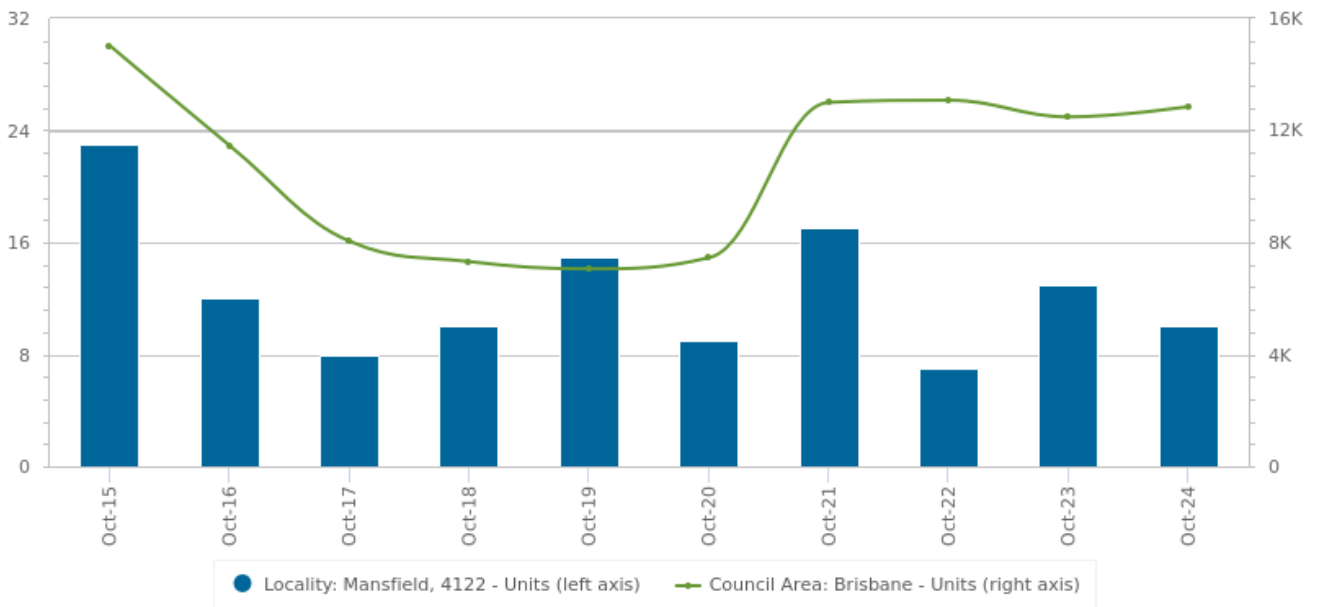
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

10
Oct 2024

	Mansfield	Brisbane
Oct 2016	12	11451
Oct 2017	8	8039
Oct 2018	10	7313
Oct 2019	15	7055
Oct 2020	9	7454
Oct 2021	17	13000
Oct 2022	7	13076
Oct 2023	13	12481
Oct 2024	10	12845
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



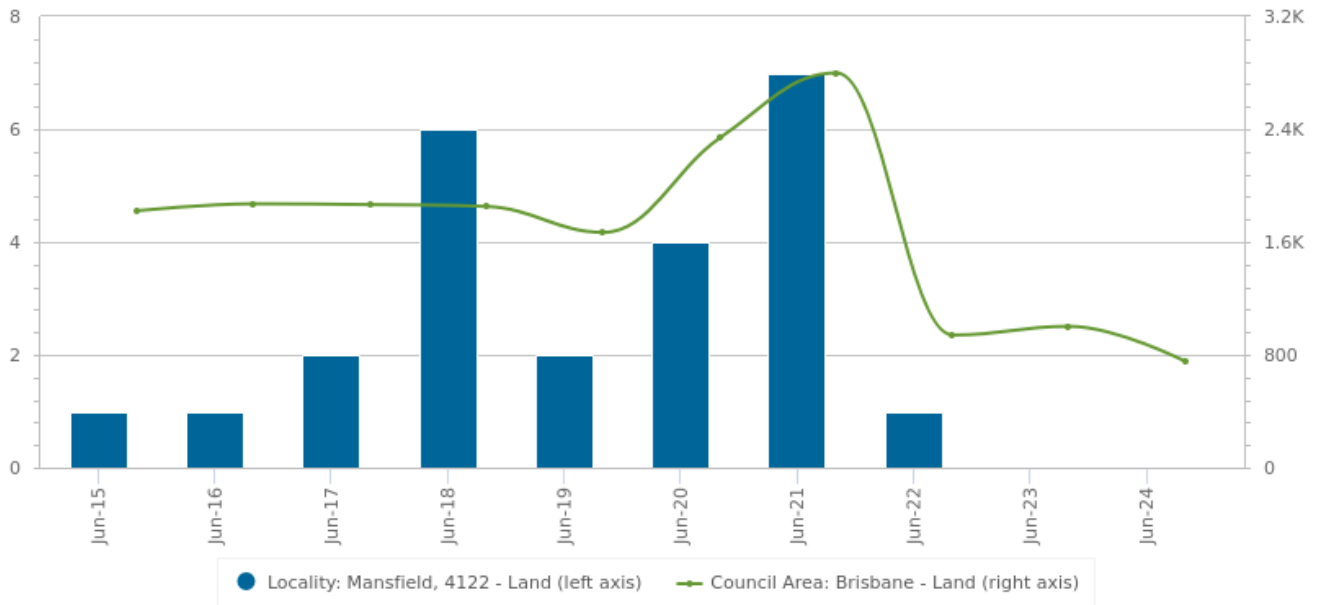
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Jun 2022

	Mansfield	Brisbane
Oct 2016	1	1871
Oct 2017	2	1865
Oct 2018	6	1852
Oct 2019	2	1668
Oct 2020	4	2339
Oct 2021	7	2799
Oct 2022	1	940
Oct 2023	0	1002
Oct 2024	0	751
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

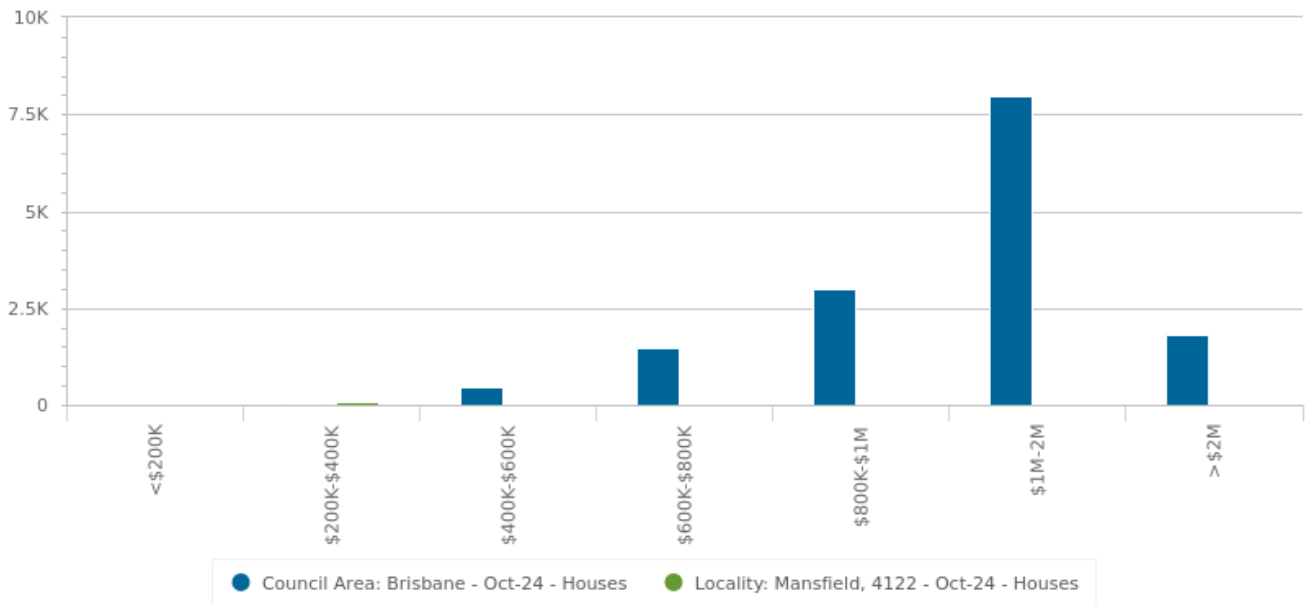
House: Sales By Price

\$143.02M

Oct 2024

	Mansfield	Brisbane
<\$200K	-	3
\$200K-\$400K	-	28
\$400K-\$600K	-	456
\$600K-\$800K	-	1,466
\$800K-\$1M	9	2,995
\$1M-\$2M	97	7,964
>\$2M	3	1,811

Statistics are calculated over a rolling 12 month period



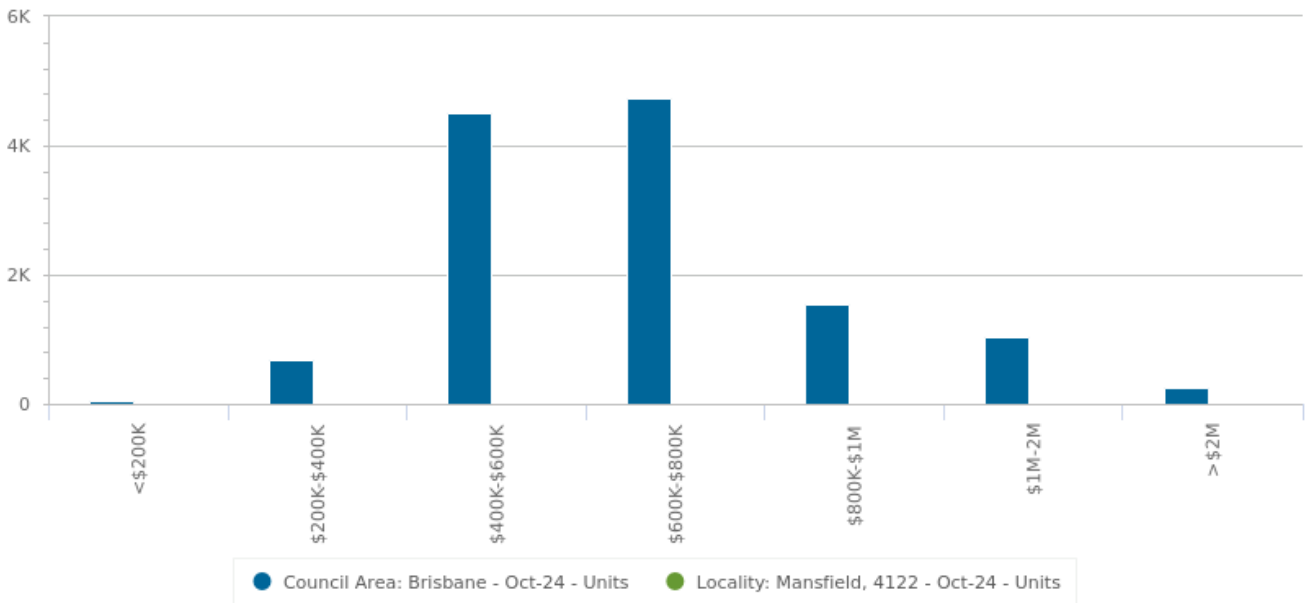
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$5.59M
Oct 2024

	Mansfield	Brisbane
<\$200K	-	49
\$200K-\$400K	-	678
\$400K-\$600K	7	4,501
\$600K-\$800K	2	4,746
\$800K-\$1M	1	1,555
\$1M-\$2M	-	1,045
>\$2M	-	262

Statistics are calculated over a rolling 12 month period

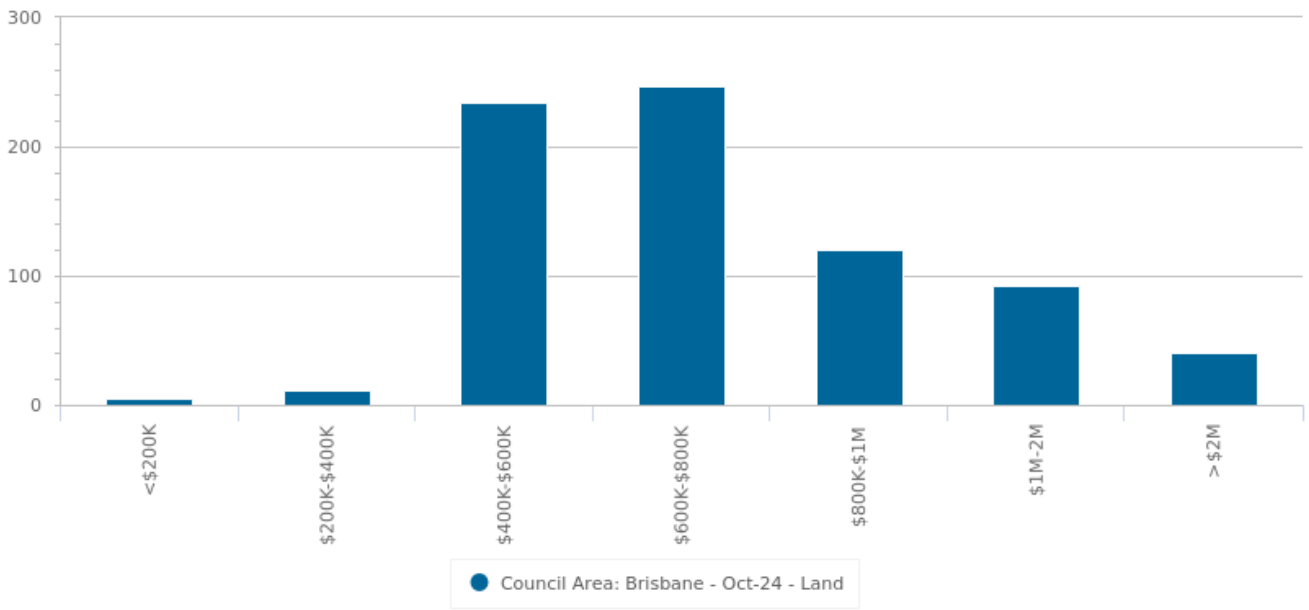


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

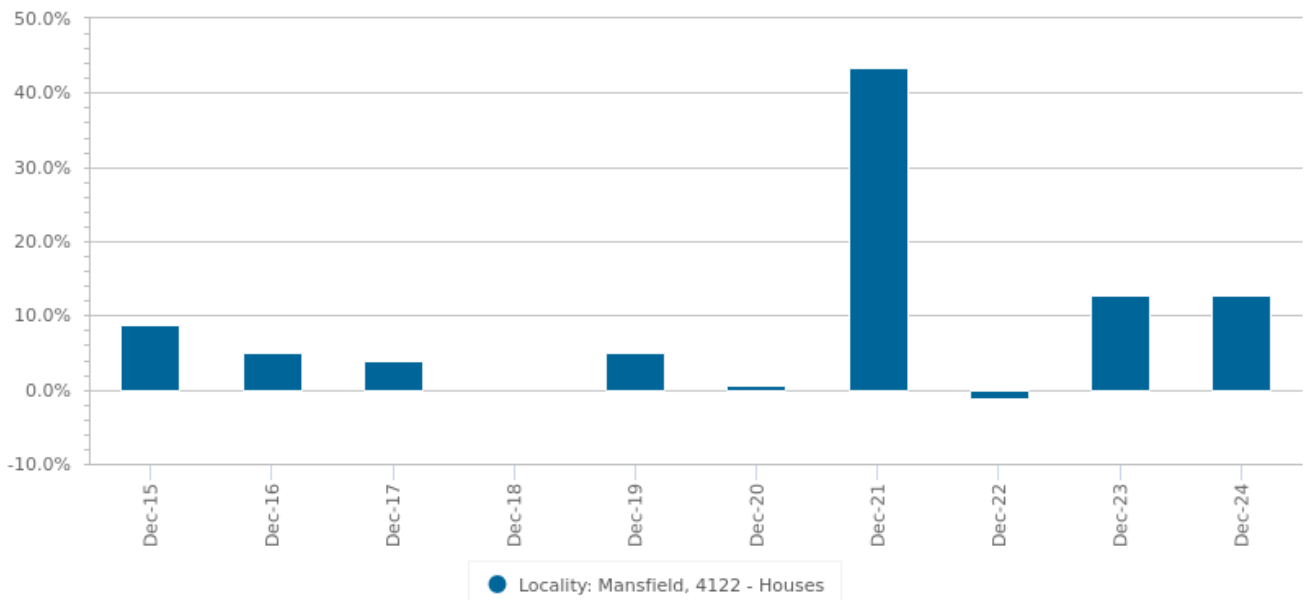
House: Change In Median Value

12.8%

Dec 2024

	Mansfield
Dec 2016	5.1%
Dec 2017	3.9%
Dec 2018	-0.0%
Dec 2019	5.1%
Dec 2020	0.5%
Dec 2021	43.4%
Dec 2022	-1.2%
Dec 2023	12.6%
Dec 2024	12.8%
Dec 2025	-

Statistics are calculated at the end of the displayed month



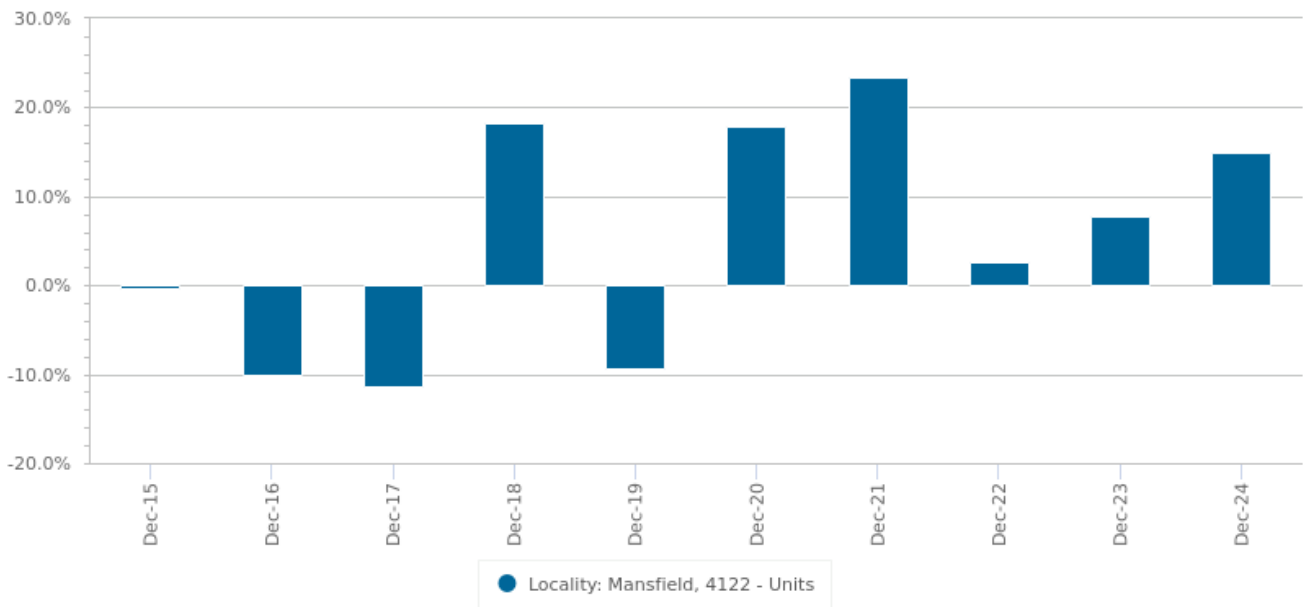
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

15.0%
Dec 2024

	Mansfield
Dec 2016	-10.0%
Dec 2017	-11.3%
Dec 2018	18.3%
Dec 2019	-9.4%
Dec 2020	17.8%
Dec 2021	23.4%
Dec 2022	2.6%
Dec 2023	7.7%
Dec 2024	15.0%
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

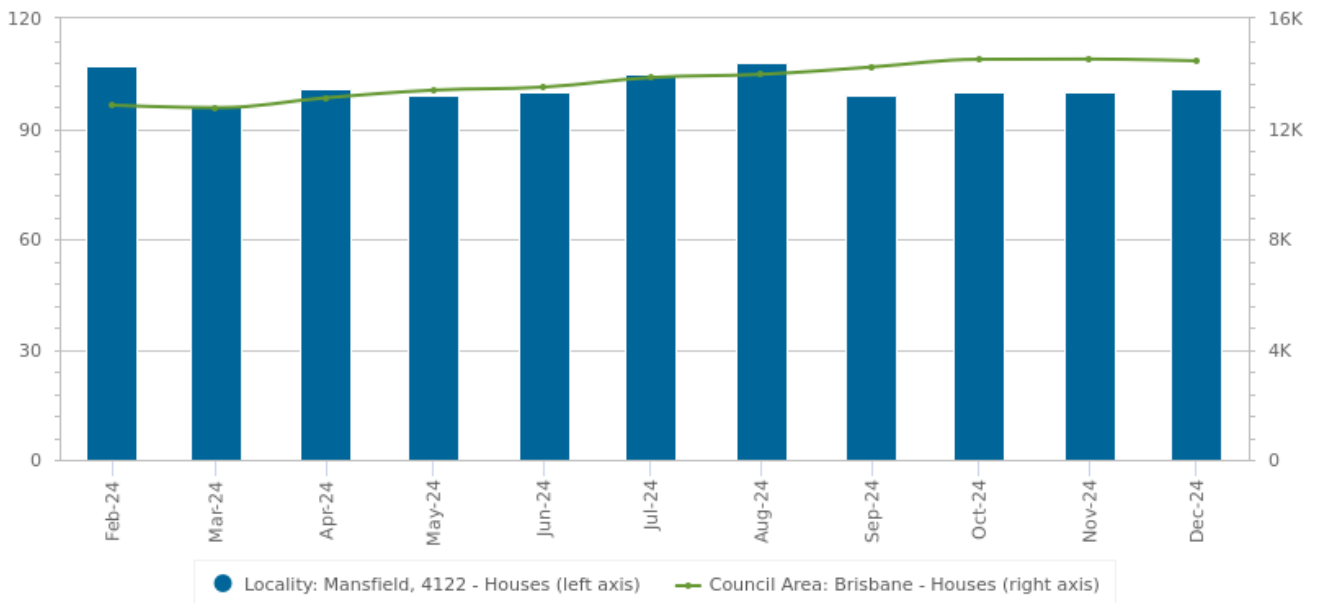
House: Number of New Listing

101

Dec 2024

	Mansfield	Brisbane
Feb 2024	107	12,853
Mar 2024	96	12,763
Apr 2024	101	13,124
May 2024	99	13,398
Jun 2024	100	13,511
Jul 2024	105	13,857
Aug 2024	108	13,972
Sep 2024	99	14,239
Oct 2024	100	14,516
Nov 2024	100	14,525
Dec 2024	101	14,462
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



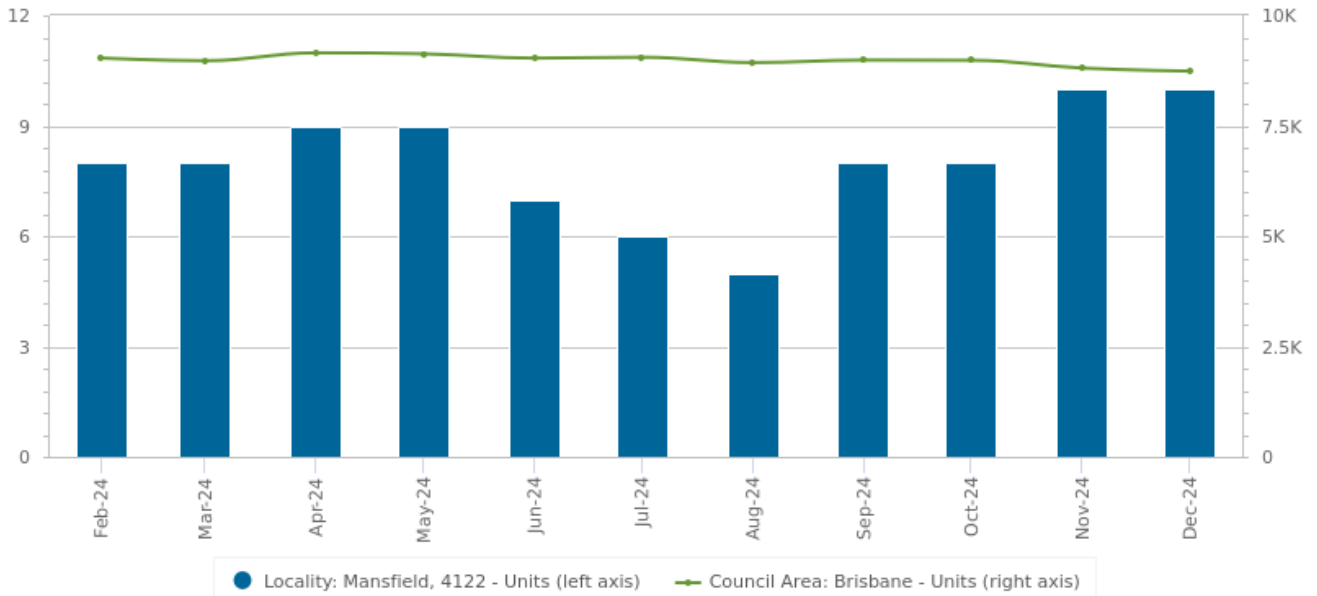
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

10
Dec 2024

	Mansfield	Brisbane
Feb 2024	8	9,032
Mar 2024	8	8,972
Apr 2024	9	9,151
May 2024	9	9,129
Jun 2024	7	9,031
Jul 2024	6	9,051
Aug 2024	5	8,930
Sep 2024	8	8,987
Oct 2024	8	8,982
Nov 2024	10	8,805
Dec 2024	10	8,737
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



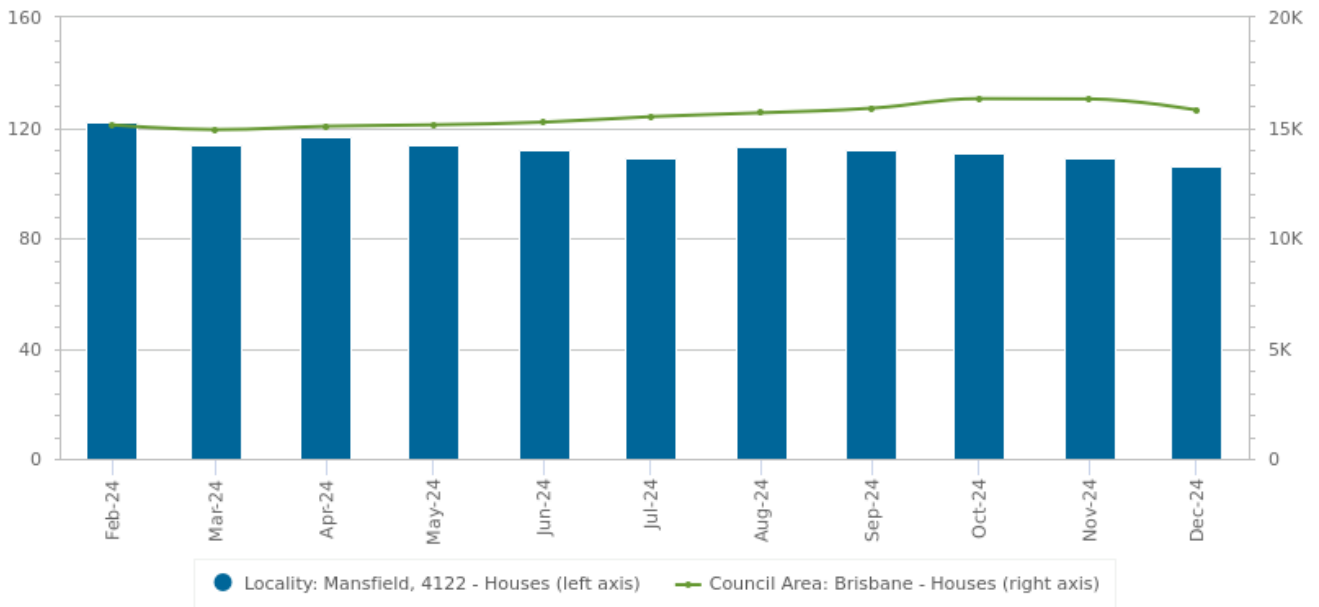
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

106
Dec 2024

	Mansfield	Brisbane
Feb 2024	122	15,123
Mar 2024	114	14,914
Apr 2024	117	15,068
May 2024	114	15,132
Jun 2024	112	15,253
Jul 2024	109	15,503
Aug 2024	113	15,677
Sep 2024	112	15,887
Oct 2024	111	16,318
Nov 2024	109	16,304
Dec 2024	106	15,804
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



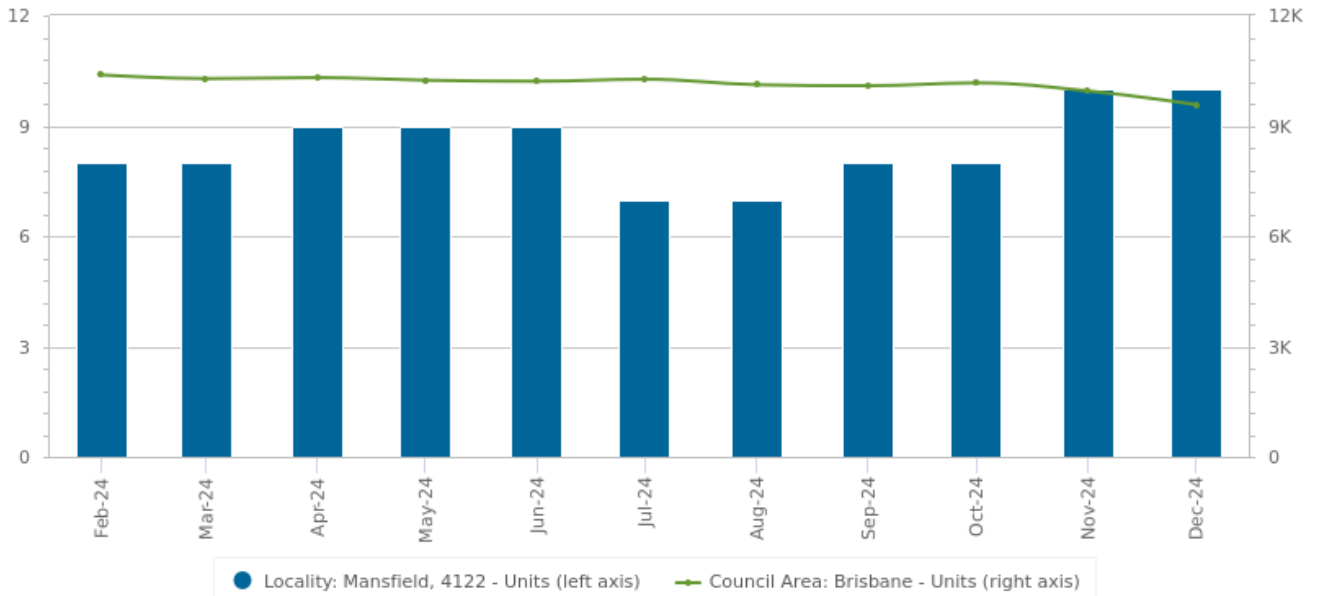
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

10
Dec 2024

	Mansfield	Brisbane
Feb 2024	8	10,380
Mar 2024	8	10,280
Apr 2024	9	10,308
May 2024	9	10,236
Jun 2024	9	10,209
Jul 2024	7	10,263
Aug 2024	7	10,114
Sep 2024	8	10,088
Oct 2024	8	10,163
Nov 2024	10	9,945
Dec 2024	10	9,575
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



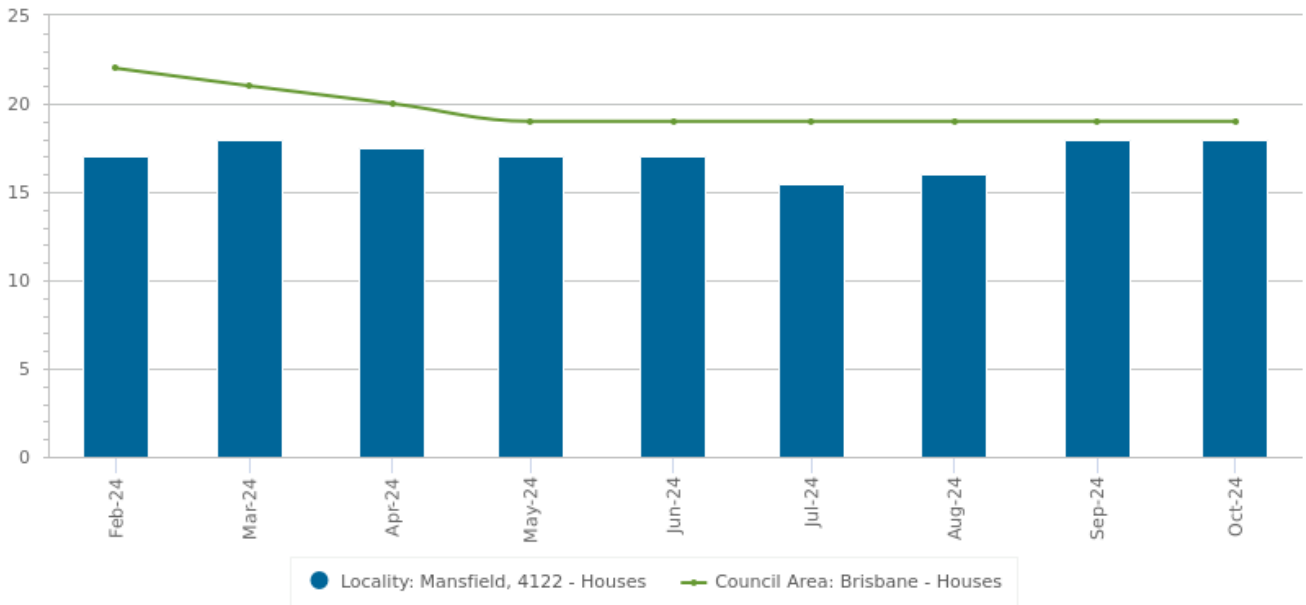
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

18
Oct 2024

	Mansfield	Brisbane
Feb 2024	17	22
Mar 2024	18	21
Apr 2024	17.5	20
May 2024	17	19
Jun 2024	17	19
Jul 2024	15.5	19
Aug 2024	16	19
Sep 2024	18	19
Oct 2024	18	19
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



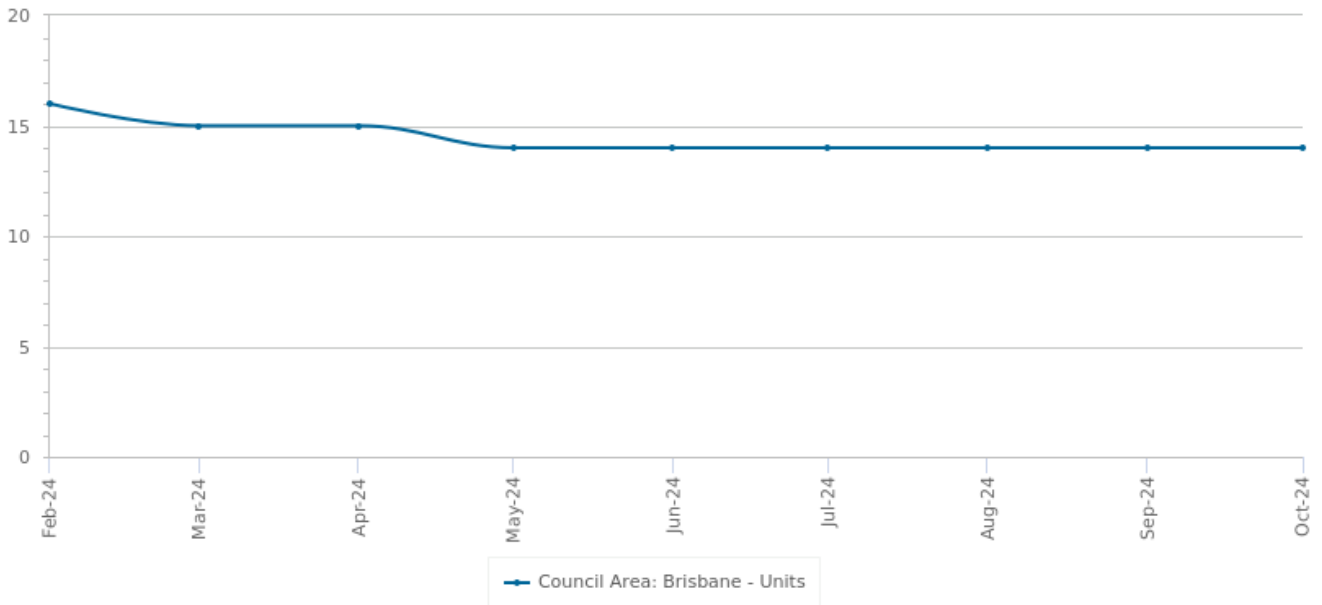
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

9.5
Aug 2022

	Mansfield	Brisbane
Feb 2024	-	16
Mar 2024	-	15
Apr 2024	-	15
May 2024	-	14
Jun 2024	-	14
Jul 2024	-	14
Aug 2024	-	14
Sep 2024	-	14
Oct 2024	-	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

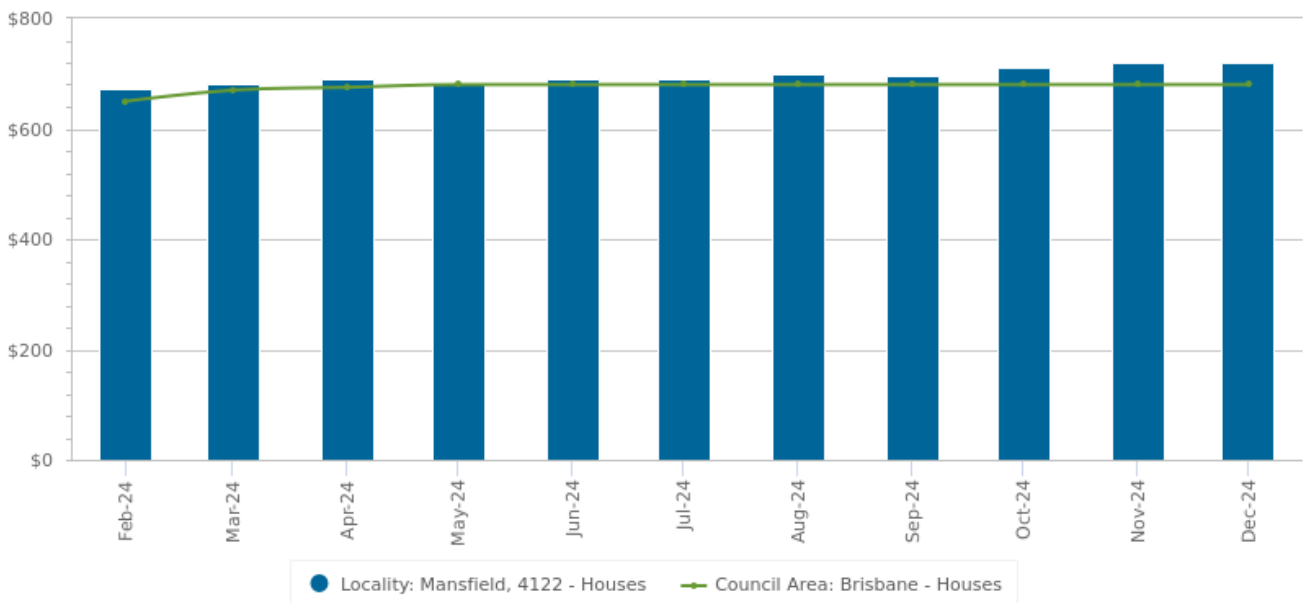
House: Median Rent

\$720/w

Dec 2024

	Mansfield	Brisbane
Feb 2024	\$673/w	\$650/w
Mar 2024	\$680/w	\$670/w
Apr 2024	\$690/w	\$675/w
May 2024	\$685/w	\$680/w
Jun 2024	\$690/w	\$680/w
Jul 2024	\$690/w	\$680/w
Aug 2024	\$700/w	\$680/w
Sep 2024	\$698/w	\$680/w
Oct 2024	\$710/w	\$680/w
Nov 2024	\$720/w	\$680/w
Dec 2024	\$720/w	\$680/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

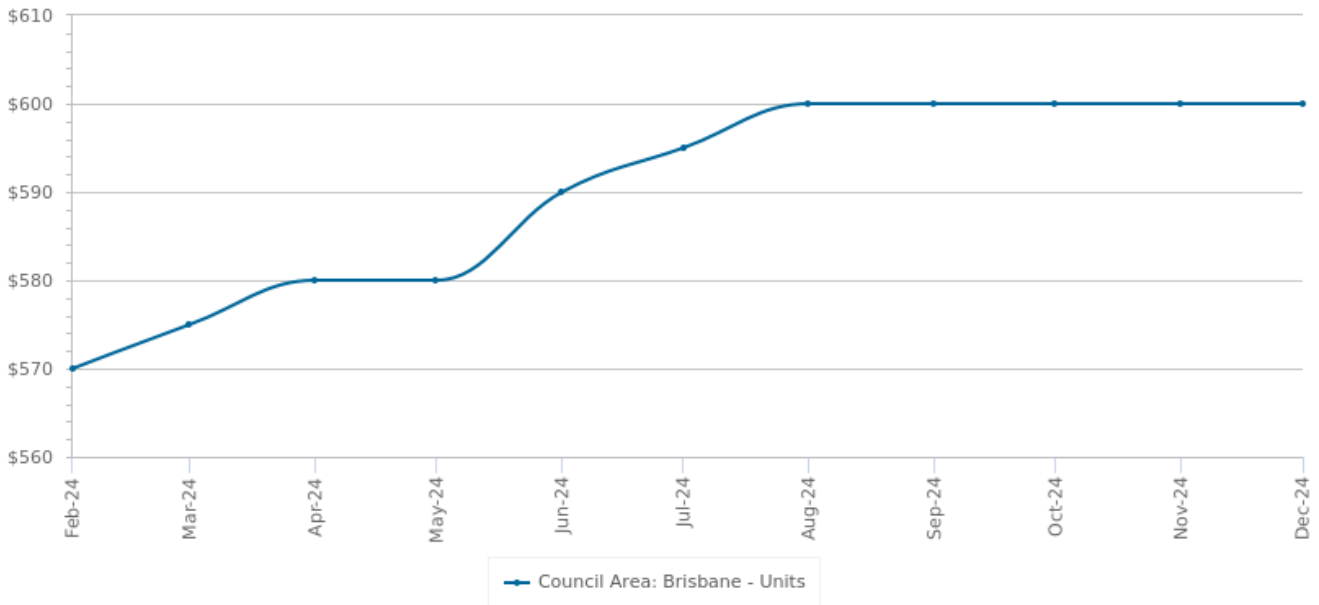
Unit: Median Rent

\$560/w

Dec 2023

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

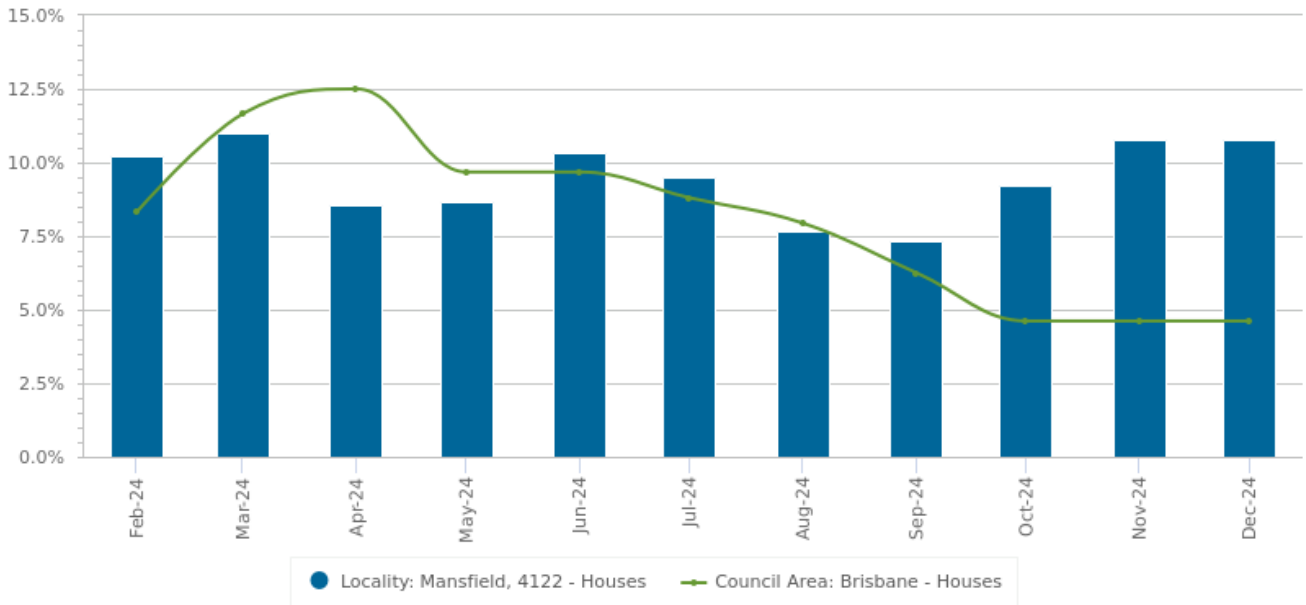
House: Change in Rental Rate

10.8%

Dec 2024

	Mansfield	Brisbane
Feb 2024	10.2%	8.3%
Mar 2024	11.0%	11.7%
Apr 2024	8.6%	12.5%
May 2024	8.7%	9.7%
Jun 2024	10.4%	9.7%
Jul 2024	9.5%	8.8%
Aug 2024	7.7%	7.9%
Sep 2024	7.3%	6.3%
Oct 2024	9.2%	4.6%
Nov 2024	10.8%	4.6%
Dec 2024	10.8%	4.6%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

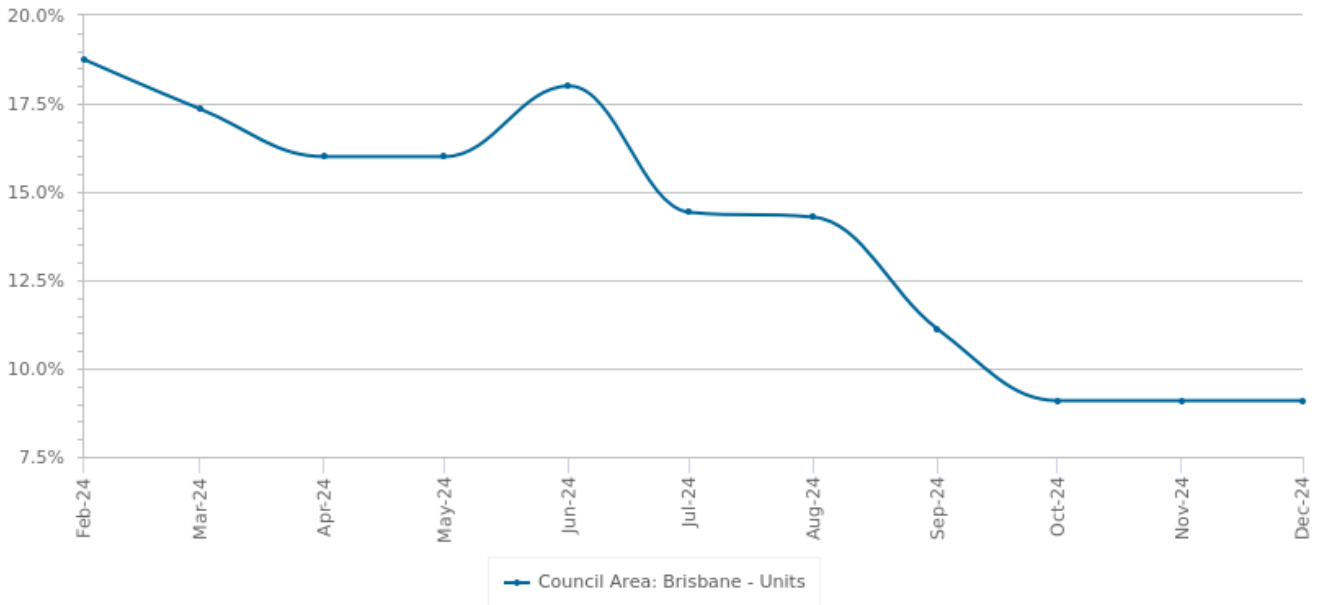
Unit: Change in Rental Rate

46.4%

Dec 2023

	Mansfield	Brisbane
Feb 2024	-	18.8%
Mar 2024	-	17.3%
Apr 2024	-	16.0%
May 2024	-	16.0%
Jun 2024	-	18.0%
Jul 2024	-	14.4%
Aug 2024	-	14.3%
Sep 2024	-	11.1%
Oct 2024	-	9.1%
Nov 2024	-	9.1%
Dec 2024	-	9.1%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

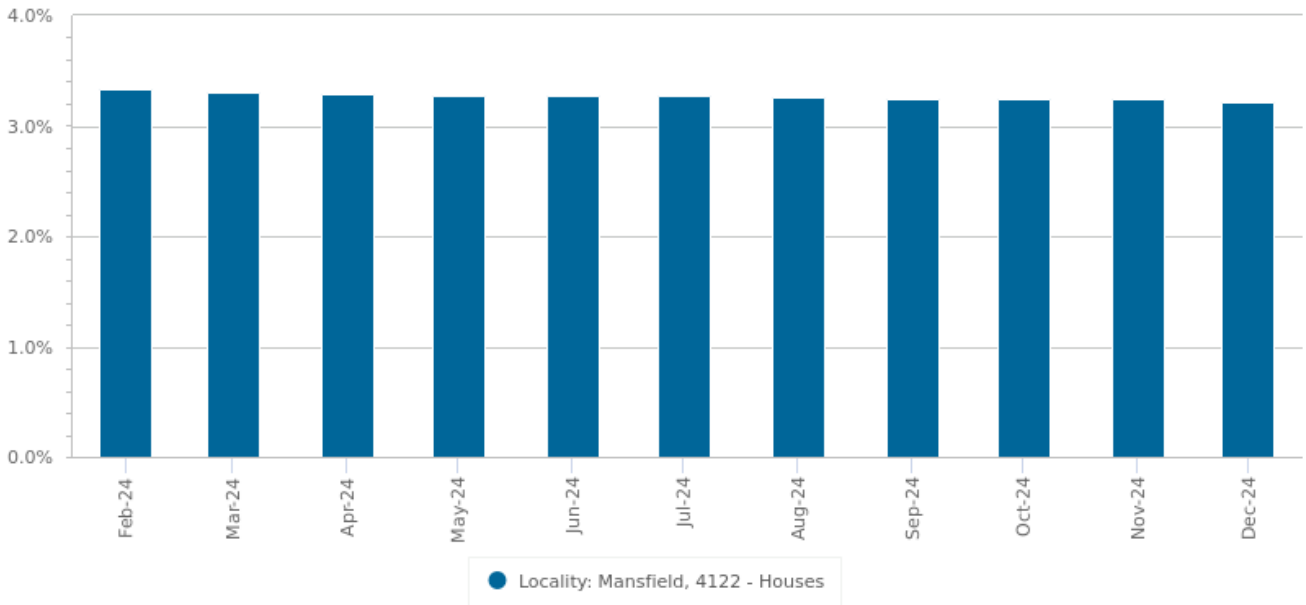
House: Value Based Rental Yield

3.2%

Dec 2024

	Mansfield
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	3.2%
Jan 2025	-

Statistics are calculated at the end of the displayed month



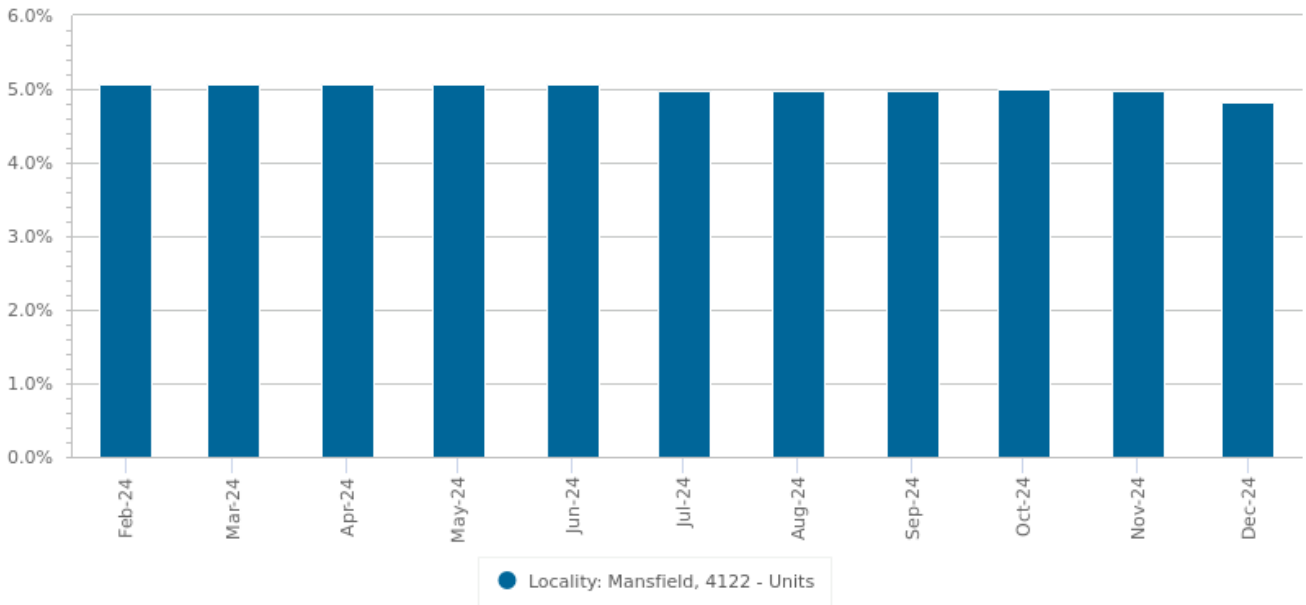
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.8%
Dec 2024

	Mansfield
Feb 2024	5.1%
Mar 2024	5.1%
Apr 2024	5.1%
May 2024	5.1%
Jun 2024	5.1%
Jul 2024	5.0%
Aug 2024	5.0%
Sep 2024	5.0%
Oct 2024	5.0%
Nov 2024	5.0%
Dec 2024	4.8%
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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