

Mansfield QLD 4122

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Mansfield, QLD

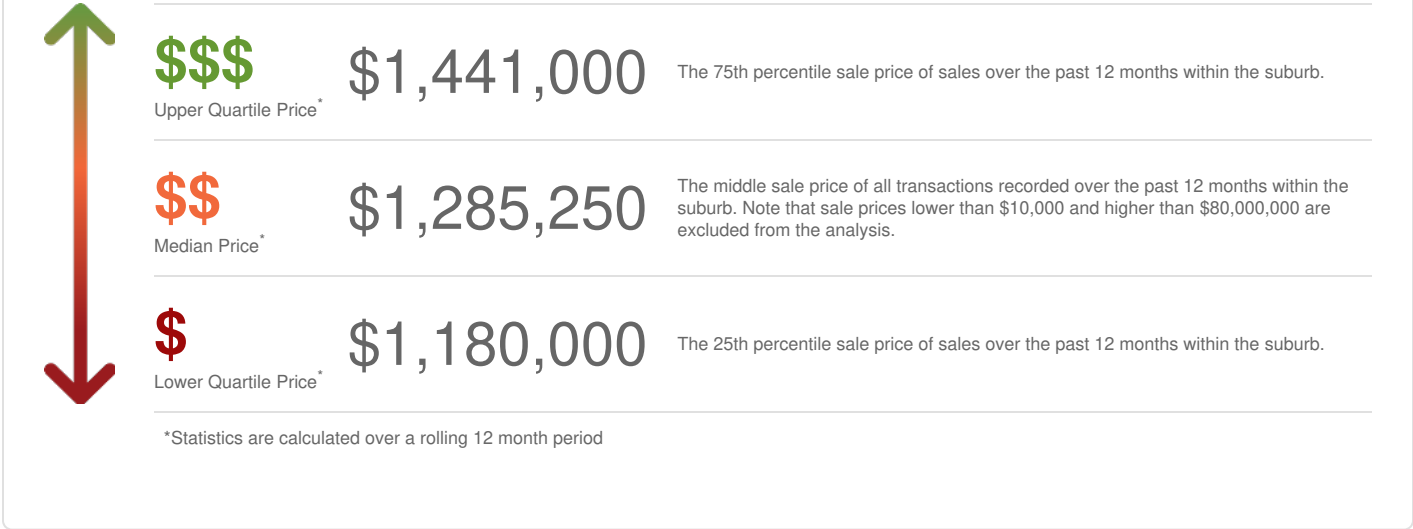
The size of Mansfield is approximately 4.9 square kilometres. It has 16 parks covering nearly 24.1% of total area. The population of Mansfield in 2011 was 8,473 people. By 2016 the population was 8,717 showing a population growth of 2.9% in the area during that time. The predominant age group in Mansfield 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 \$1,285,250.

	House	Unit	Land
Average Tenure Period	17.9 years	16.4 years	-
Total Dwellings	3,007	249	81
Total New Listings	94	8	-
Median Value	\$1,236,366	\$580,026	-
Total Properties Listed	104	10	-

House: Market Trends



House: Median Price Quartiles



Unit: Market Trends

14

Properties Sold
(12 Months)

16.4

Average Tenure Period
(Years)

\$555/w

Median Asking Rent
(12 Months)

8

New Sale Listings
(12 Months)

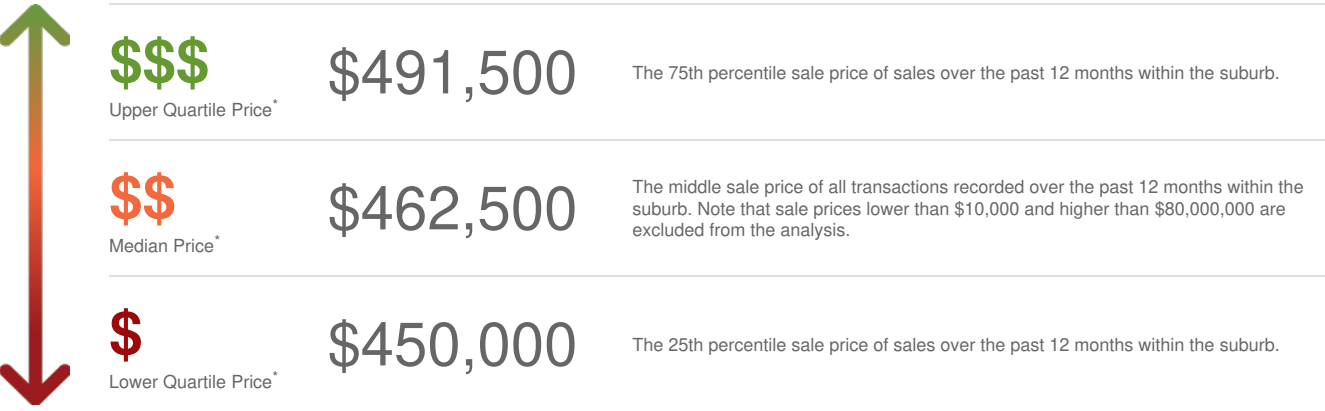
9.5

Days on Market
(12 Months)

6

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

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

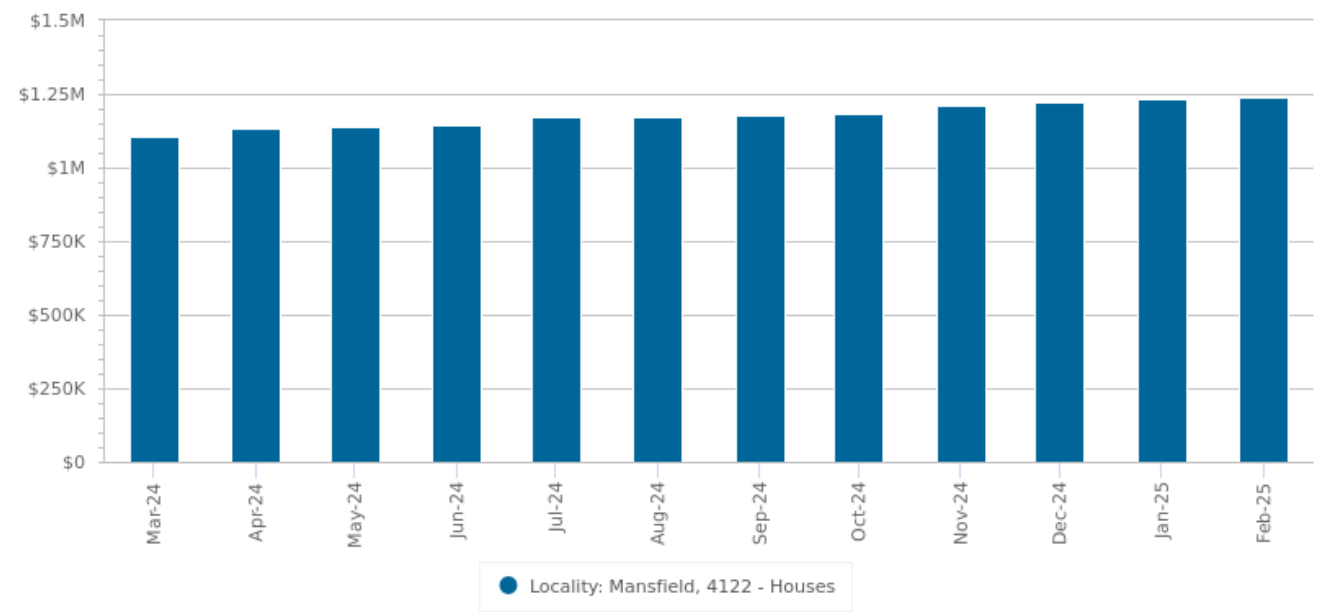
House: Recent Median Value

\$1.24M

Feb 2025

	Mansfield
Mar 2024	\$1,105,887
Apr 2024	\$1,132,233
May 2024	\$1,140,455
Jun 2024	\$1,144,895
Jul 2024	\$1,171,508
Aug 2024	\$1,170,403
Sep 2024	\$1,175,905
Oct 2024	\$1,181,186
Nov 2024	\$1,213,490
Dec 2024	\$1,221,283
Jan 2025	\$1,232,683
Feb 2025	\$1,236,366

Statistics are calculated at the end of the displayed month



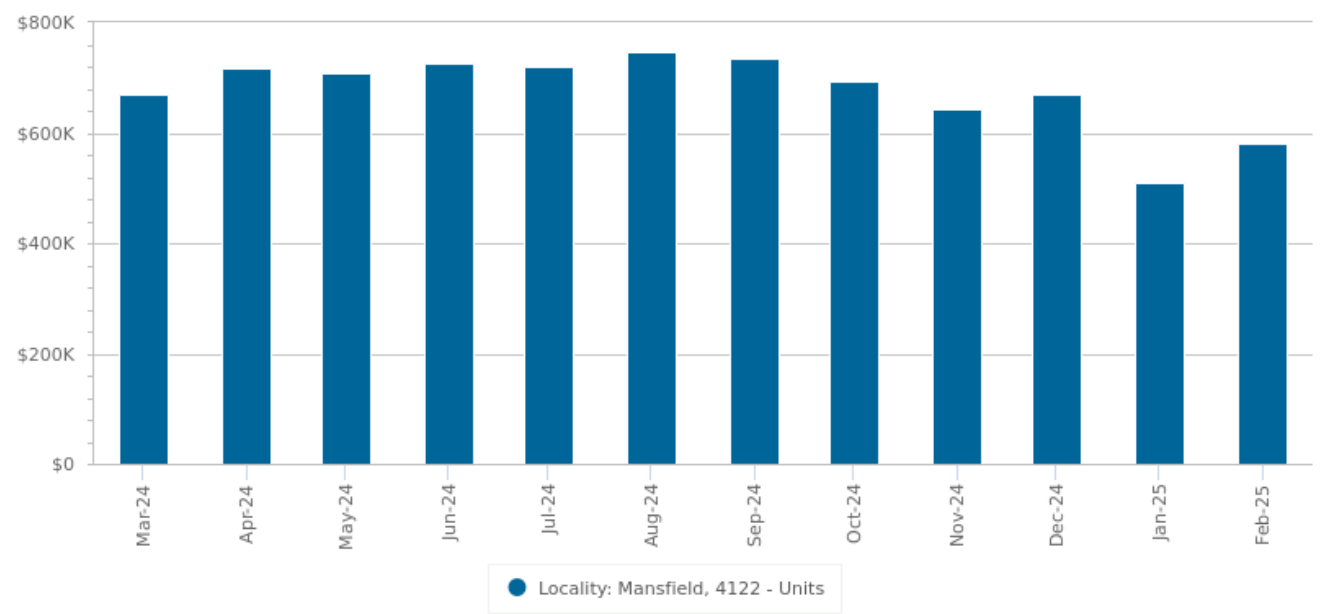
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$580K
Feb 2025

	Mansfield
Mar 2024	\$670,516
Apr 2024	\$716,014
May 2024	\$708,577
Jun 2024	\$725,754
Jul 2024	\$719,174
Aug 2024	\$746,805
Sep 2024	\$734,407
Oct 2024	\$692,847
Nov 2024	\$643,776
Dec 2024	\$668,359
Jan 2025	\$508,898
Feb 2025	\$580,026

Statistics are calculated at the end of the displayed month



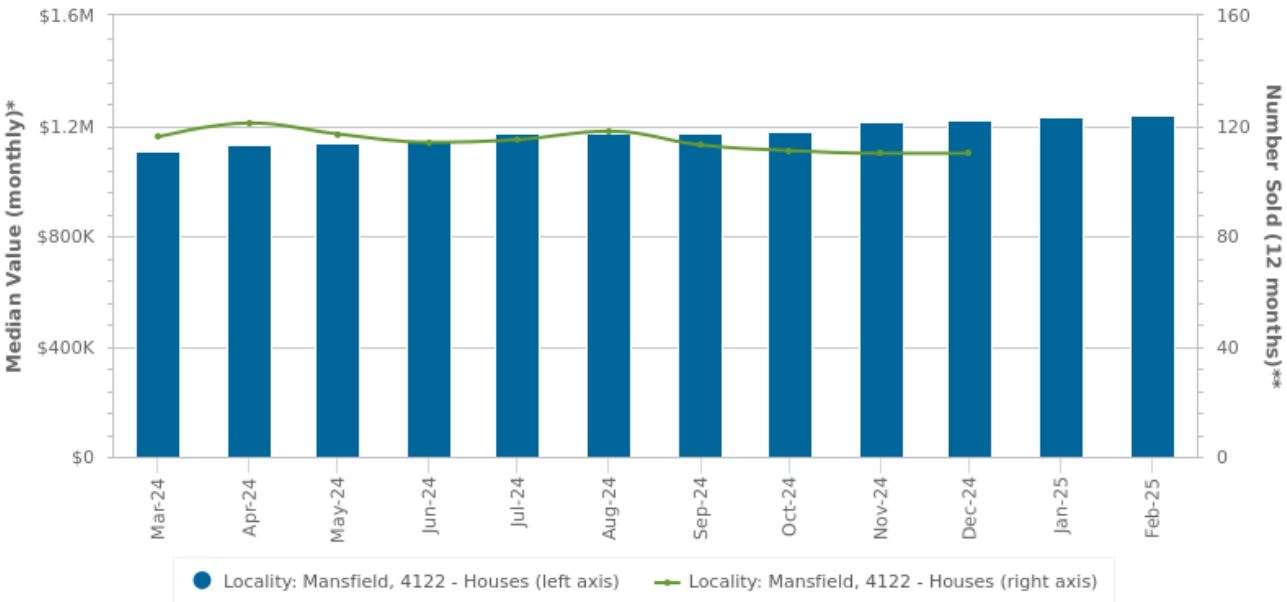
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

110
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$1,105,887	116
Apr 2024	\$1,132,233	121
May 2024	\$1,140,455	117
Jun 2024	\$1,144,895	114
Jul 2024	\$1,171,508	115
Aug 2024	\$1,170,403	118
Sep 2024	\$1,175,905	113
Oct 2024	\$1,181,186	111
Nov 2024	\$1,213,490	110
Dec 2024	\$1,221,283	110
Jan 2025	\$1,232,683	-
Feb 2025	\$1,236,366	-

Statistics are calculated over a rolling 12 month period



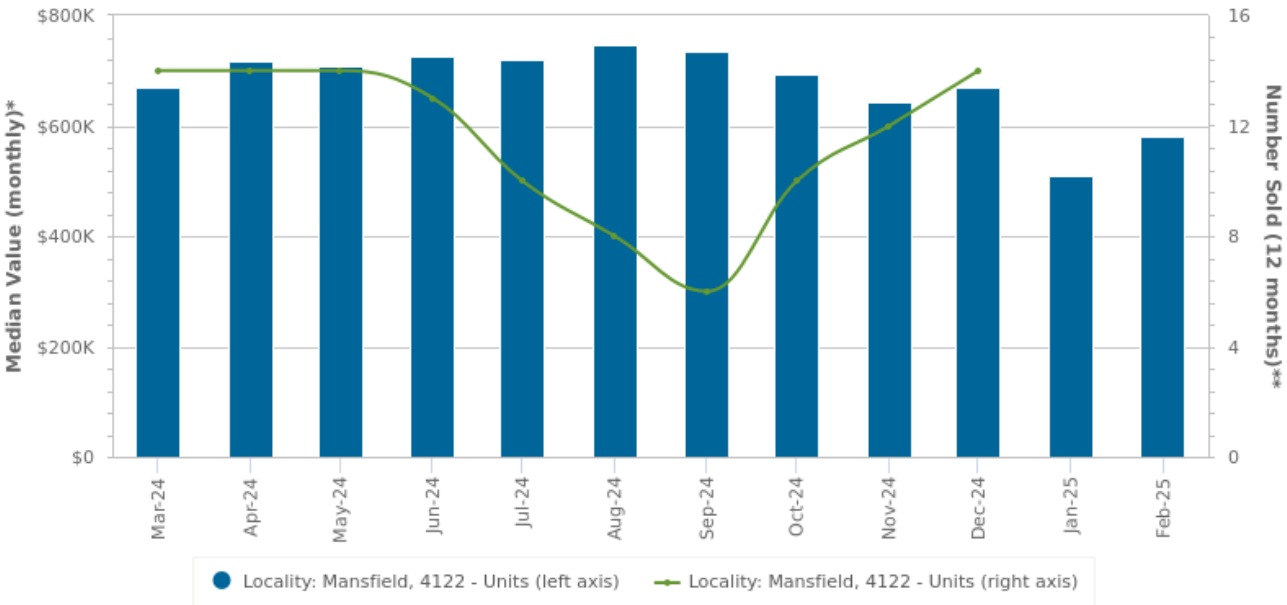
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

14
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$670,516	14
Apr 2024	\$716,014	14
May 2024	\$708,577	14
Jun 2024	\$725,754	13
Jul 2024	\$719,174	10
Aug 2024	\$746,805	8
Sep 2024	\$734,407	6
Oct 2024	\$692,847	10
Nov 2024	\$643,776	12
Dec 2024	\$668,359	14
Jan 2025	\$508,898	-
Feb 2025	\$580,026	-

Statistics are calculated over a rolling 12 month period



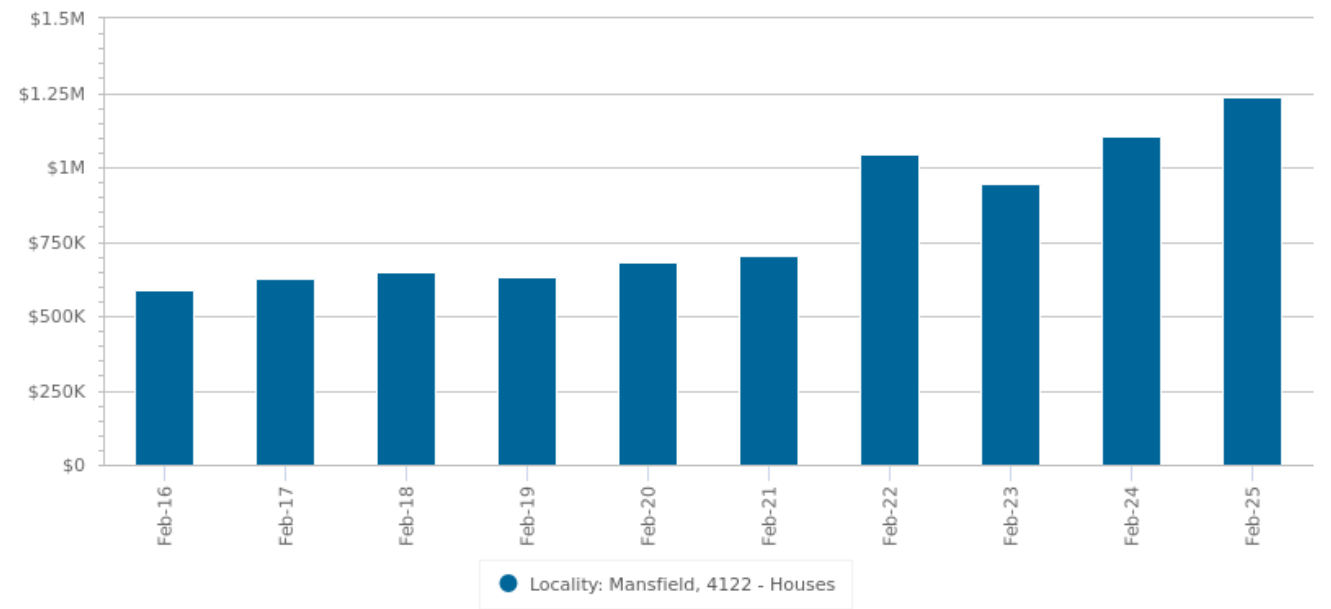
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

House: Median Value

\$1.24M
Feb 2025

	Mansfield
Feb 2016	\$585,330
Feb 2017	\$624,797
Feb 2018	\$646,664
Feb 2019	\$633,970
Feb 2020	\$678,756
Feb 2021	\$705,266
Feb 2022	\$1,041,344
Feb 2023	\$942,660
Feb 2024	\$1,105,123
Feb 2025	\$1,236,366

Statistics are calculated at the end of the displayed month



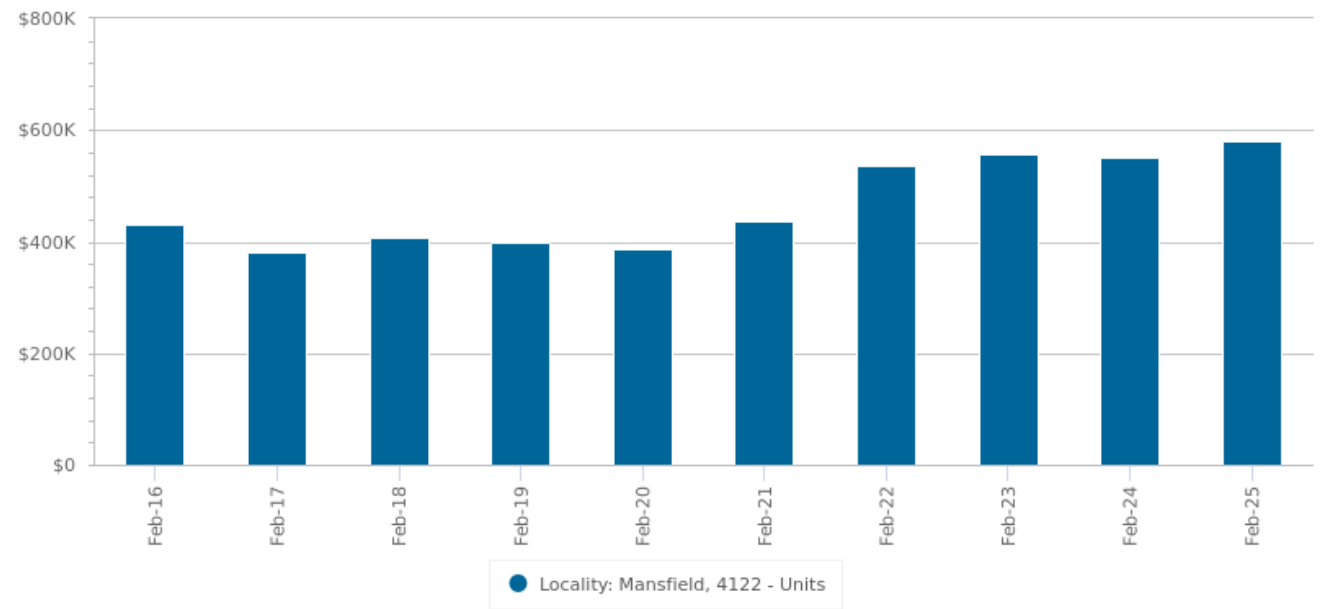
Statistics are calculated at the end of the displayed month

Unit: Median Value

\$580K
Feb 2025

	Mansfield
Feb 2016	\$430,374
Feb 2017	\$380,852
Feb 2018	\$408,517
Feb 2019	\$398,964
Feb 2020	\$386,124
Feb 2021	\$435,242
Feb 2022	\$536,889
Feb 2023	\$556,057
Feb 2024	\$552,112
Feb 2025	\$580,026

Statistics are calculated at the end of the displayed month



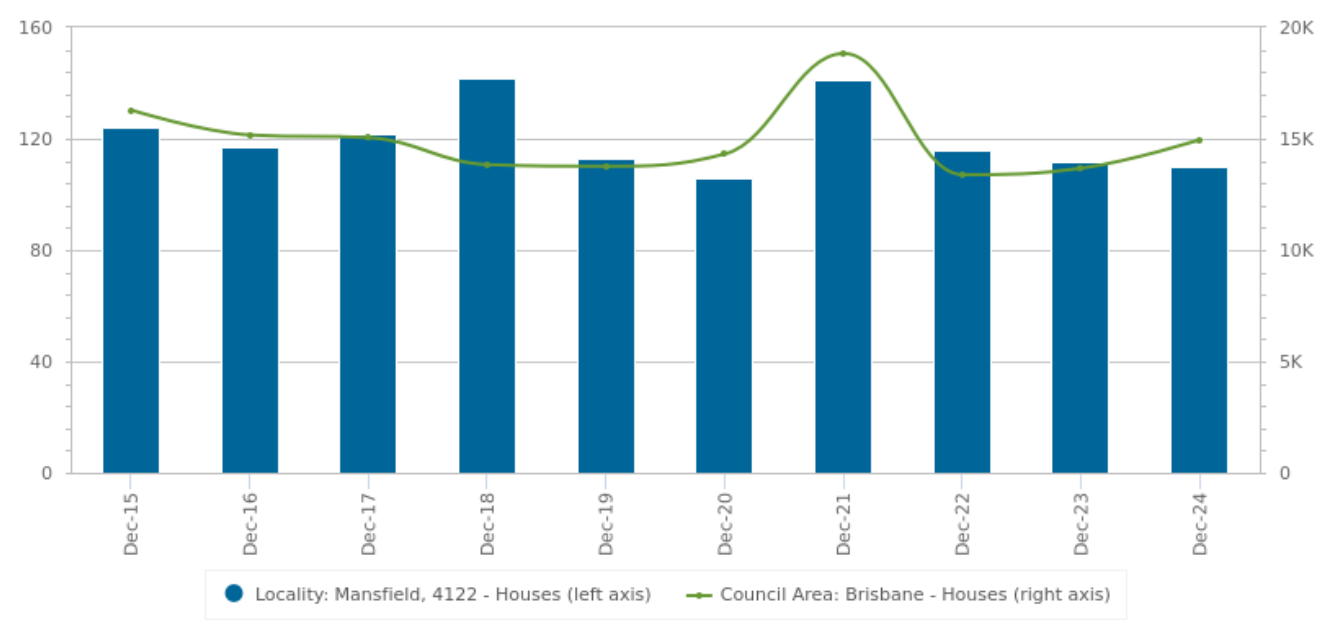
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

110
Dec 2024

	Mansfield	Brisbane
Dec 2016	117	15167
Dec 2017	122	15048
Dec 2018	142	13838
Dec 2019	113	13764
Dec 2020	106	14323
Dec 2021	141	18828
Dec 2022	116	13386
Dec 2023	112	13676
Dec 2024	110	14957
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



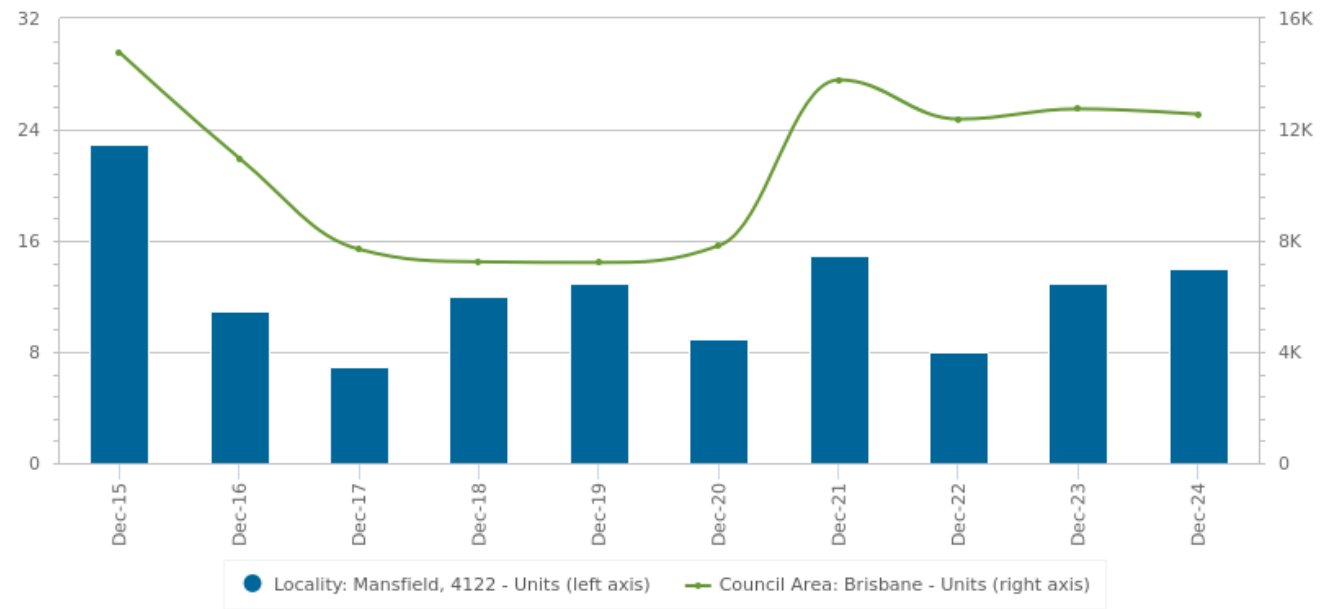
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

14
Dec 2024

	Mansfield	Brisbane
Dec 2016	11	10956
Dec 2017	7	7686
Dec 2018	12	7242
Dec 2019	13	7216
Dec 2020	9	7828
Dec 2021	15	13788
Dec 2022	8	12376
Dec 2023	13	12743
Dec 2024	14	12551
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



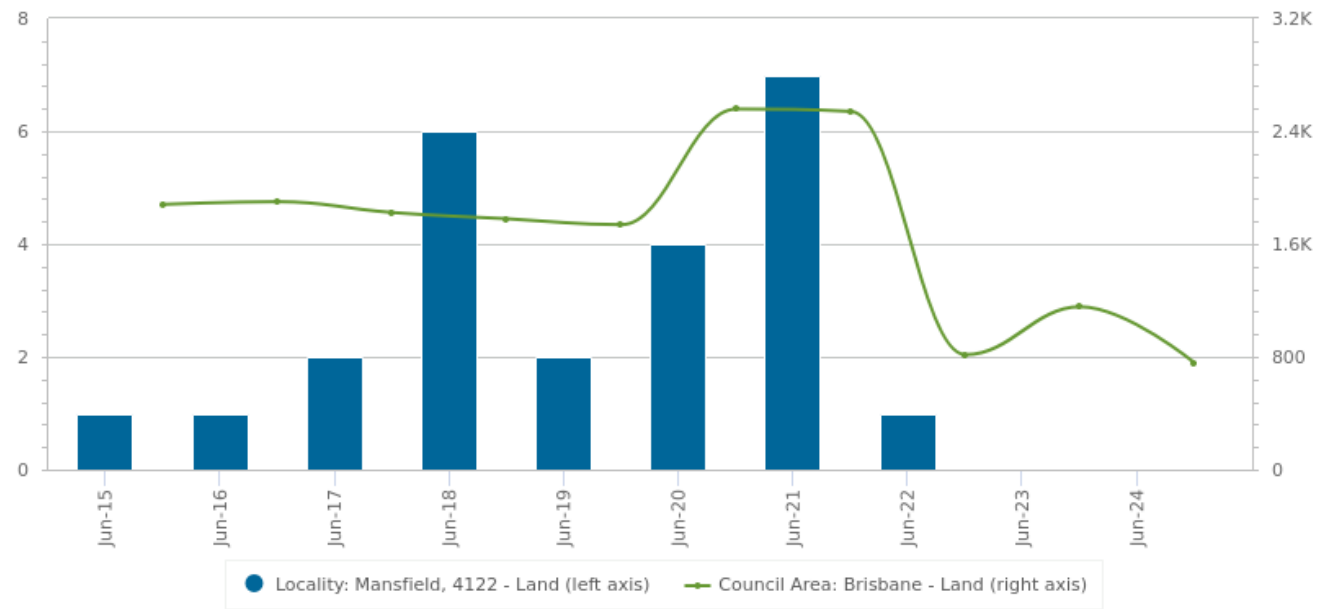
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Jun 2022

	Mansfield	Brisbane
Jun 2016	1	1900
Jun 2017	2	1823
Jun 2018	6	1779
Jun 2019	2	1737
Jun 2020	4	2557
Jun 2021	7	2540
Jun 2022	1	815
Jun 2023	0	1155
Jun 2024	0	755
Jun 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

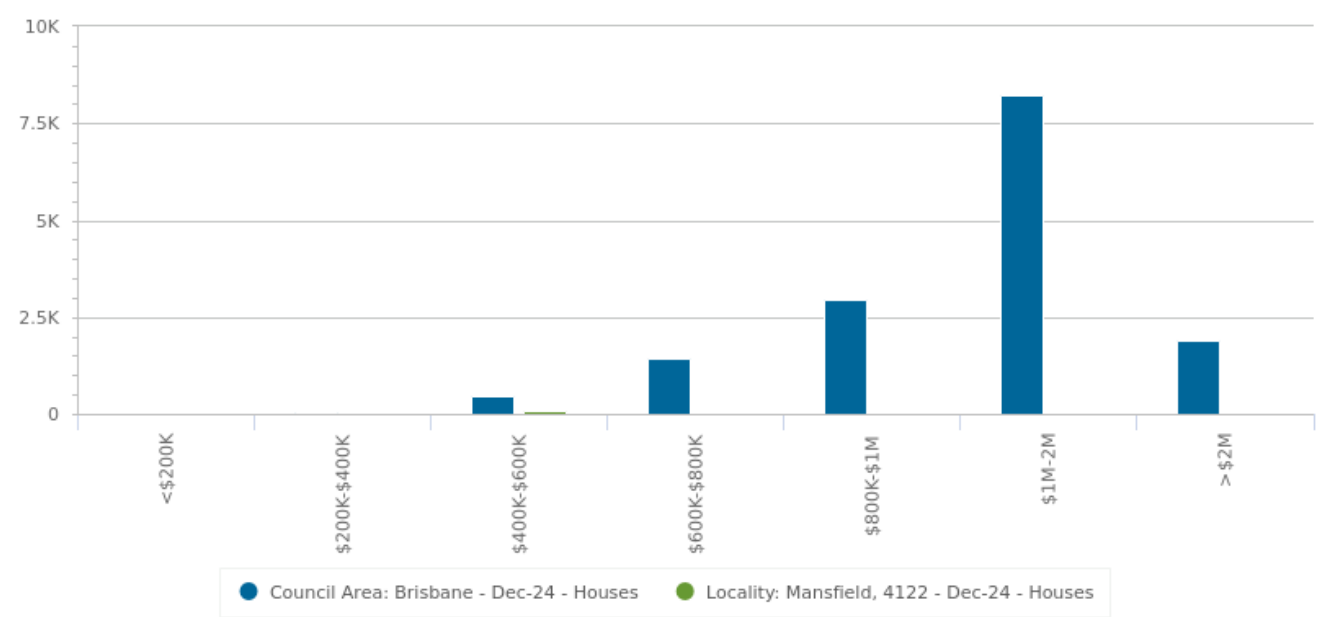
House: Sales By Price

\$145.14M

Dec 2024

	Mansfield	Brisbane
<\$200K	-	2
\$200K-\$400K	-	29
\$400K-\$600K	-	444
\$600K-\$800K	2	1,418
\$800K-\$1M	6	2,960
\$1M-\$2M	99	8,212
>\$2M	3	1,880

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

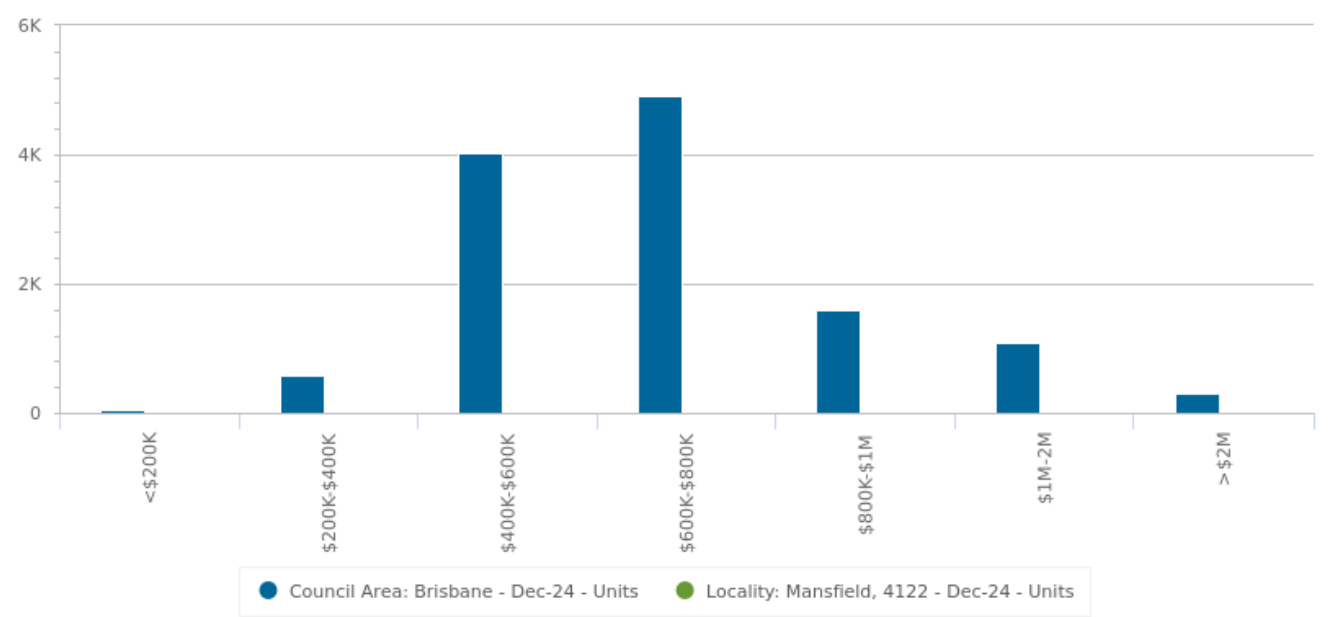
Unit: Sales By Price

\$7.35M

Dec 2024

	Mansfield	Brisbane
<\$200K	-	44
\$200K-\$400K	-	574
\$400K-\$600K	11	4,035
\$600K-\$800K	2	4,922
\$800K-\$1M	1	1,590
\$1M-\$2M	-	1,083
>\$2M	-	294

Statistics are calculated over a rolling 12 month period

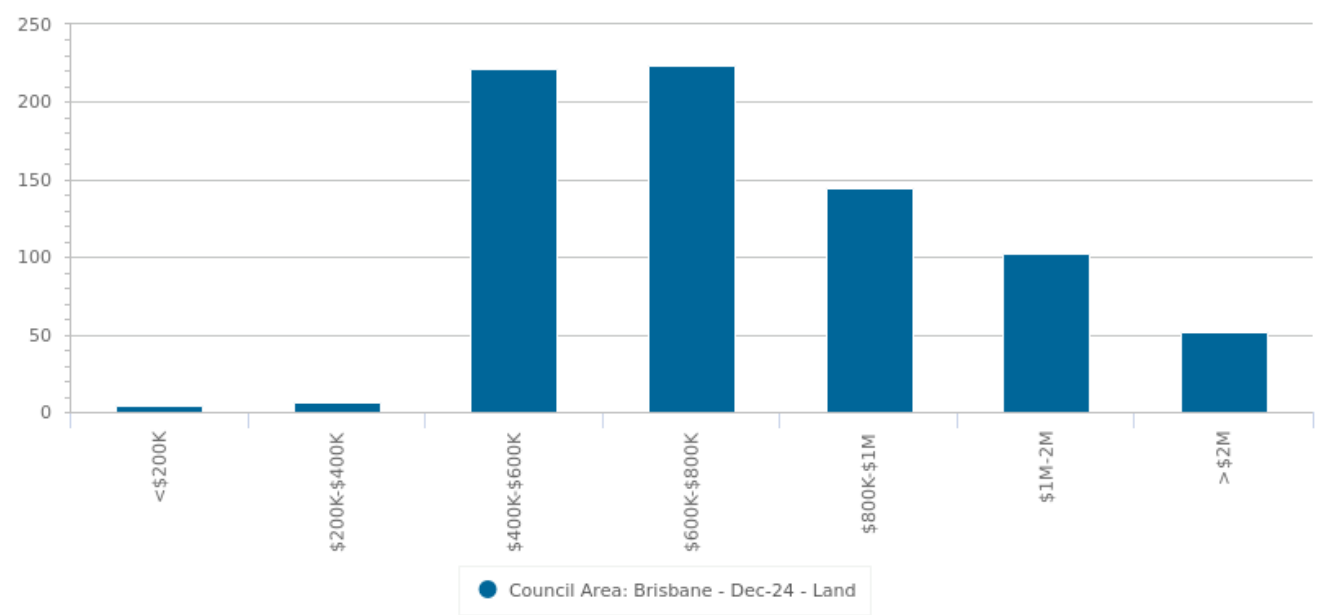


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



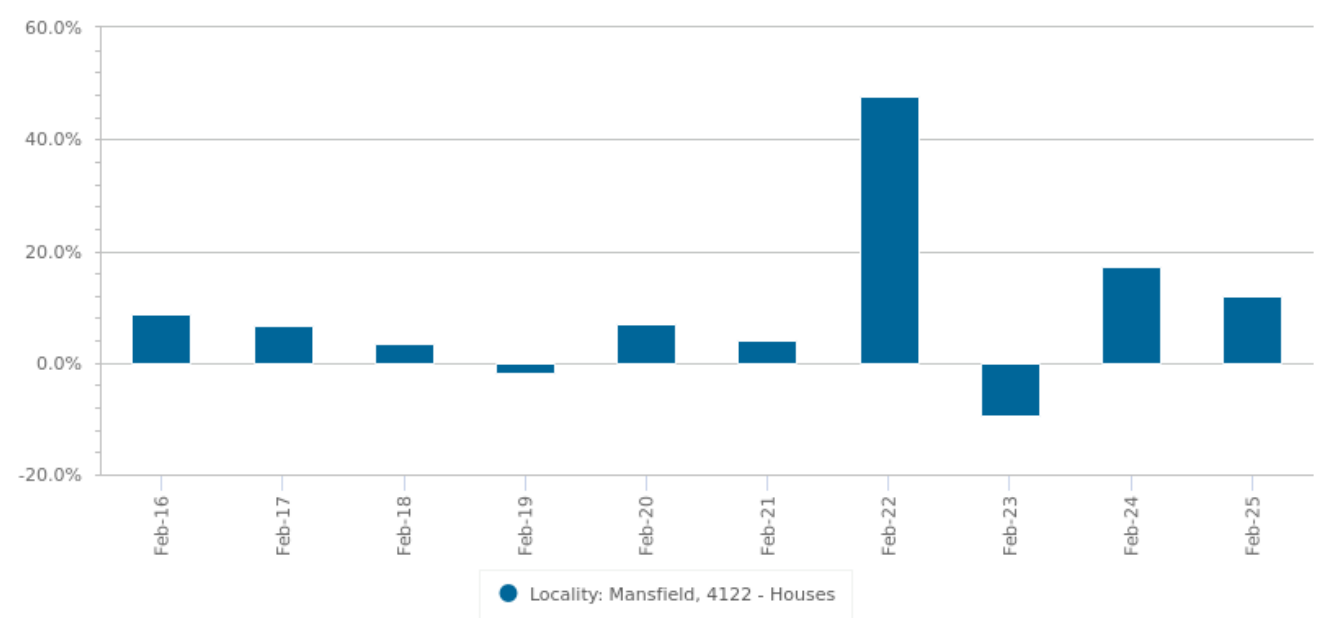
Statistics are calculated over a rolling 12 month period

House: Change In Median Value

11.9%
Feb 2025

	Mansfield
Feb 2016	8.8%
Feb 2017	6.7%
Feb 2018	3.5%
Feb 2019	-2.0%
Feb 2020	7.1%
Feb 2021	3.9%
Feb 2022	47.7%
Feb 2023	-9.5%
Feb 2024	17.2%
Feb 2025	11.9%

Statistics are calculated at the end of the displayed month



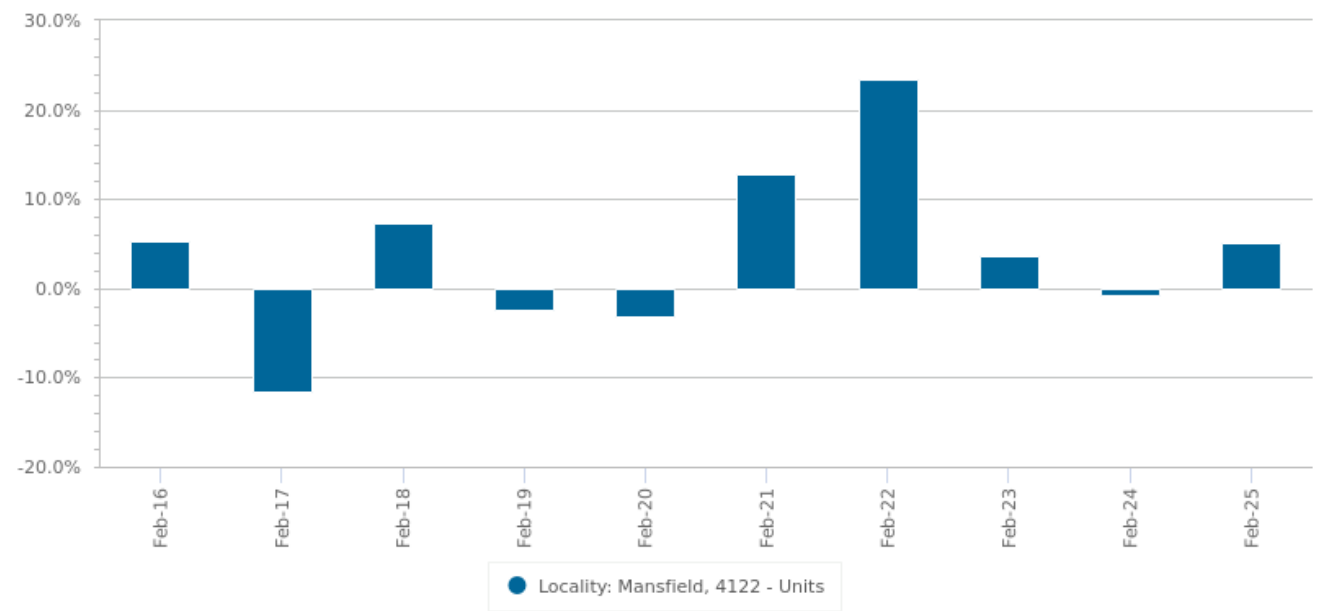
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

5.1%
Feb 2025

	Mansfield
Feb 2016	5.3%
Feb 2017	-11.5%
Feb 2018	7.3%
Feb 2019	-2.3%
Feb 2020	-3.2%
Feb 2021	12.7%
Feb 2022	23.4%
Feb 2023	3.6%
Feb 2024	-0.7%
Feb 2025	5.1%

Statistics are calculated at the end of the displayed month



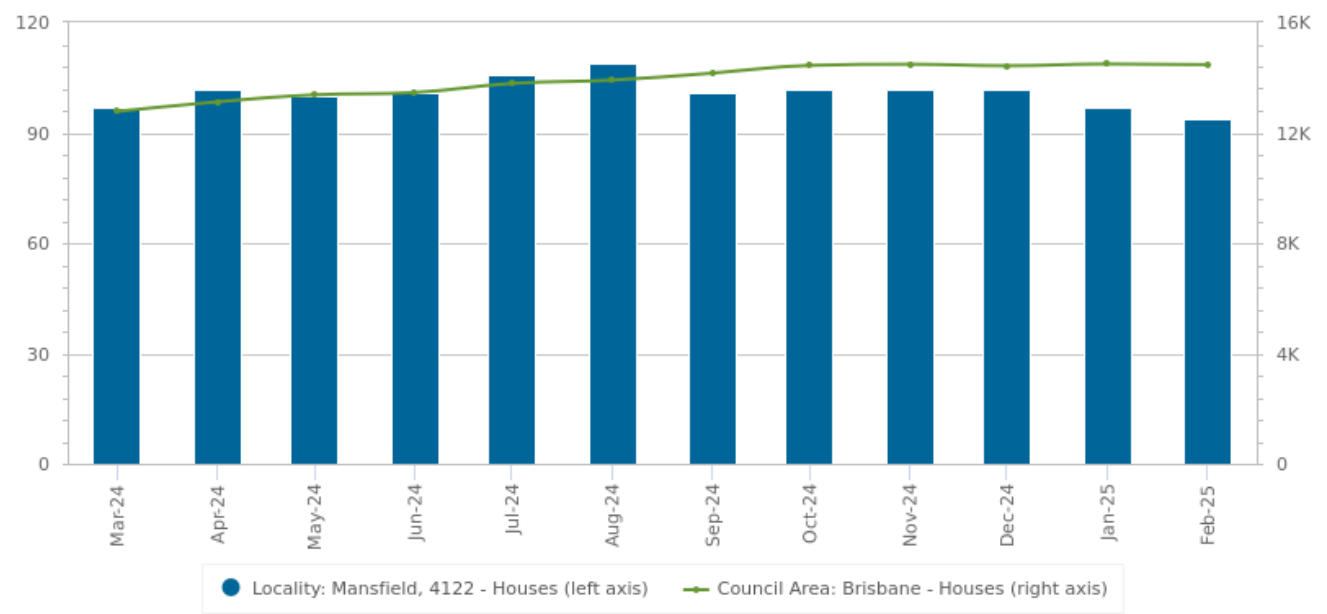
Statistics are calculated at the end of the displayed month

House: Number of New Listing

94
Feb 2025

	Mansfield	Brisbane
Mar 2024	97	12,774
Apr 2024	102	13,124
May 2024	100	13,374
Jun 2024	101	13,460
Jul 2024	106	13,788
Aug 2024	109	13,908
Sep 2024	101	14,162
Oct 2024	102	14,441
Nov 2024	102	14,482
Dec 2024	102	14,428
Jan 2025	97	14,492
Feb 2025	94	14,468

Statistics are calculated over a rolling 12 month period



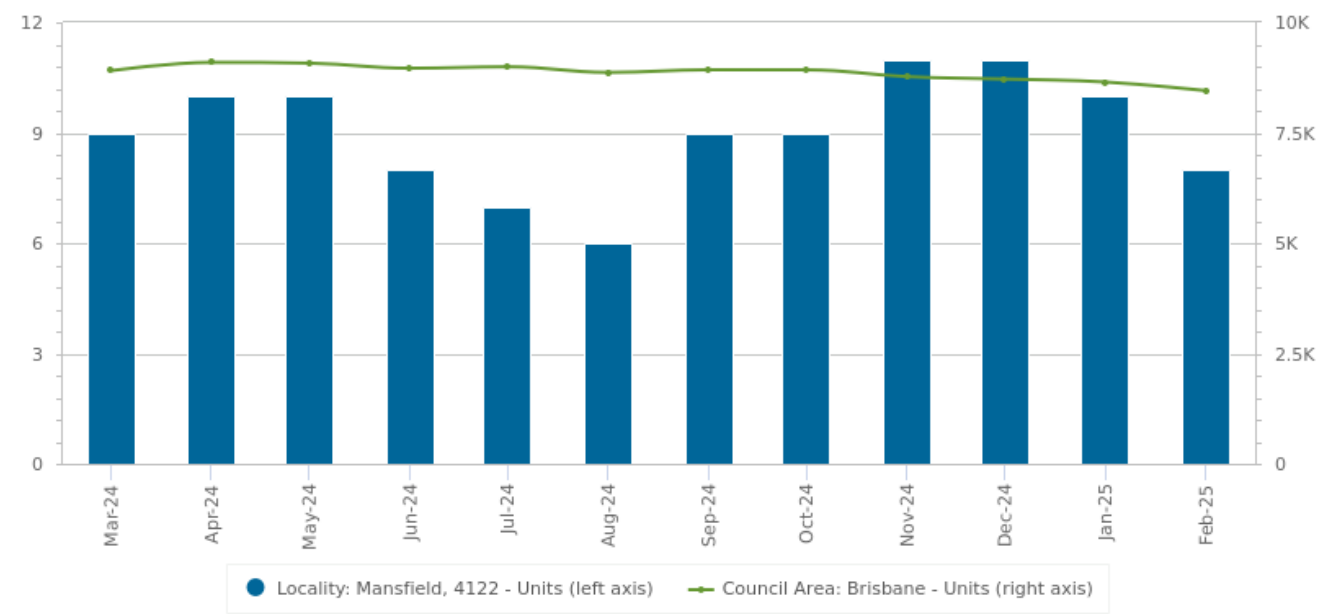
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

8
Feb 2025

	Mansfield	Brisbane
Mar 2024	9	8,908
Apr 2024	10	9,094
May 2024	10	9,076
Jun 2024	8	8,961
Jul 2024	7	8,994
Aug 2024	6	8,866
Sep 2024	9	8,926
Oct 2024	9	8,924
Nov 2024	11	8,770
Dec 2024	11	8,716
Jan 2025	10	8,648
Feb 2025	8	8,452

Statistics are calculated over a rolling 12 month period



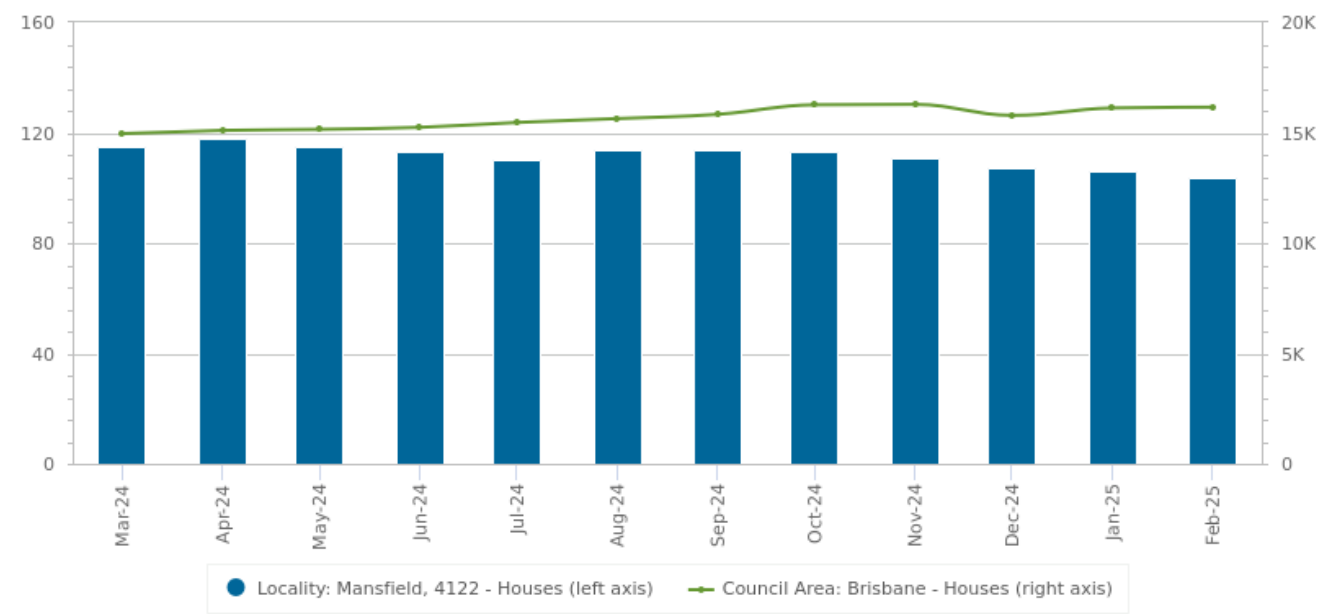
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

104
Feb 2025

	Mansfield	Brisbane
Mar 2024	115	14,961
Apr 2024	118	15,105
May 2024	115	15,152
Jun 2024	113	15,244
Jul 2024	110	15,465
Aug 2024	114	15,641
Sep 2024	114	15,835
Oct 2024	113	16,266
Nov 2024	111	16,283
Dec 2024	107	15,786
Jan 2025	106	16,121
Feb 2025	104	16,157

Statistics are calculated over a rolling 12 month period



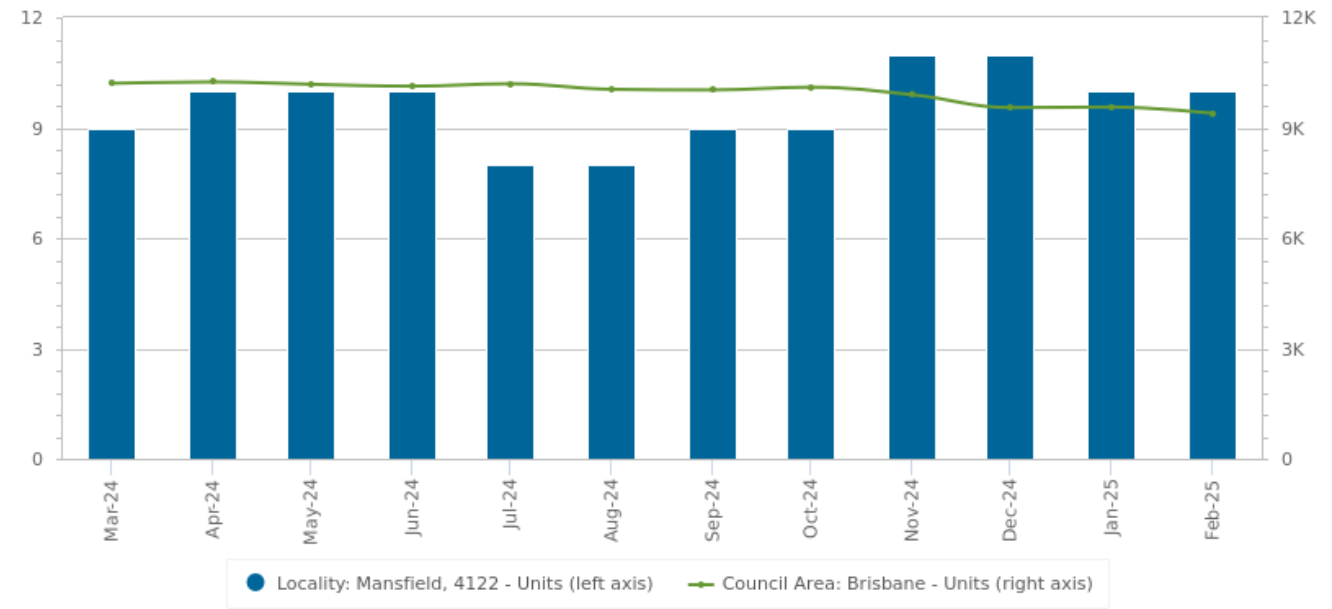
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

10
Feb 2025

	Mansfield	Brisbane
Mar 2024	9	10,207
Apr 2024	10	10,245
May 2024	10	10,181
Jun 2024	10	10,129
Jul 2024	8	10,196
Aug 2024	8	10,044
Sep 2024	9	10,027
Oct 2024	9	10,102
Nov 2024	11	9,898
Dec 2024	11	9,547
Jan 2025	10	9,562
Feb 2025	10	9,393

Statistics are calculated over a rolling 12 month period



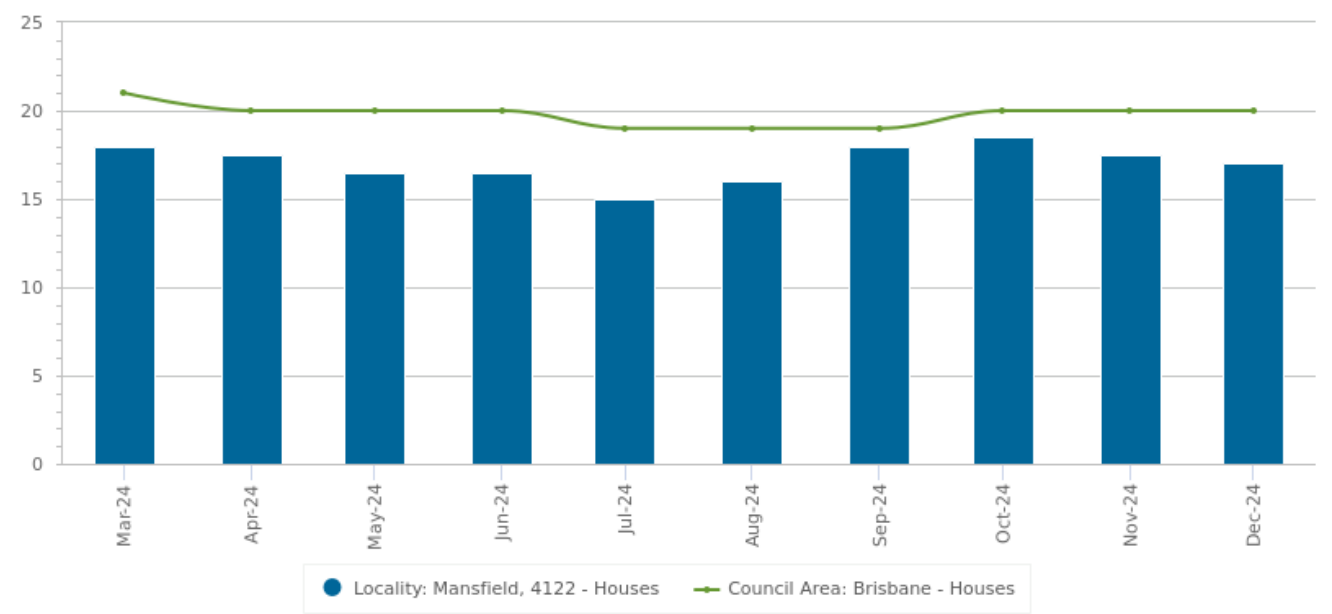
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

17
Dec 2024

	Mansfield	Brisbane
Mar 2024	18	21
Apr 2024	17.5	20
May 2024	16.5	20
Jun 2024	16.5	20
Jul 2024	15	19
Aug 2024	16	19
Sep 2024	18	19
Oct 2024	18.5	20
Nov 2024	17.5	20
Dec 2024	17	20
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



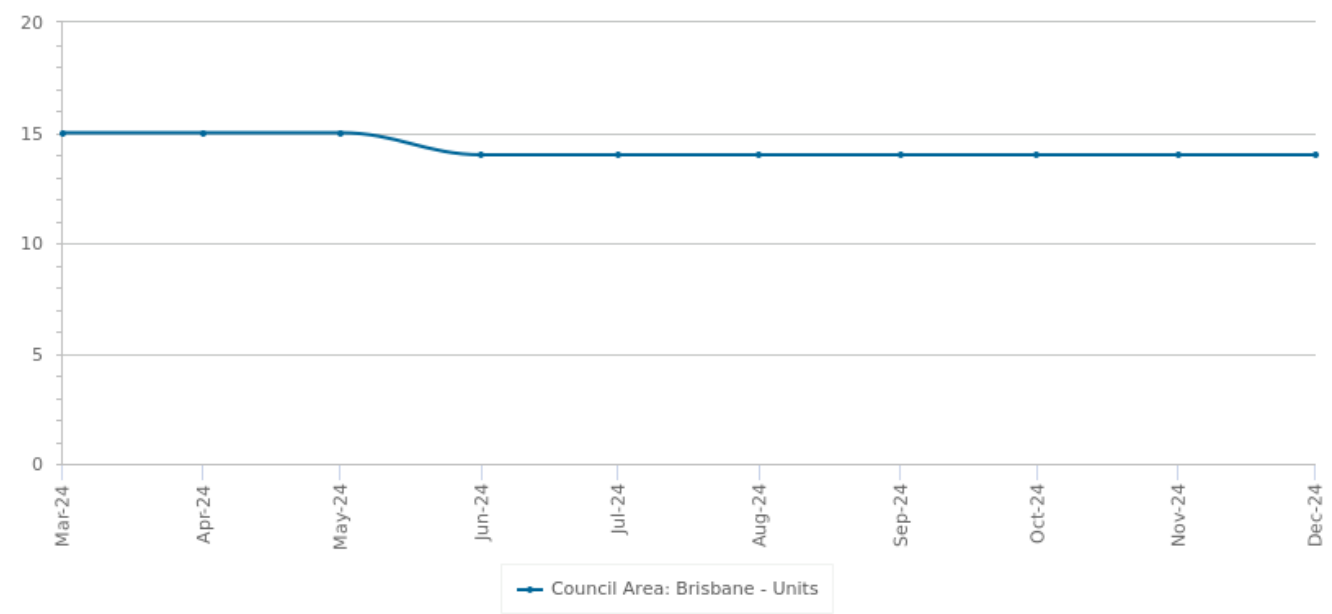
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

9.5
Aug 2022

	Mansfield	Brisbane
Mar 2024	-	15
Apr 2024	-	15
May 2024	-	15
Jun 2024	-	14
Jul 2024	-	14
Aug 2024	-	14
Sep 2024	-	14
Oct 2024	-	14
Nov 2024	-	14
Dec 2024	-	14
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

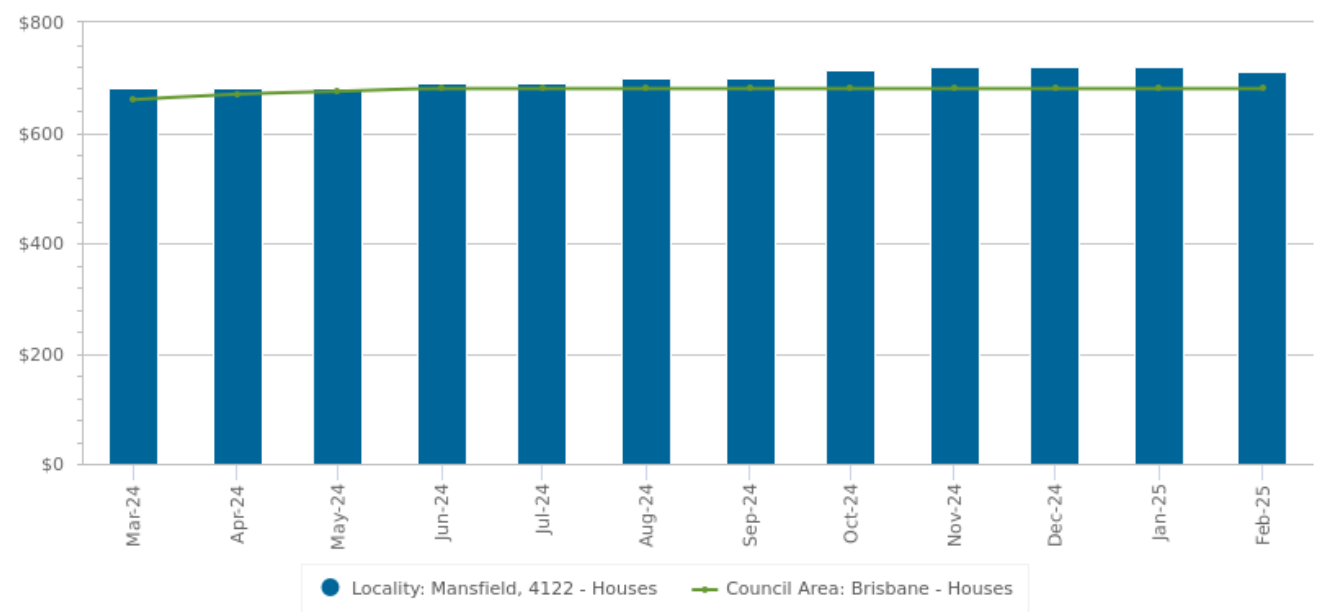
House: Median Rent

\$710/w

Feb 2025

	Mansfield	Brisbane
Mar 2024	\$680/w	\$660/w
Apr 2024	\$680/w	\$670/w
May 2024	\$680/w	\$675/w
Jun 2024	\$690/w	\$680/w
Jul 2024	\$690/w	\$680/w
Aug 2024	\$700/w	\$680/w
Sep 2024	\$699/w	\$680/w
Oct 2024	\$715/w	\$680/w
Nov 2024	\$720/w	\$680/w
Dec 2024	\$720/w	\$680/w
Jan 2025	\$720/w	\$680/w
Feb 2025	\$710/w	\$680/w

Statistics are calculated over a rolling 12 month period



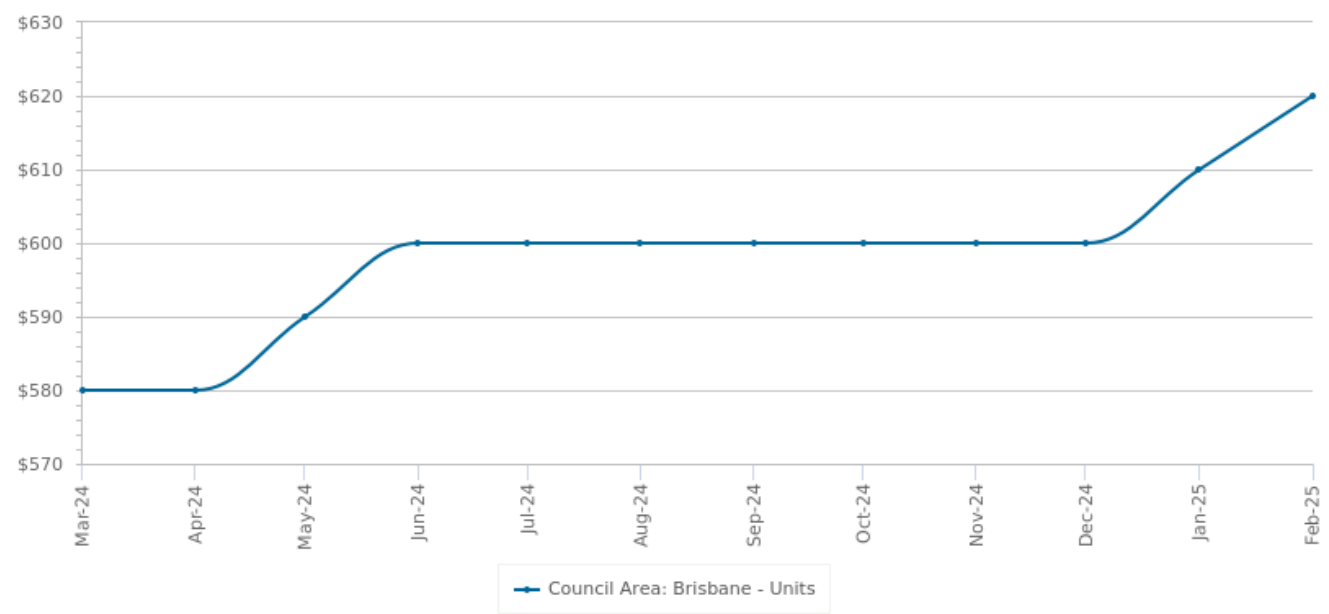
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$555/w
Dec 2023

	Mansfield	Brisbane
Mar 2024	-	\$580/w
Apr 2024	-	\$580/w
May 2024	-	\$590/w
Jun 2024	-	\$600/w
Jul 2024	-	\$600/w
Aug 2024	-	\$600/w
Sep 2024	-	\$600/w
Oct 2024	-	\$600/w
Nov 2024	-	\$600/w
Dec 2024	-	\$600/w
Jan 2025	-	\$610/w
Feb 2025	-	\$620/w

Statistics are calculated over a rolling 12 month period



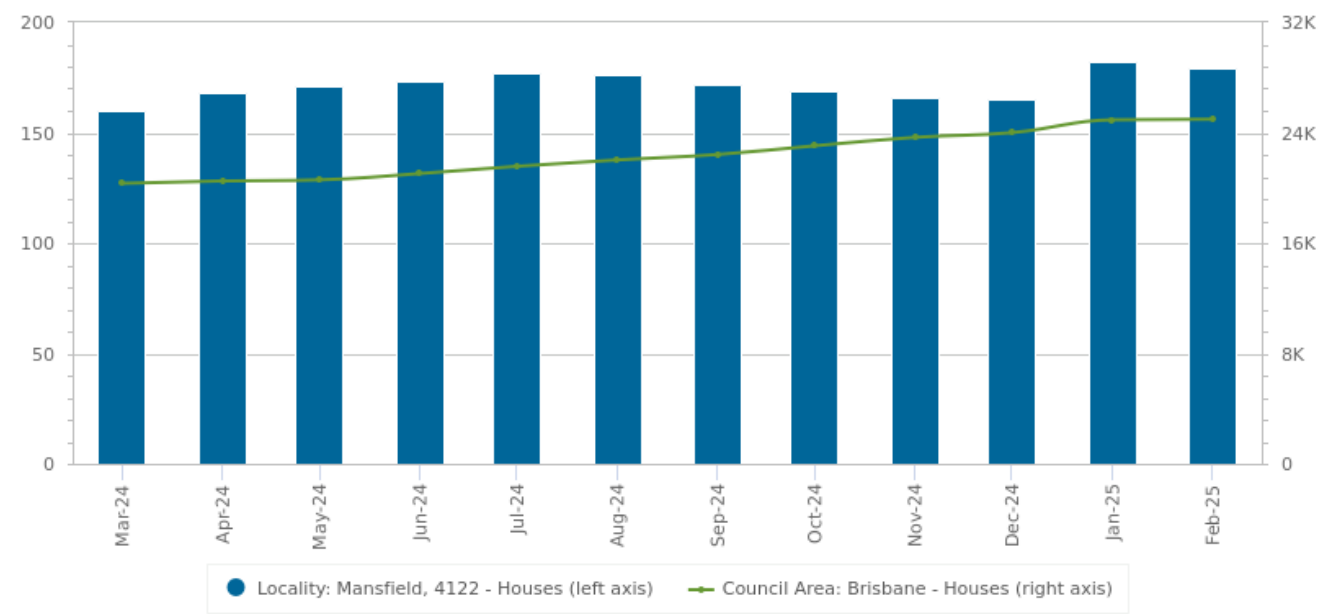
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

179
Feb 2025

	Mansfield	Brisbane
Mar 2024	160	20,330
Apr 2024	168	20,503
May 2024	171	20,583
Jun 2024	173	21,044
Jul 2024	177	21,569
Aug 2024	176	22,032
Sep 2024	172	22,424
Oct 2024	169	23,056
Nov 2024	166	23,668
Dec 2024	165	24,010
Jan 2025	182	24,938
Feb 2025	179	24,980

Statistics are calculated over a rolling 12 month period



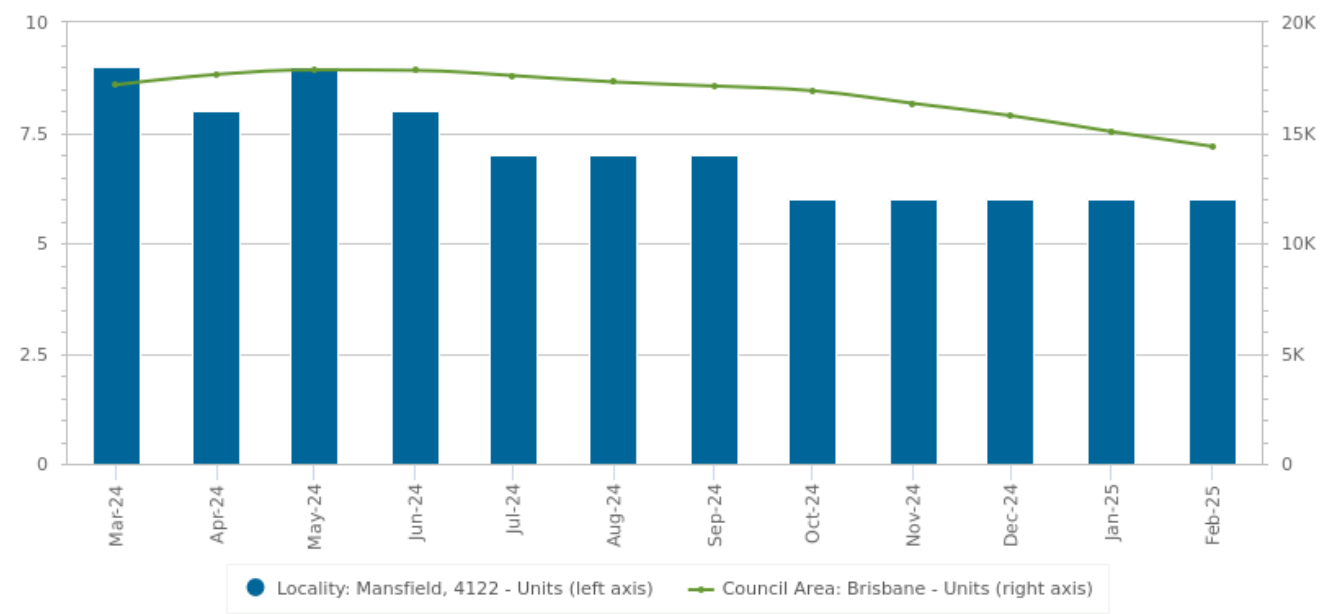
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

6
Feb 2025

	Mansfield	Brisbane
Mar 2024	9	17,177
Apr 2024	8	17,646
May 2024	9	17,846
Jun 2024	8	17,824
Jul 2024	7	17,587
Aug 2024	7	17,298
Sep 2024	7	17,114
Oct 2024	6	16,901
Nov 2024	6	16,326
Dec 2024	6	15,772
Jan 2025	6	15,048
Feb 2025	6	14,376

Statistics are calculated over a rolling 12 month period



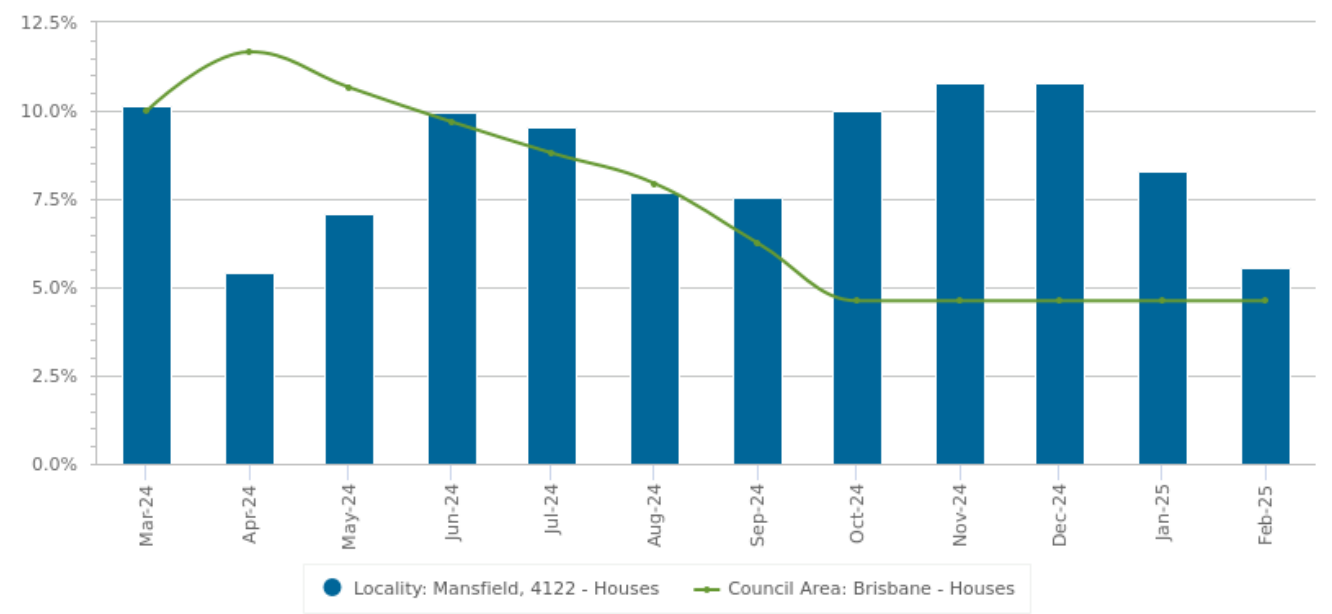
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

5.6%
Feb 2025

	Mansfield	Brisbane
Mar 2024	10.1%	10.0%
Apr 2024	5.4%	11.7%
May 2024	7.1%	10.7%
Jun 2024	10.0%	9.7%
Jul 2024	9.5%	8.8%
Aug 2024	7.7%	7.9%
Sep 2024	7.5%	6.3%
Oct 2024	10.0%	4.6%
Nov 2024	10.8%	4.6%
Dec 2024	10.8%	4.6%
Jan 2025	8.3%	4.6%
Feb 2025	5.6%	4.6%

Statistics are calculated over a rolling 12 month period



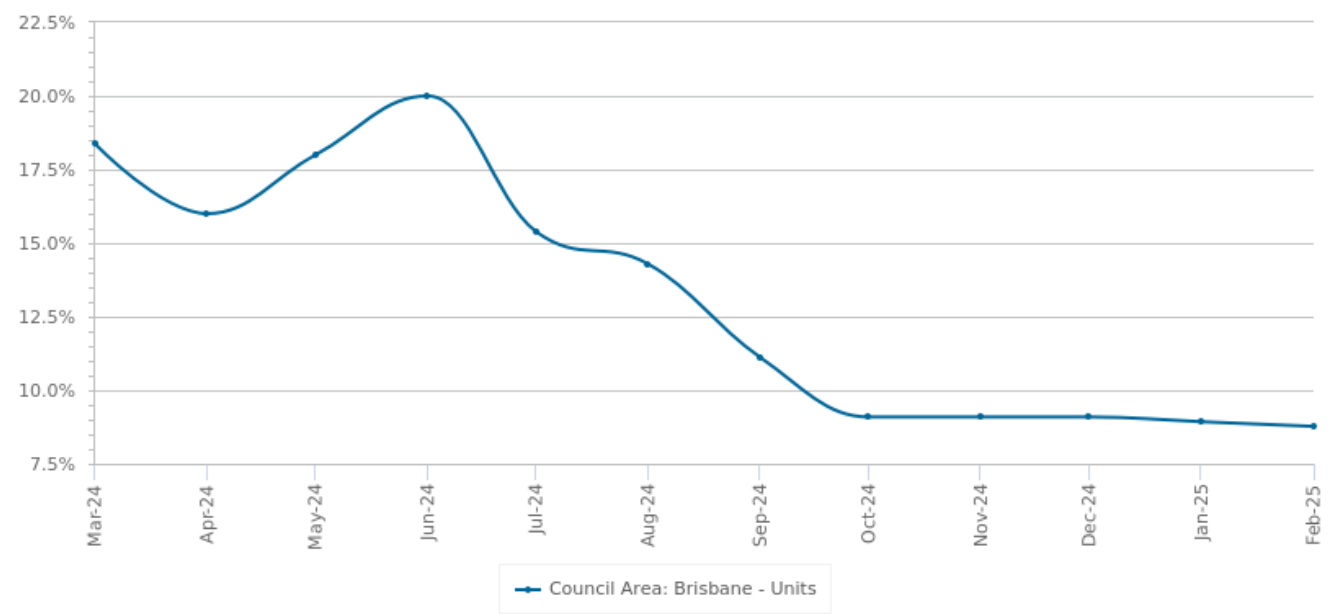
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

46.1%
Dec 2023

	Mansfield	Brisbane
Mar 2024	-	18.4%
Apr 2024	-	16.0%
May 2024	-	18.0%
Jun 2024	-	20.0%
Jul 2024	-	15.4%
Aug 2024	-	14.3%
Sep 2024	-	11.1%
Oct 2024	-	9.1%
Nov 2024	-	9.1%
Dec 2024	-	9.1%
Jan 2025	-	8.9%
Feb 2025	-	8.8%

Statistics are calculated over a rolling 12 month period



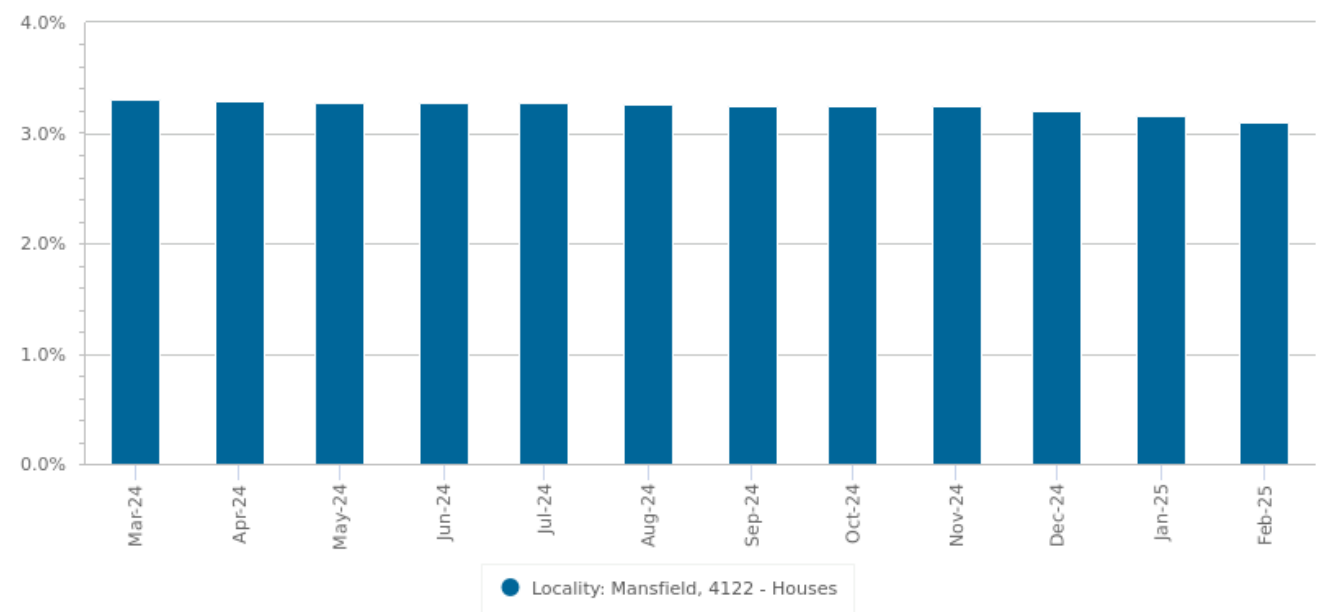
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.1%
Feb 2025

	Mansfield
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

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