

# Mount Gravatt East QLD 4122

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## Mount Gravatt East, QLD

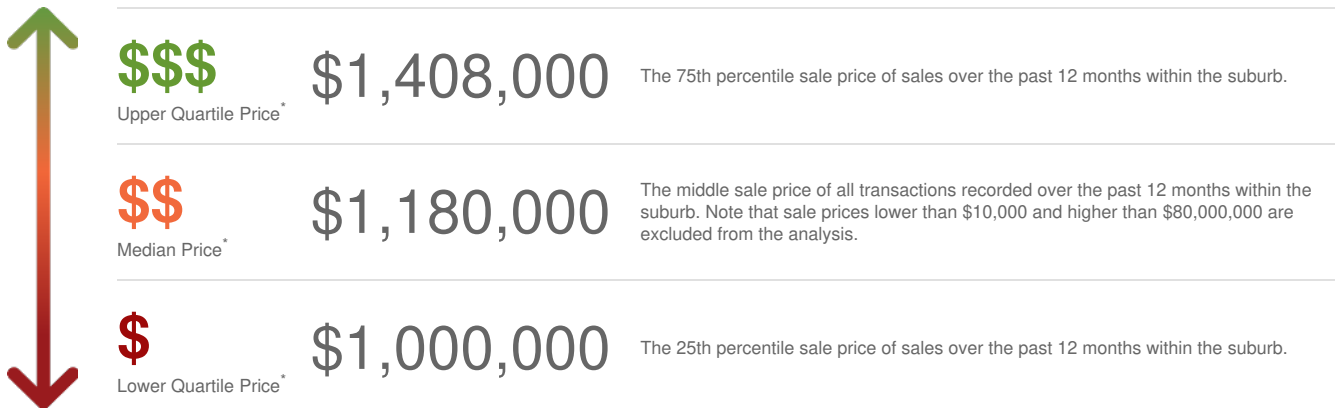
The size of Mount Gravatt East is approximately 4.6 square kilometres. It has 14 parks covering nearly 5.9% of total area. The population of Mount Gravatt East in 2011 was 10,891 people. By 2016 the population was 11,845 showing a population growth of 8.8% in the area during that time. The predominant age group in Mount Gravatt East is 30-39 years. Households in Mount Gravatt East are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mount Gravatt East work in a professional occupation. In 2011, 61.3% of the homes in Mount Gravatt East were owner-occupied compared with 60.3% in 2016. Currently the median sales price of houses in the area is \$1,180,000.

	House	Unit	Land
Average Tenure Period	12.5 years	9.0 years	-
Total Dwellings	3,599	1,463	67
Total New Listings	135	77	-
Median Value	\$1,157,187	\$705,993	-
Total Properties Listed	146	81	-

### House: Market Trends

<b>144</b> Properties Sold (12 Months)	<b>12.5</b> Average Tenure Period (Years)	<b>\$650/w</b> Median Asking Rent (12 Months)
<b>135</b> New Sale Listings (12 Months)	<b>19</b> Days on Market (12 Months)	<b>231</b> Rental Rate Observations (12 Months)

### House: Median Price Quartiles

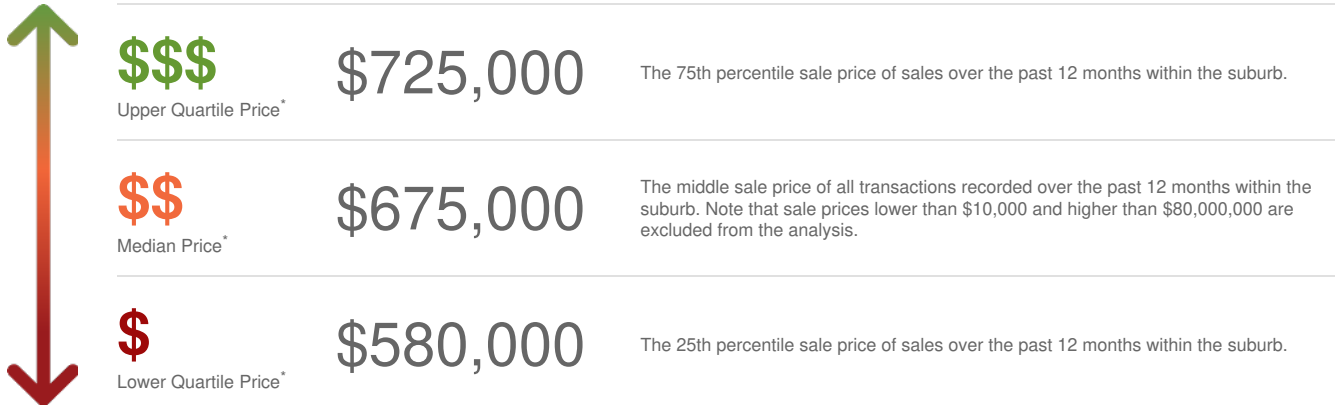


\*Statistics are calculated over a rolling 12 month period

### Unit: Market Trends

<b>88</b> Properties Sold (12 Months)	<b>9.0</b> Average Tenure Period (Years)	<b>\$600/w</b> Median Asking Rent (12 Months)
<b>77</b> New Sale Listings (12 Months)	<b>9</b> Days on Market (12 Months)	<b>141</b> Rental Rate Observations (12 Months)

### Unit: Median Price Quartiles




\*Statistics are calculated over a rolling 12 month period

## Land: Market Trends

<b>9</b> Properties Sold (12 Months)	<b>-</b> Average Tenure Period (Years)	<b>-</b> Median Asking Rent (12 Months)
<b>-</b> New Sale Listings (12 Months)	<b>-</b> Days on Market (12 Months)	<b>-</b> Rental Rate Observations (12 Months)

## Land: Median Price Quartiles



<b>\$\$\$</b> Upper Quartile Price*	<b>-</b>	The 75th percentile sale price of sales over the past 12 months within the suburb.
<b>\$\$</b> Median Price*	<b>\$720,000</b>	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.
<b>\$</b> Lower Quartile Price*	<b>-</b>	The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

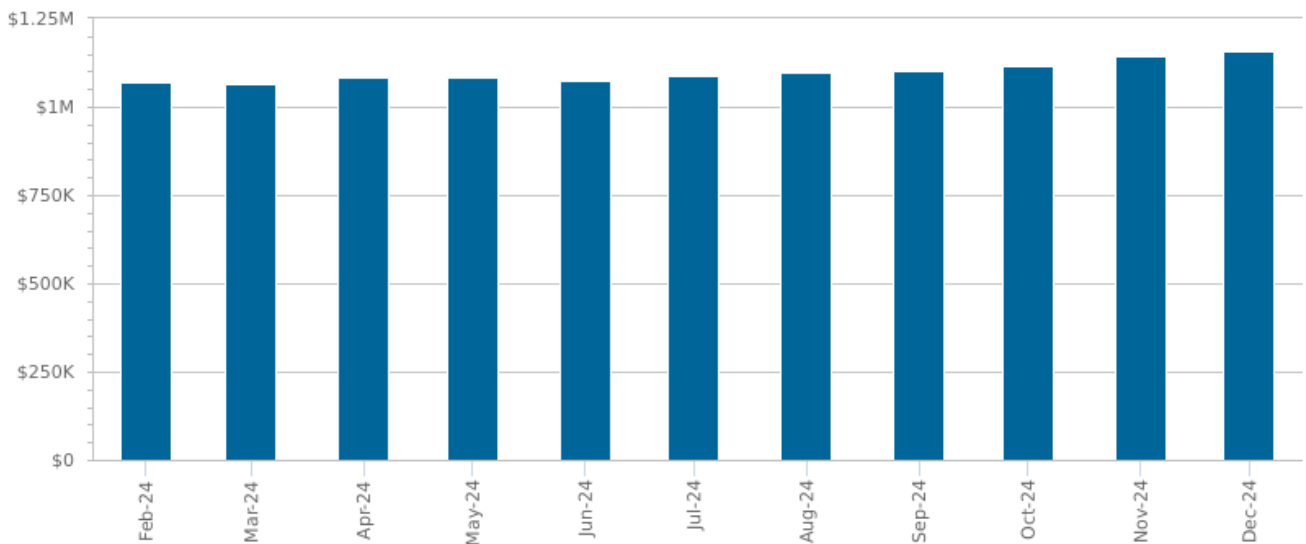
## House: Recent Median Value

# \$1.16M

Dec 2024

	Mount Gravatt East
Feb 2024	\$1,068,730
Mar 2024	\$1,063,368
Apr 2024	\$1,082,350
May 2024	\$1,081,793
Jun 2024	\$1,075,518
Jul 2024	\$1,089,352
Aug 2024	\$1,097,917
Sep 2024	\$1,100,171
Oct 2024	\$1,114,236
Nov 2024	\$1,143,383
Dec 2024	\$1,157,187
Jan 2025	-

Statistics are calculated at the end of the displayed month



● Locality: Mount Gravatt East, 4122 - Houses

Statistics are calculated at the end of the displayed month

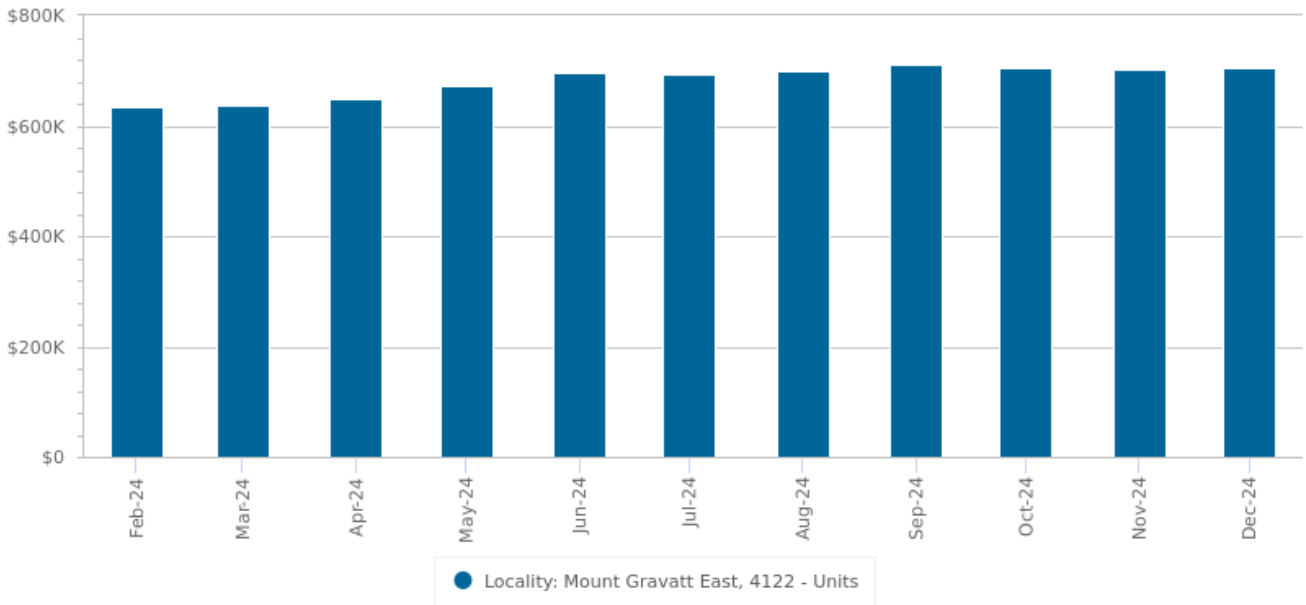
Unit: Recent Median Value

**\$706K**

Dec 2024

	Mount Gravatt East
Feb 2024	\$635,230
Mar 2024	\$635,735
Apr 2024	\$650,042
May 2024	\$672,947
Jun 2024	\$695,345
Jul 2024	\$692,256
Aug 2024	\$698,454
Sep 2024	\$710,208
Oct 2024	\$703,818
Nov 2024	\$702,668
Dec 2024	\$705,993
Jan 2025	-

Statistics are calculated at the end of the displayed month



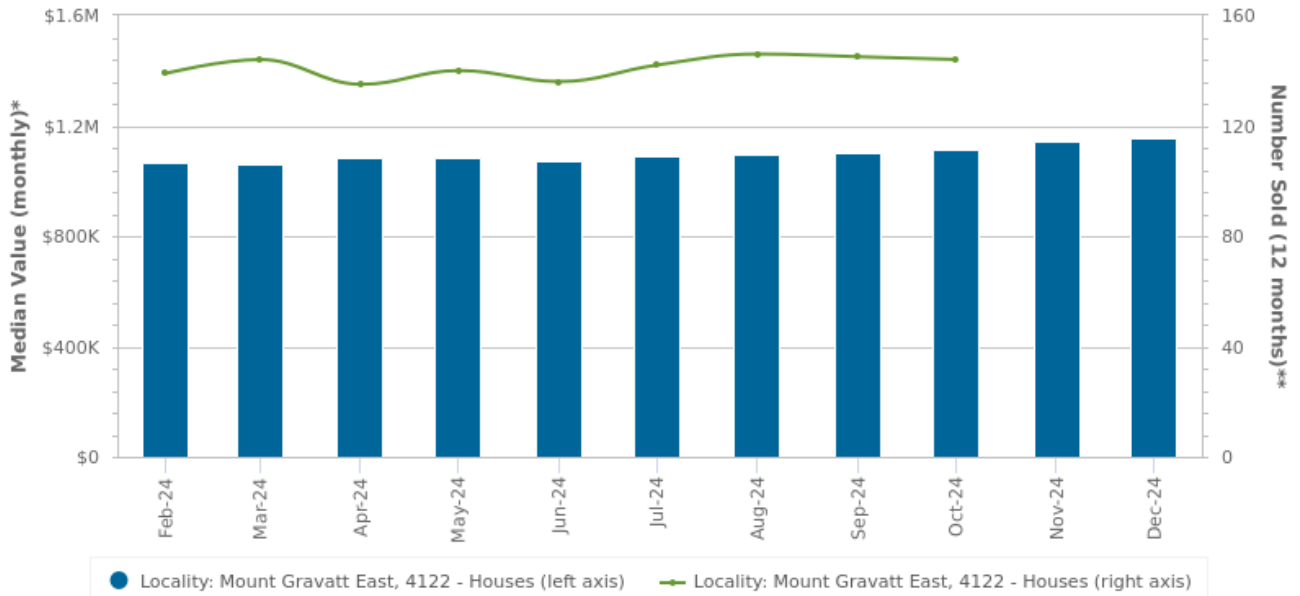
Statistics are calculated at the end of the displayed month

## House: Median Value vs Number Sold

**144**  
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$1,068,730	139
Mar 2024	\$1,063,368	144
Apr 2024	\$1,082,350	135
May 2024	\$1,081,793	140
Jun 2024	\$1,075,518	136
Jul 2024	\$1,089,352	142
Aug 2024	\$1,097,917	146
Sep 2024	\$1,100,171	145
Oct 2024	\$1,114,236	144
Nov 2024	\$1,143,383	-
Dec 2024	\$1,157,187	-
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

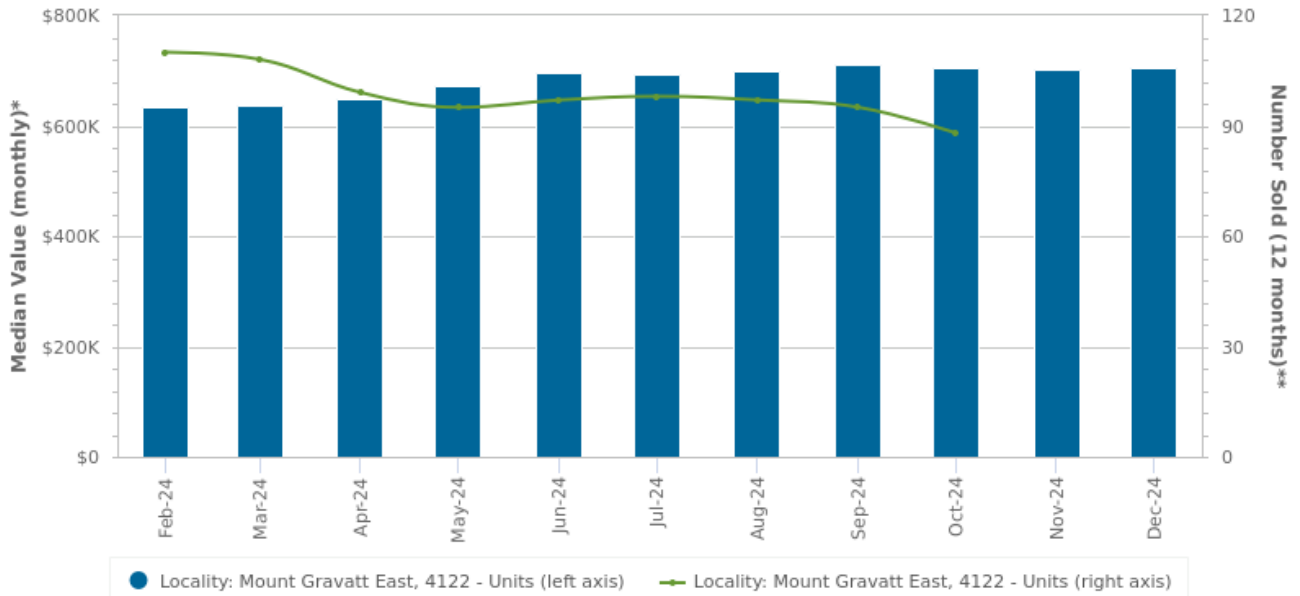


### Unit: Median Value vs Number Sold

**88**  
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$635,230	110
Mar 2024	\$635,735	108
Apr 2024	\$650,042	99
May 2024	\$672,947	95
Jun 2024	\$695,345	97
Jul 2024	\$692,256	98
Aug 2024	\$698,454	97
Sep 2024	\$710,208	95
Oct 2024	\$703,818	88
Nov 2024	\$702,668	-
Dec 2024	\$705,993	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



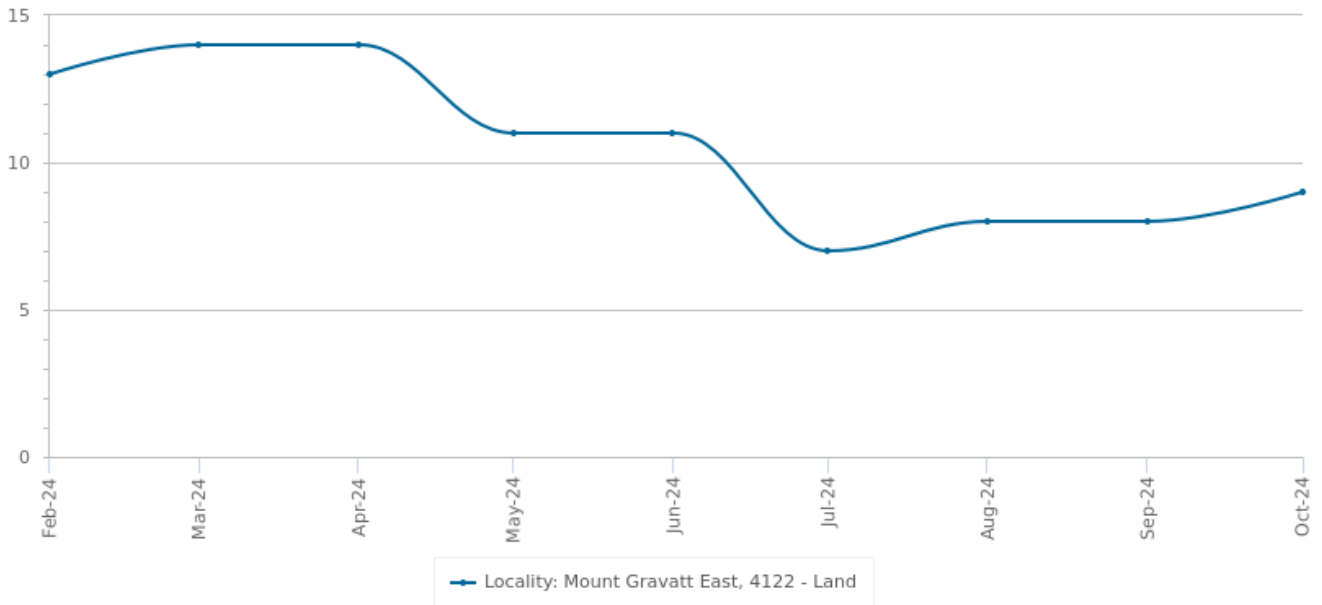
\*Statistics are calculated at the end of the displayed month  
 \*\*Statistics are calculated over a rolling 12 month period

## Land: Median Value vs Number Sold

**9**  
Oct 2024

	Median Value	Number Of Sold
Feb 2024	-	13
Mar 2024	-	14
Apr 2024	-	14
May 2024	-	11
Jun 2024	-	11
Jul 2024	-	7
Aug 2024	-	8
Sep 2024	-	8
Oct 2024	-	9
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

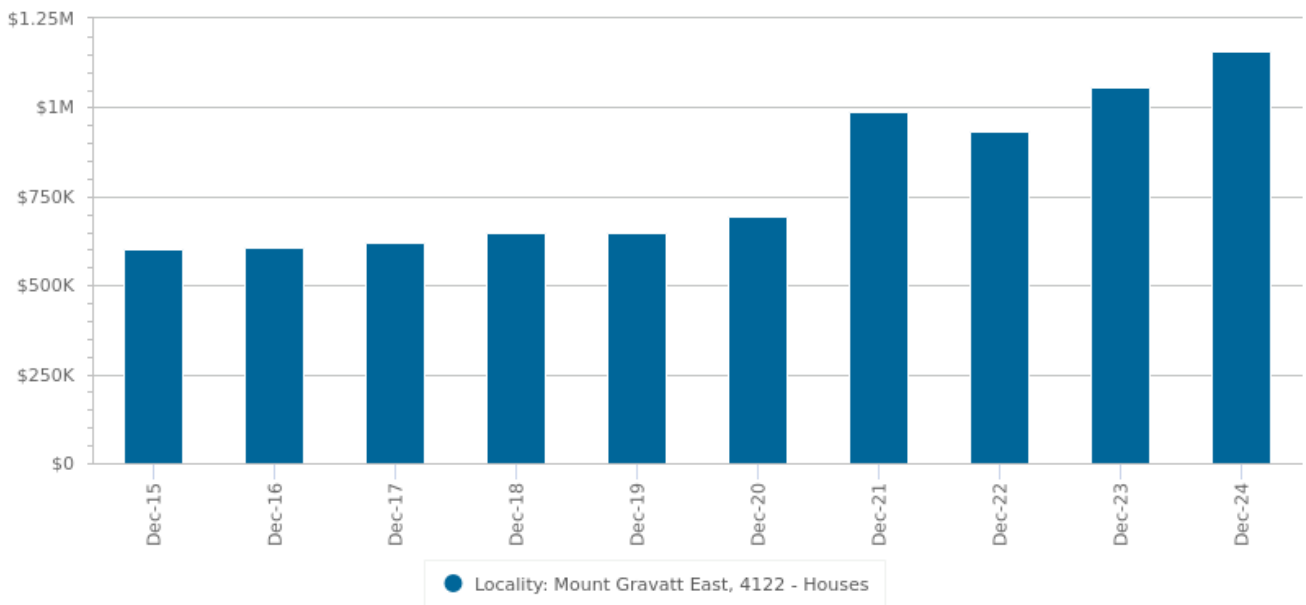
### House: Median Value

**\$1.16M**

Dec 2024

	Mount Gravatt East
Dec 2016	\$605,736
Dec 2017	\$620,993
Dec 2018	\$645,803
Dec 2019	\$649,435
Dec 2020	\$693,414
Dec 2021	\$990,031
Dec 2022	\$932,813
Dec 2023	\$1,057,250
Dec 2024	\$1,157,187
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

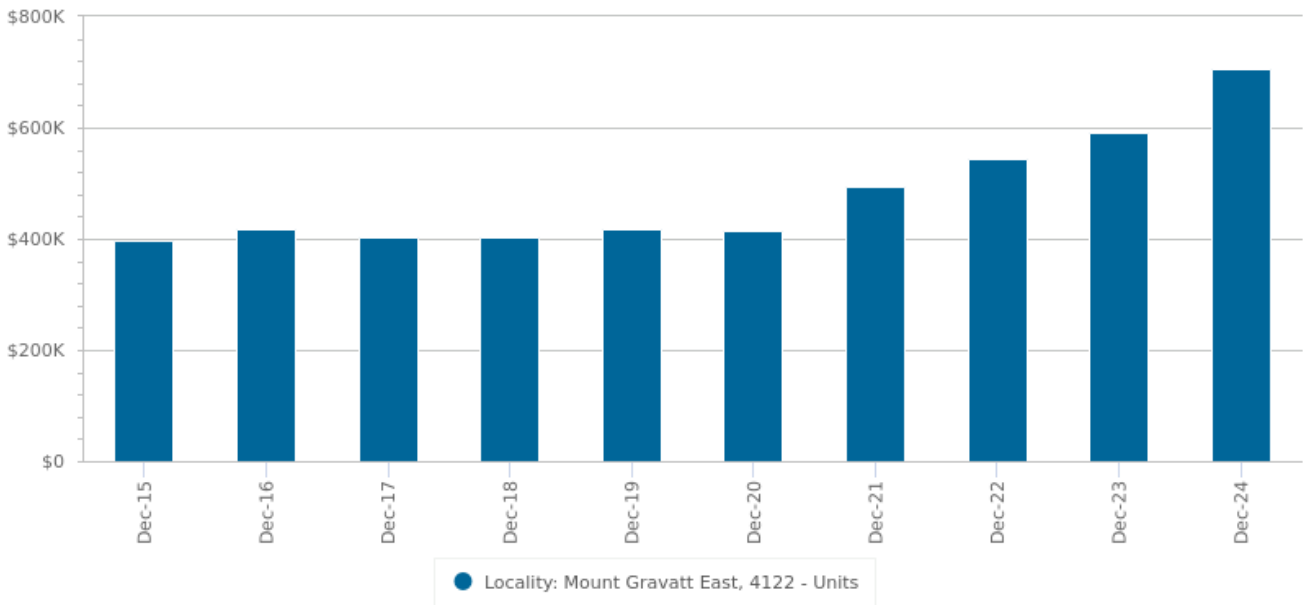
Unit: Median Value

**\$706K**

Dec 2024

	Mount Gravatt East
Dec 2016	\$416,401
Dec 2017	\$403,684
Dec 2018	\$402,786
Dec 2019	\$418,152
Dec 2020	\$413,757
Dec 2021	\$493,960
Dec 2022	\$543,400
Dec 2023	\$591,919
Dec 2024	\$705,993
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

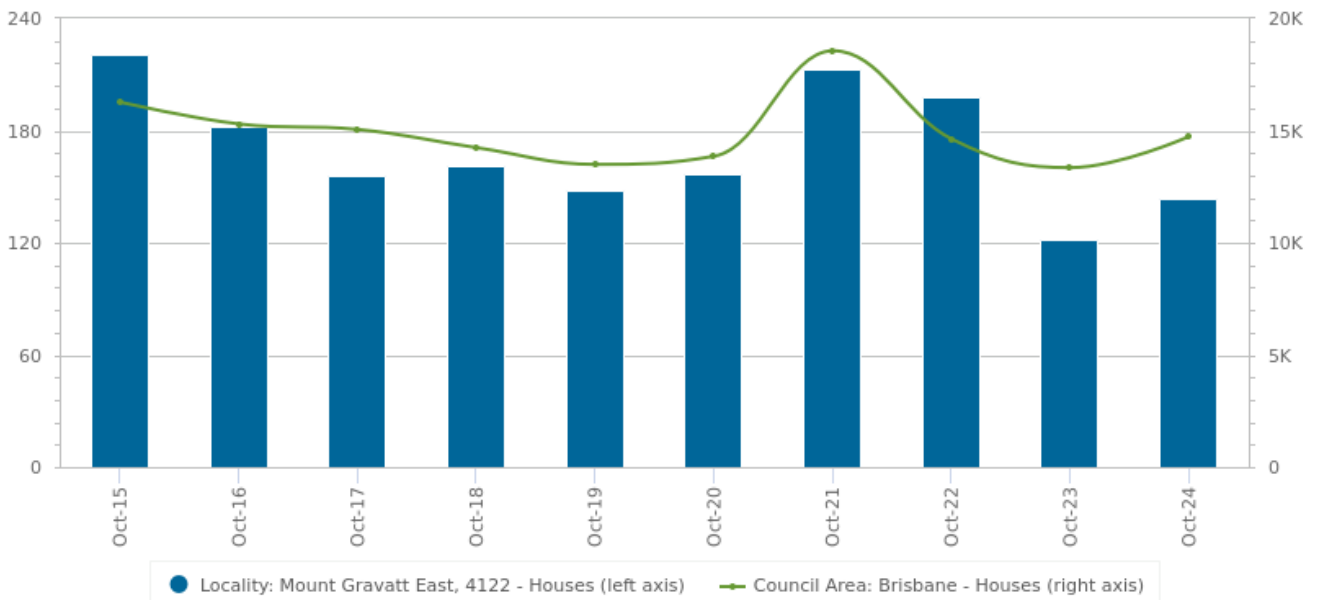
## House: Sales Per Annum

**144**

Oct 2024

	Mount Gravatt East	Brisbane
Oct 2016	182	15291
Oct 2017	156	15047
Oct 2018	161	14236
Oct 2019	148	13490
Oct 2020	157	13859
Oct 2021	213	18556
Oct 2022	198	14619
Oct 2023	122	13347
Oct 2024	144	14740
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

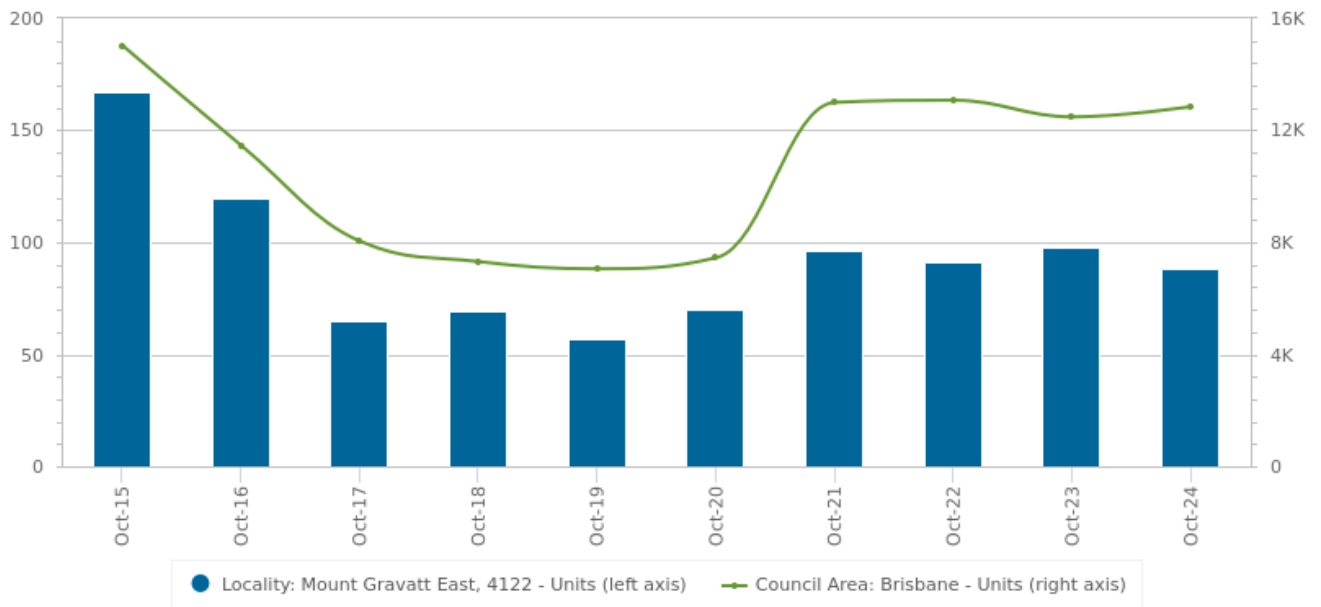


Unit: Sales Per Annum

**88**  
Oct 2024

	Mount Gravatt East	Brisbane
Oct 2016	120	11451
Oct 2017	65	8039
Oct 2018	69	7313
Oct 2019	57	7055
Oct 2020	70	7454
Oct 2021	96	13000
Oct 2022	91	13076
Oct 2023	98	12481
Oct 2024	88	12845
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



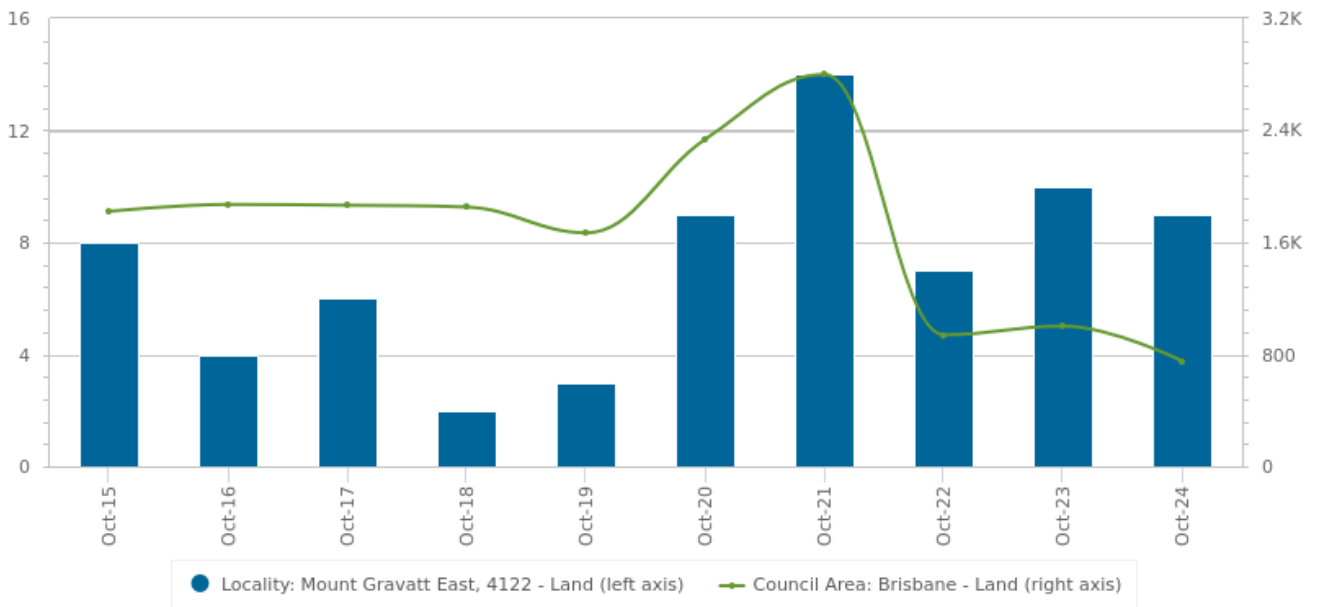
Statistics are calculated over a rolling 12 month period

# Land: Sales Per Annum

**9**  
Oct 2024

	Mount Gravatt East	Brisbane
Oct 2016	4	1871
Oct 2017	6	1865
Oct 2018	2	1852
Oct 2019	3	1668
Oct 2020	9	2339
Oct 2021	14	2799
Oct 2022	7	940
Oct 2023	10	1002
Oct 2024	9	751
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

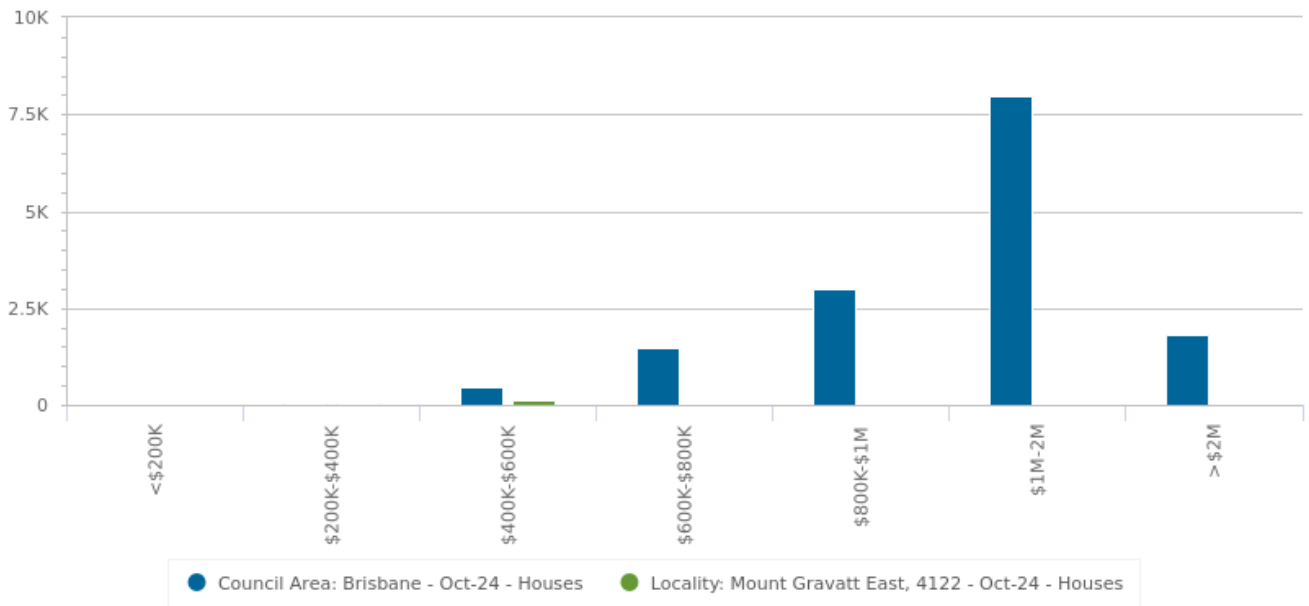
## House: Sales By Price

# \$178.28M

Oct 2024

	Mount Gravatt East	Brisbane
<\$200K	-	3
\$200K-\$400K	-	28
\$400K-\$600K	-	456
\$600K-\$800K	7	1,466
\$800K-\$1M	27	2,995
\$1M-\$2M	106	7,964
>\$2M	3	1,811

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

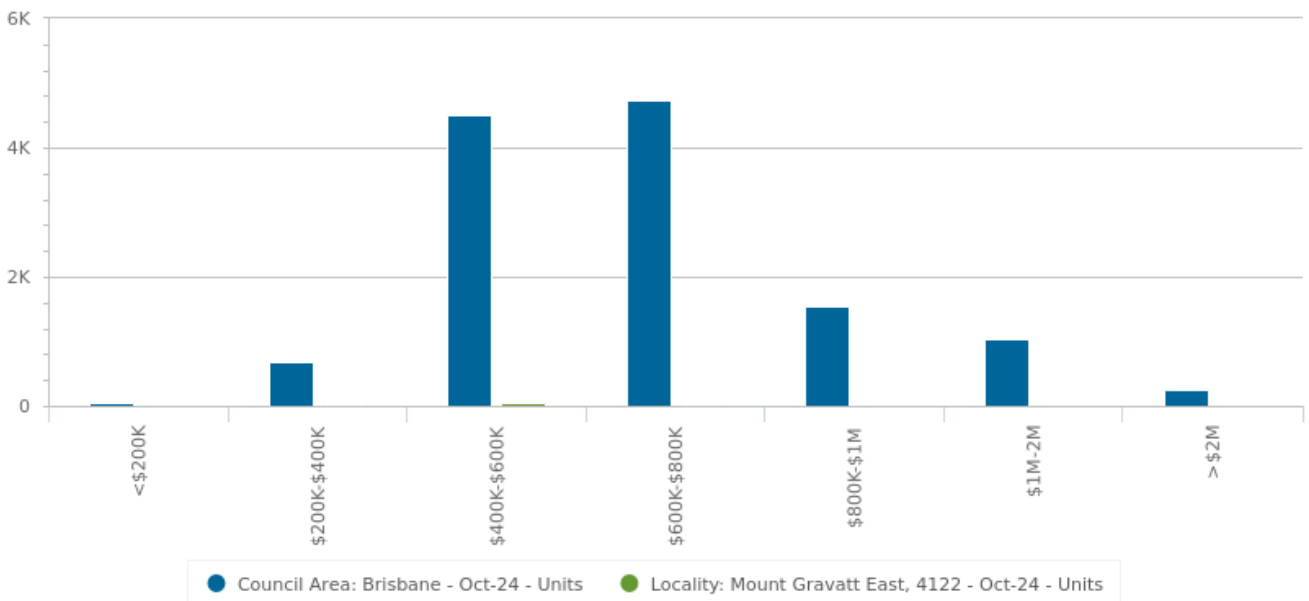
### Unit: Sales By Price

**\$58.06M**

Oct 2024

	Mount Gravatt East	Brisbane
<\$200K	-	49
\$200K-\$400K	1	678
\$400K-\$600K	25	4,501
\$600K-\$800K	48	4,746
\$800K-\$1M	13	1,555
\$1M-\$2M	-	1,045
>\$2M	-	262

Statistics are calculated over a rolling 12 month period

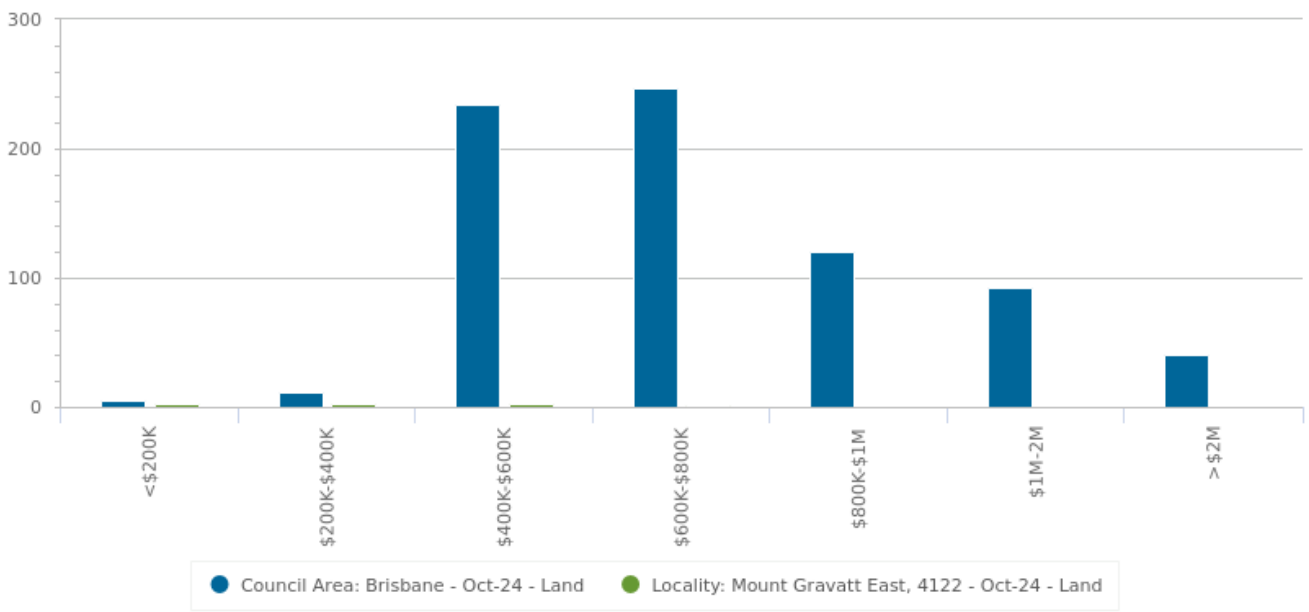


Statistics are calculated over a rolling 12 month period

## Land: Sales By Price

	Mount Gravatt East	Brisbane
<\$200K	-	5
\$200K-\$400K	-	11
\$400K-\$600K	3	234
\$600K-\$800K	2	247
\$800K-\$1M	3	120
\$1M-\$2M	-	93
>\$2M	1	41

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



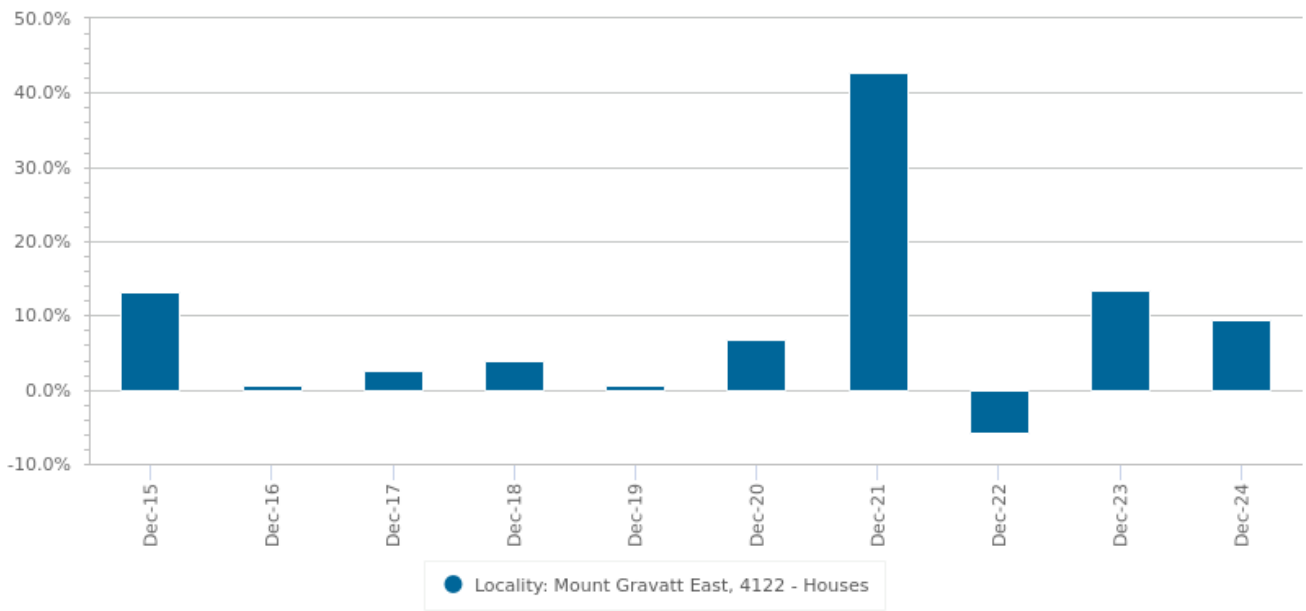
## House: Change In Median Value

**9.5%**

Dec 2024

	Mount Gravatt East
Dec 2016	0.6%
Dec 2017	2.5%
Dec 2018	4.0%
Dec 2019	0.6%
Dec 2020	6.8%
Dec 2021	42.8%
Dec 2022	-5.8%
Dec 2023	13.3%
Dec 2024	9.5%
Dec 2025	-

Statistics are calculated at the end of the displayed month



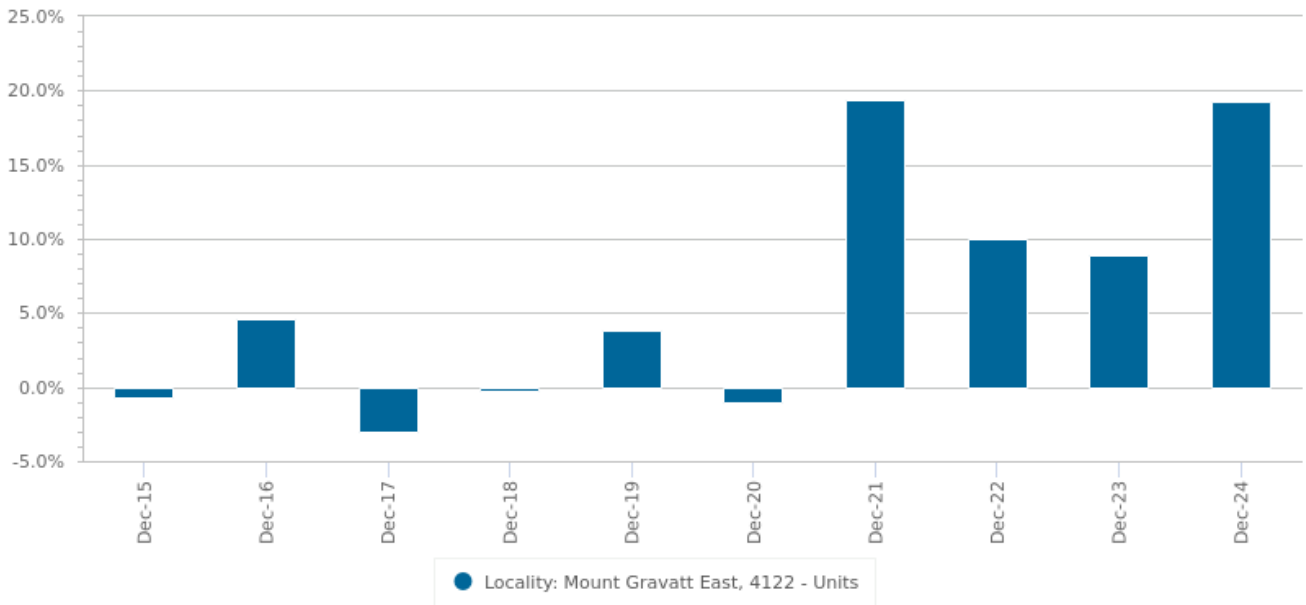
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

**19.3%**  
Dec 2024

	Mount Gravatt East
Dec 2016	4.6%
Dec 2017	-3.1%
Dec 2018	-0.2%
Dec 2019	3.8%
Dec 2020	-1.1%
Dec 2021	19.4%
Dec 2022	10.0%
Dec 2023	8.9%
Dec 2024	19.3%
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

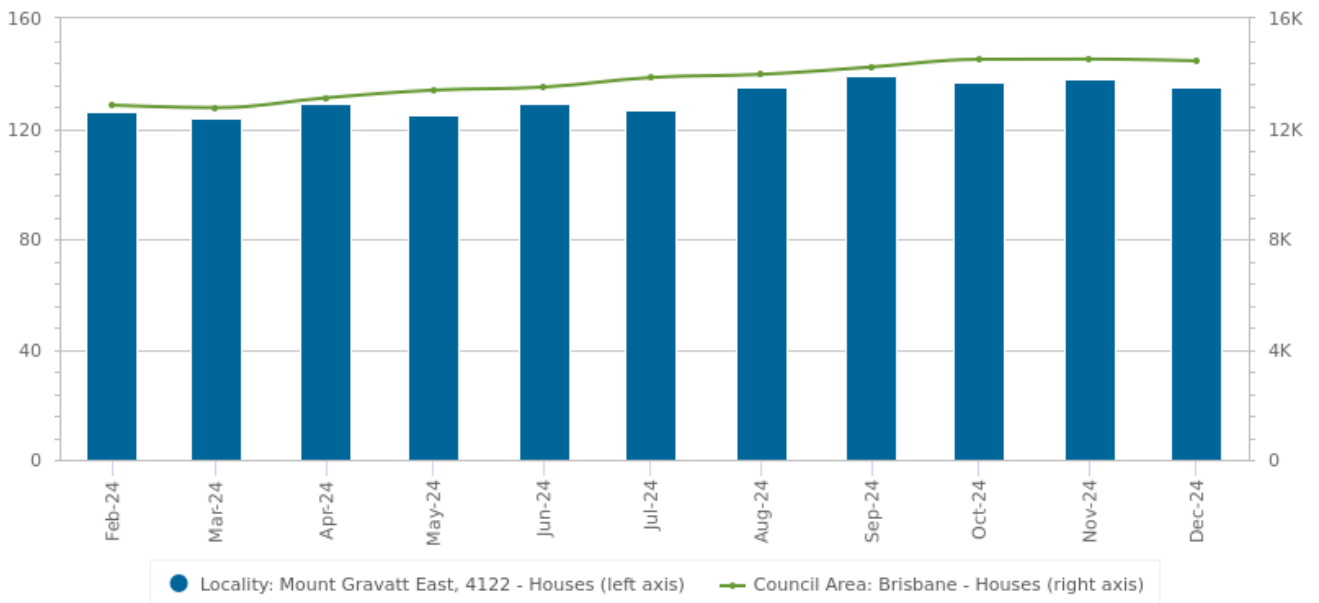
## House: Number of New Listing

**135**

Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	126	12,853
Mar 2024	124	12,763
Apr 2024	129	13,124
May 2024	125	13,398
Jun 2024	129	13,511
Jul 2024	127	13,857
Aug 2024	135	13,972
Sep 2024	139	14,239
Oct 2024	137	14,516
Nov 2024	138	14,525
Dec 2024	135	14,462
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



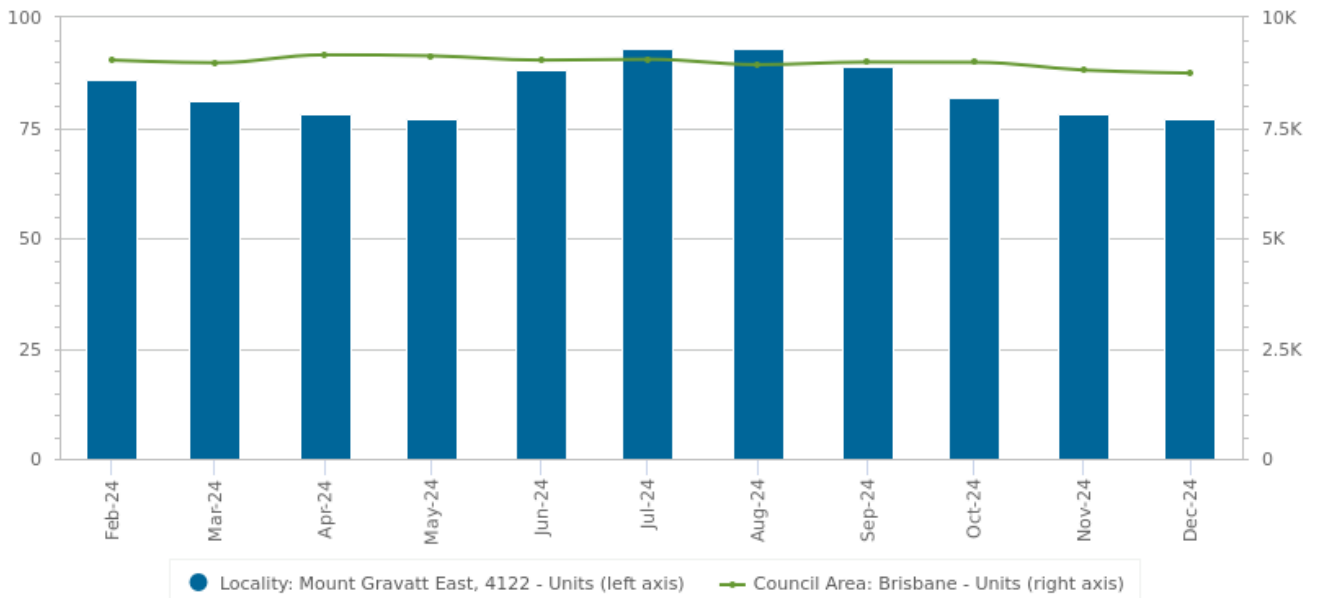
Statistics are calculated over a rolling 12 month period

### Unit: Number of New Listing

**77**  
Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	86	9,032
Mar 2024	81	8,972
Apr 2024	78	9,151
May 2024	77	9,129
Jun 2024	88	9,031
Jul 2024	93	9,051
Aug 2024	93	8,930
Sep 2024	89	8,987
Oct 2024	82	8,982
Nov 2024	78	8,805
Dec 2024	77	8,737
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



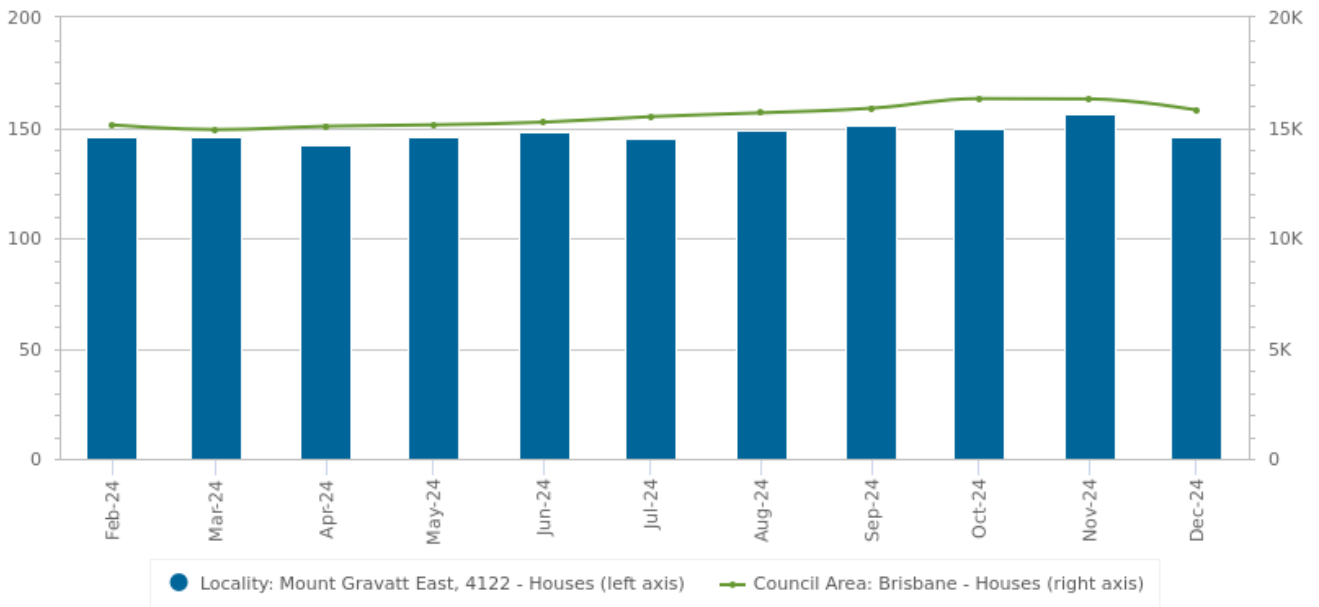
Statistics are calculated over a rolling 12 month period

## House: Total Properties Listed

**146**  
Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	146	15,123
Mar 2024	146	14,914
Apr 2024	142	15,068
May 2024	146	15,132
Jun 2024	148	15,253
Jul 2024	145	15,503
Aug 2024	149	15,677
Sep 2024	151	15,887
Oct 2024	150	16,318
Nov 2024	156	16,304
Dec 2024	146	15,804
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

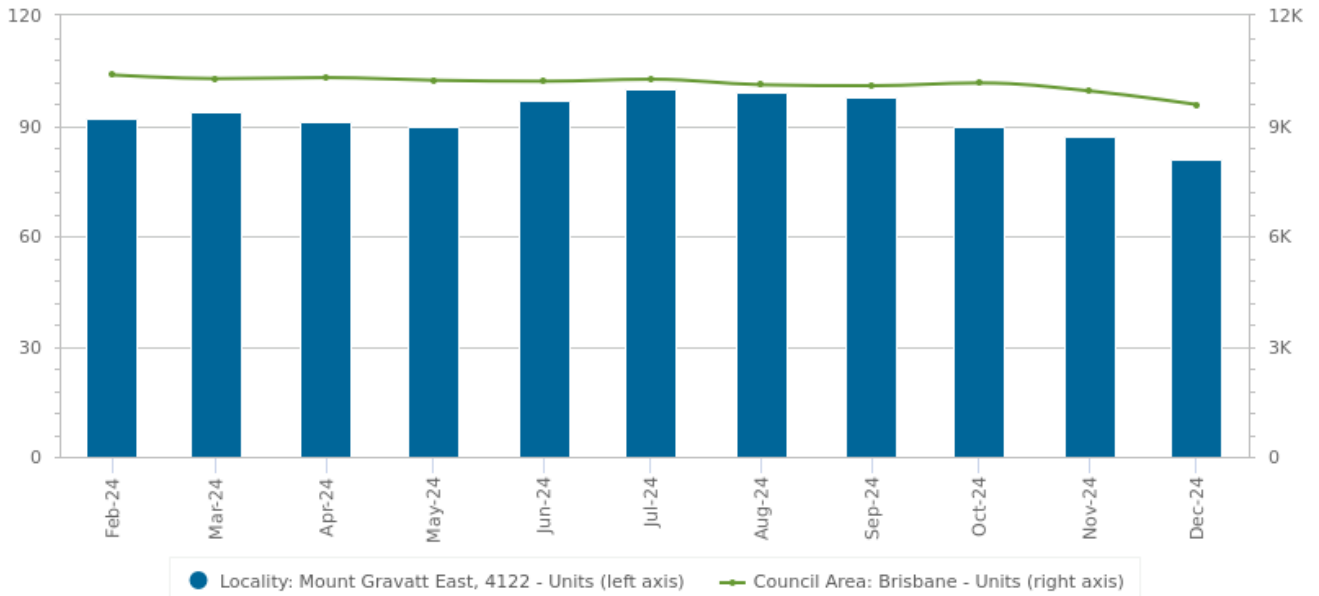


### Unit: Total Properties Listed

**81**  
Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	92	10,380
Mar 2024	94	10,280
Apr 2024	91	10,308
May 2024	90	10,236
Jun 2024	97	10,209
Jul 2024	100	10,263
Aug 2024	99	10,114
Sep 2024	98	10,088
Oct 2024	90	10,163
Nov 2024	87	9,945
Dec 2024	81	9,575
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



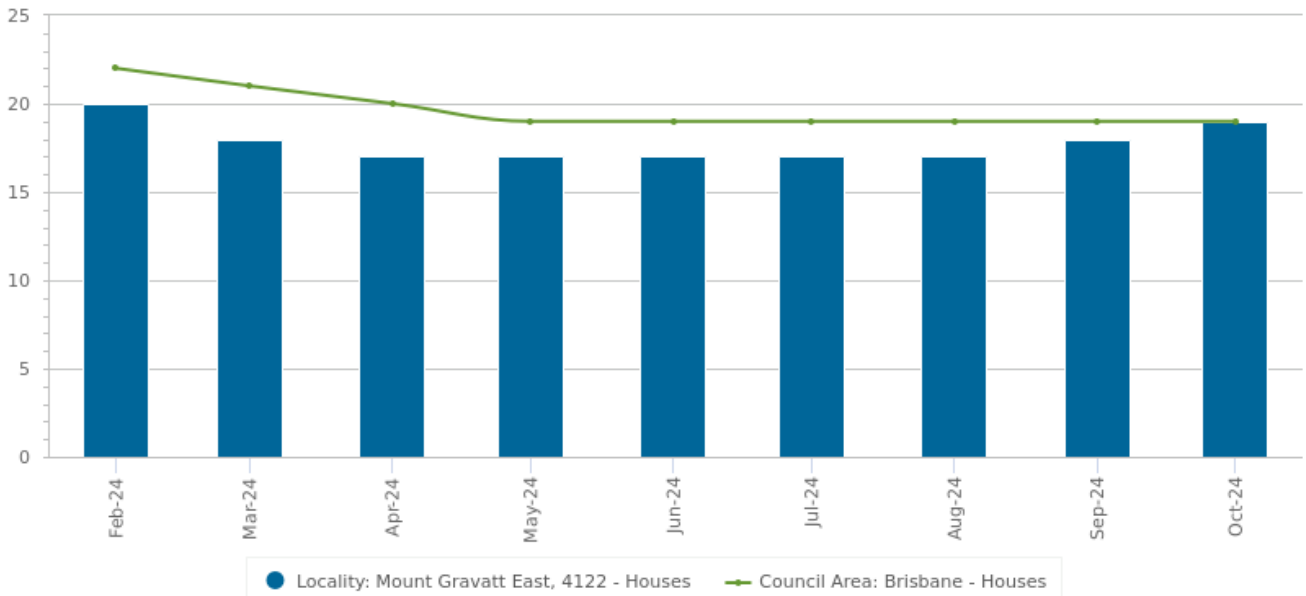
Statistics are calculated over a rolling 12 month period

# House: Median Days On Market

**19**  
Oct 2024

	Mount Gravatt East	Brisbane
Feb 2024	20	22
Mar 2024	18	21
Apr 2024	17	20
May 2024	17	19
Jun 2024	17	19
Jul 2024	17	19
Aug 2024	17	19
Sep 2024	18	19
Oct 2024	19	19
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



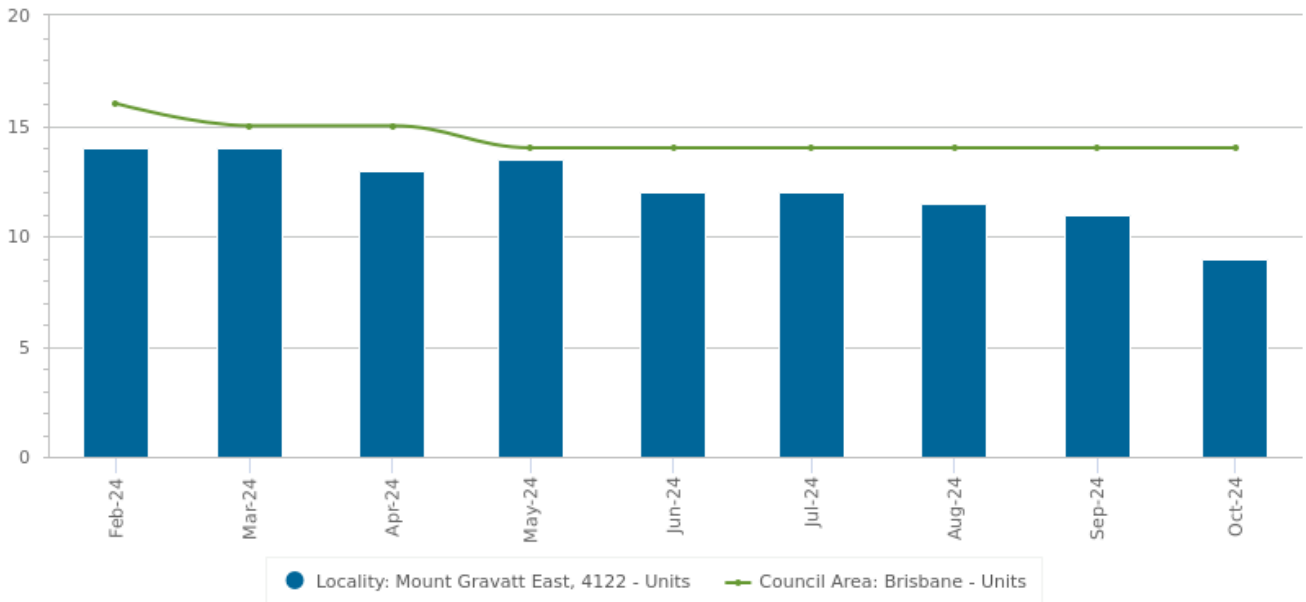
Statistics are calculated over a rolling 12 month period

## Unit: Median Days On Market

**9**  
Oct 2024

	Mount Gravatt East	Brisbane
Feb 2024	14	16
Mar 2024	14	15
Apr 2024	13	15
May 2024	13.5	14
Jun 2024	12	14
Jul 2024	12	14
Aug 2024	11.5	14
Sep 2024	11	14
Oct 2024	9	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

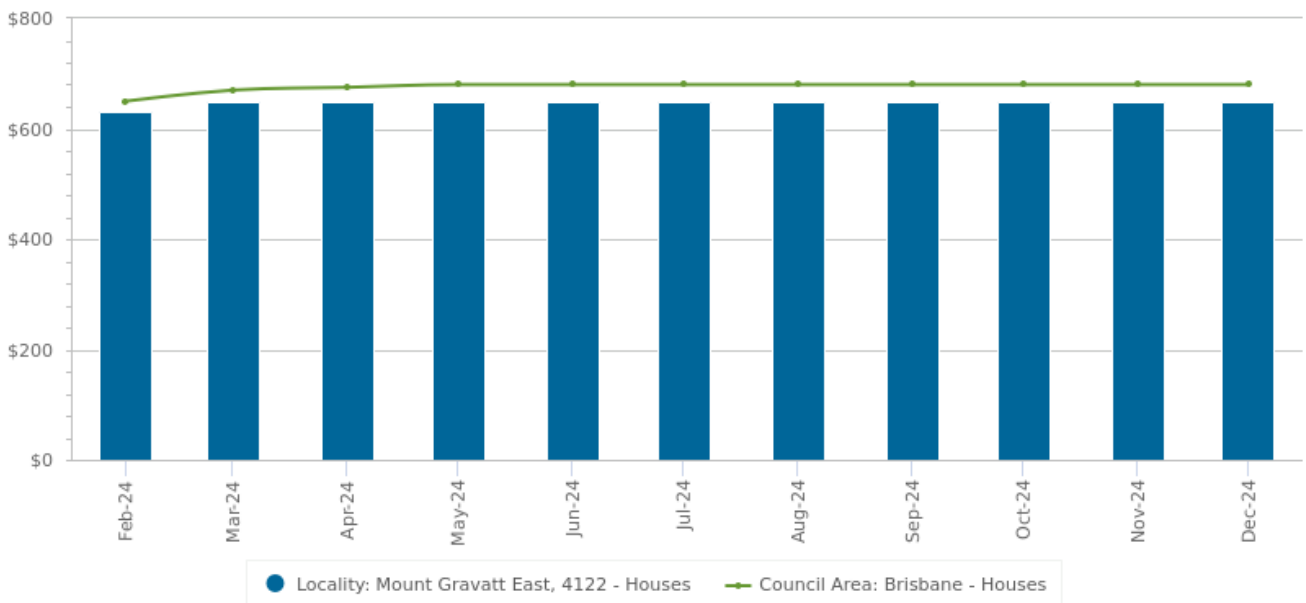
## House: Median Rent

# \$650/w

Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	\$630/w	\$650/w
Mar 2024	\$650/w	\$670/w
Apr 2024	\$650/w	\$675/w
May 2024	\$650/w	\$680/w
Jun 2024	\$650/w	\$680/w
Jul 2024	\$650/w	\$680/w
Aug 2024	\$650/w	\$680/w
Sep 2024	\$650/w	\$680/w
Oct 2024	\$650/w	\$680/w
Nov 2024	\$650/w	\$680/w
Dec 2024	\$650/w	\$680/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



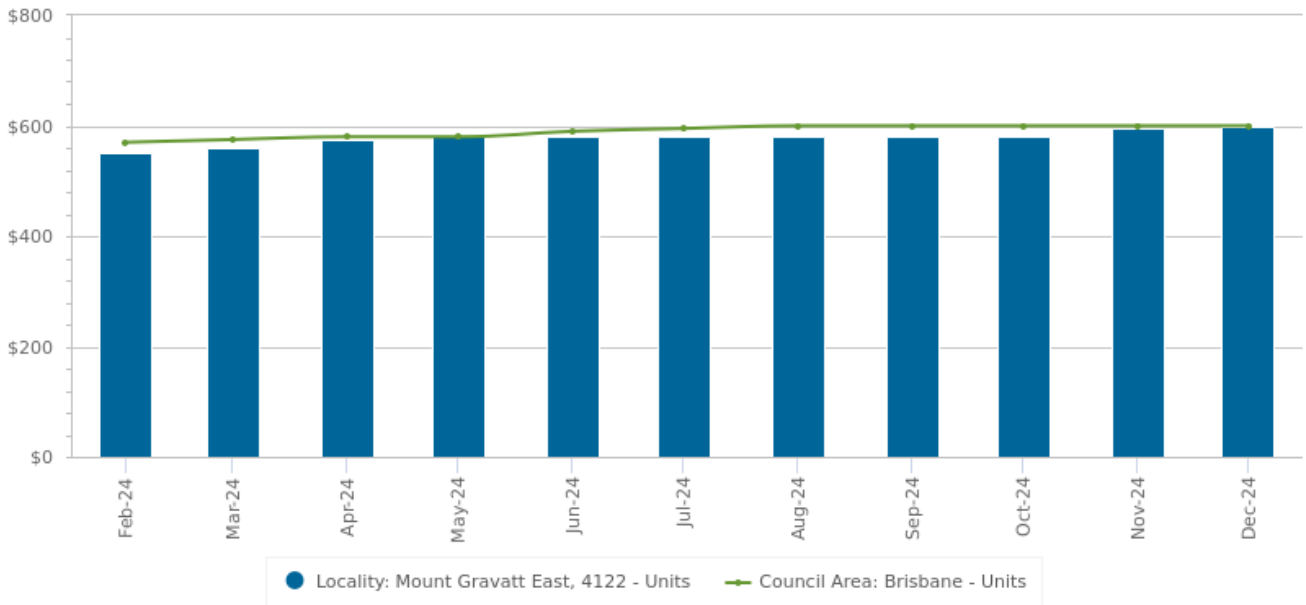
Statistics are calculated over a rolling 12 month period

**Unit: Median Rent**

**\$600/w**  
Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	\$550/w	\$570/w
Mar 2024	\$560/w	\$575/w
Apr 2024	\$575/w	\$580/w
May 2024	\$580/w	\$580/w
Jun 2024	\$580/w	\$590/w
Jul 2024	\$580/w	\$595/w
Aug 2024	\$580/w	\$600/w
Sep 2024	\$580/w	\$600/w
Oct 2024	\$580/w	\$600/w
Nov 2024	\$595/w	\$600/w
Dec 2024	\$600/w	\$600/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

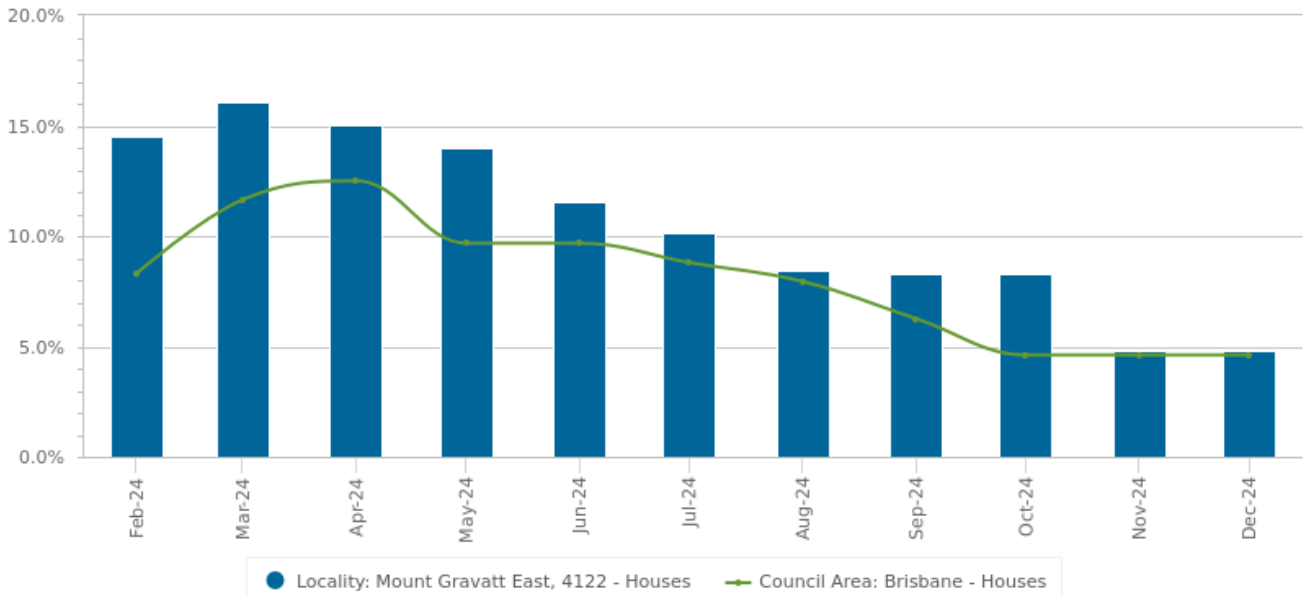
## House: Change in Rental Rate

**4.8%**

Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	14.5%	8.3%
Mar 2024	16.1%	11.7%
Apr 2024	15.0%	12.5%
May 2024	14.0%	9.7%
Jun 2024	11.6%	9.7%
Jul 2024	10.2%	8.8%
Aug 2024	8.4%	7.9%
Sep 2024	8.3%	6.3%
Oct 2024	8.3%	4.6%
Nov 2024	4.8%	4.6%
Dec 2024	4.8%	4.6%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



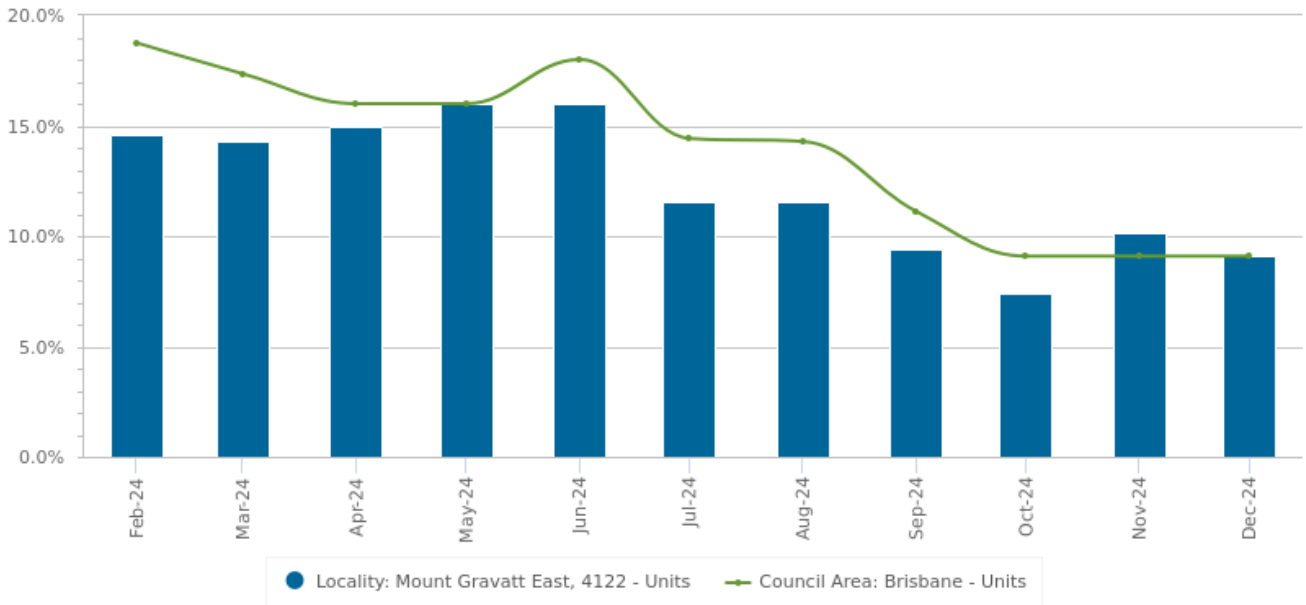
Statistics are calculated over a rolling 12 month period

### Unit: Change in Rental Rate

**9.1%**  
Dec 2024

	Mount Gravatt East	Brisbane
Feb 2024	14.6%	18.8%
Mar 2024	14.3%	17.3%
Apr 2024	15.0%	16.0%
May 2024	16.0%	16.0%
Jun 2024	16.0%	18.0%
Jul 2024	11.5%	14.4%
Aug 2024	11.5%	14.3%
Sep 2024	9.4%	11.1%
Oct 2024	7.4%	9.1%
Nov 2024	10.2%	9.1%
Dec 2024	9.1%	9.1%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



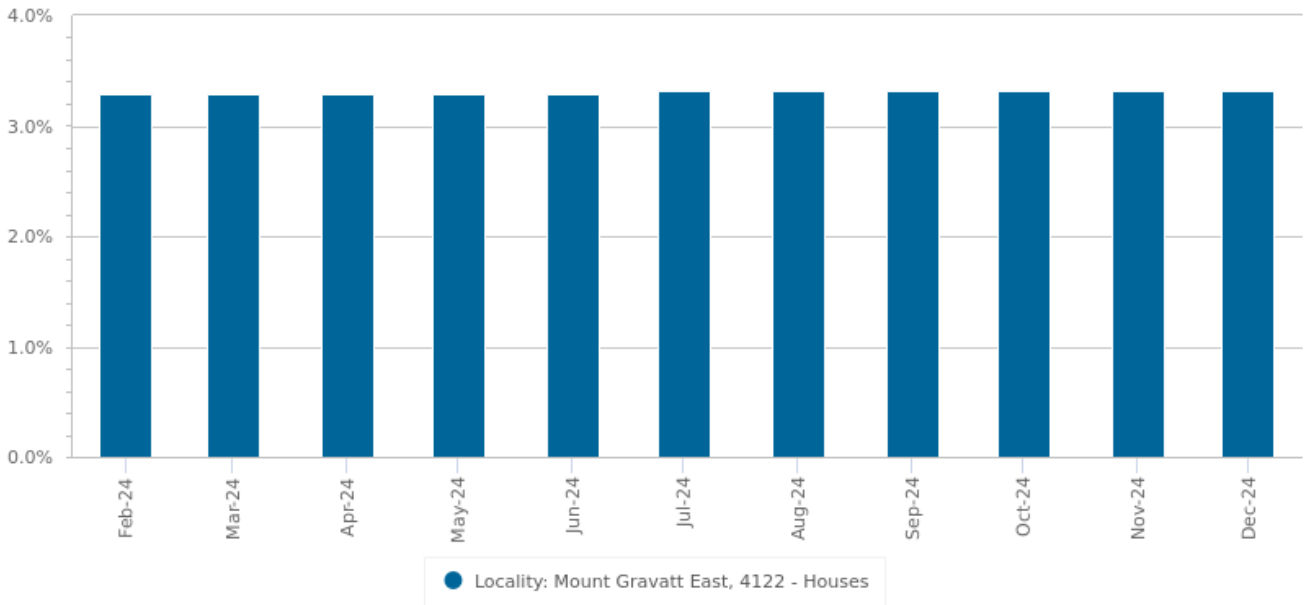
Statistics are calculated over a rolling 12 month period

## House: Value Based Rental Yield

**3.3%**  
Dec 2024

	Mount Gravatt East
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	3.3%
Nov 2024	3.3%
Dec 2024	3.3%
Jan 2025	-

Statistics are calculated at the end of the displayed month



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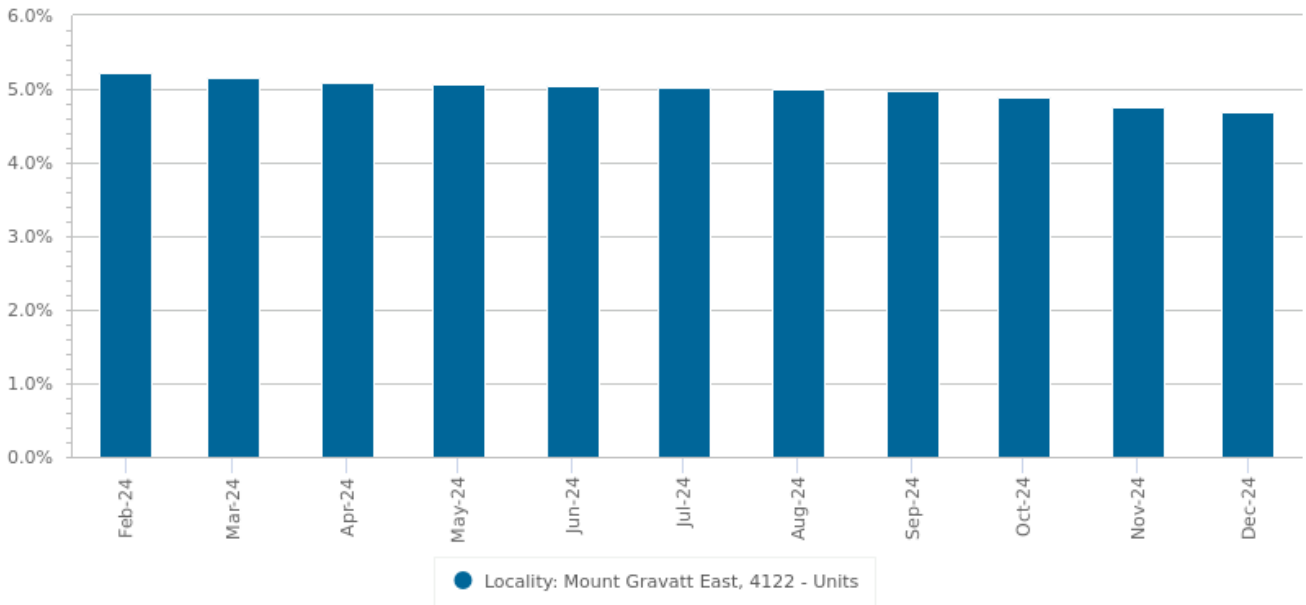


Unit: Value Based Rental Yield

**4.7%**  
Dec 2024

Mount Gravatt East	
Feb 2024	5.2%
Mar 2024	5.1%
Apr 2024	5.1%
May 2024	5.1%
Jun 2024	5.0%
Jul 2024	5.0%
Aug 2024	5.0%
Sep 2024	5.0%
Oct 2024	4.9%
Nov 2024	4.8%
Dec 2024	4.7%
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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