

## Mount Gravatt East QLD 4122

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## Mount Gravatt East, QLD

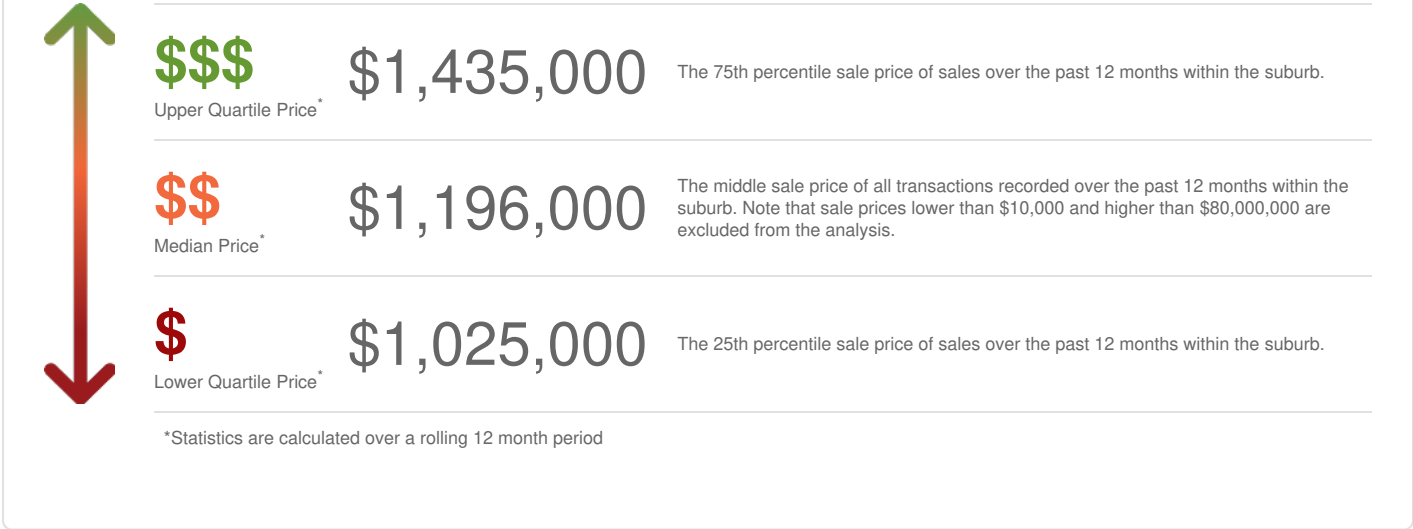
The size of Mount Gravatt East is approximately 4.6 square kilometres. It has 14 parks covering nearly 5.9% of total area. The population of Mount Gravatt East in 2011 was 10,891 people. By 2016 the population was 11,845 showing a population growth of 8.8% in the area during that time. The predominant 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 \$1,196,000.

	House	Unit	Land
Average Tenure Period	12.1 years	9.2 years	-
Total Dwellings	3,606	1,465	65
Total New Listings	137	71	-
Median Value	\$1,160,392	\$731,251	-
Total Properties Listed	145	76	-

House: Market Trends



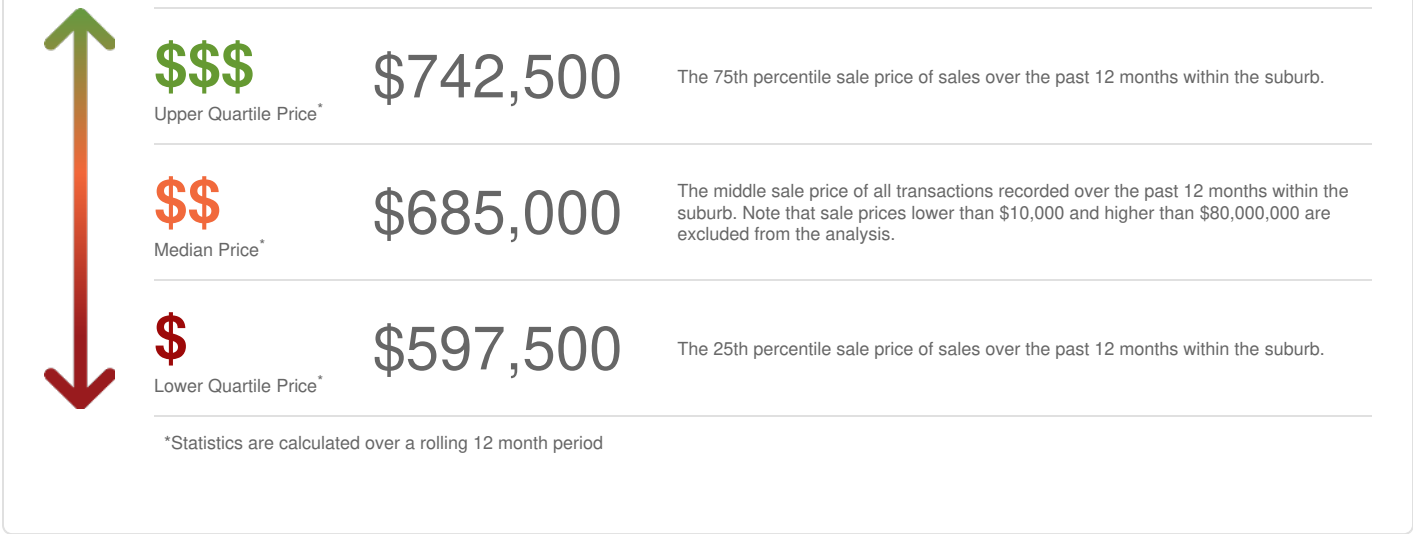
House: Median Price Quartiles



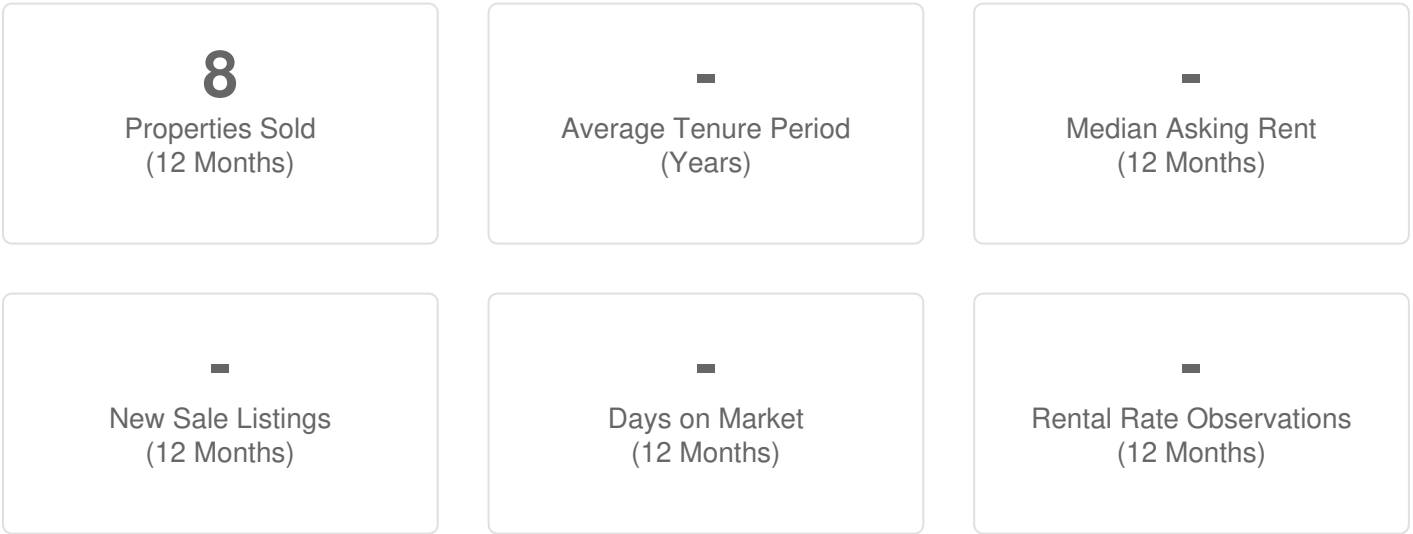
Unit: Market Trends



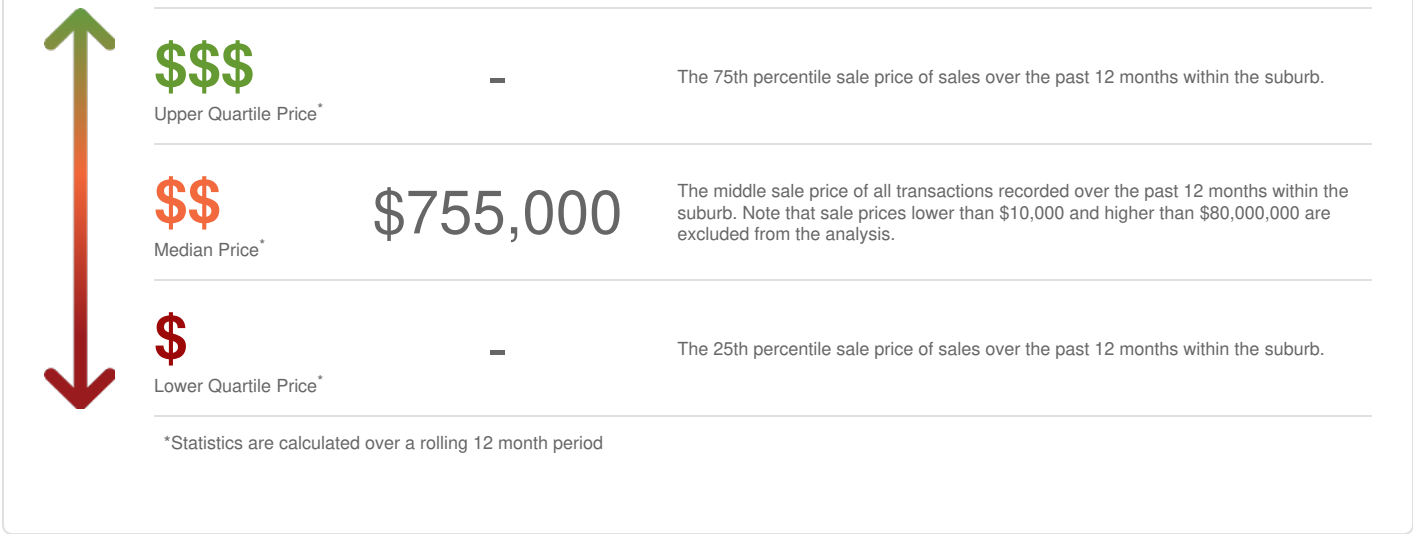
Unit: Median Price Quartiles



Land: Market Trends



Land: Median Price Quartiles



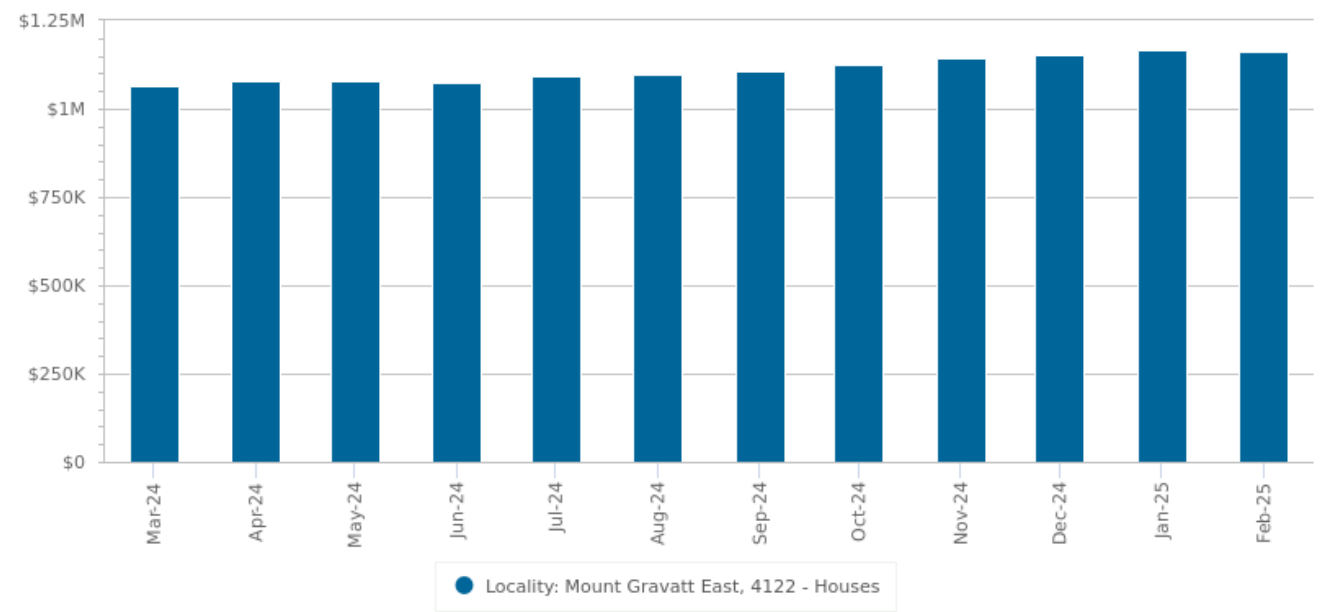
House: Recent Median Value

\$1.16M

Feb 2025

	Mount Gravatt East
Mar 2024	\$1,063,103
Apr 2024	\$1,080,508
May 2024	\$1,079,796
Jun 2024	\$1,074,844
Jul 2024	\$1,094,195
Aug 2024	\$1,096,569
Sep 2024	\$1,107,405
Oct 2024	\$1,123,888
Nov 2024	\$1,145,649
Dec 2024	\$1,152,295
Jan 2025	\$1,166,307
Feb 2025	\$1,160,392

Statistics are calculated at the end of the displayed month



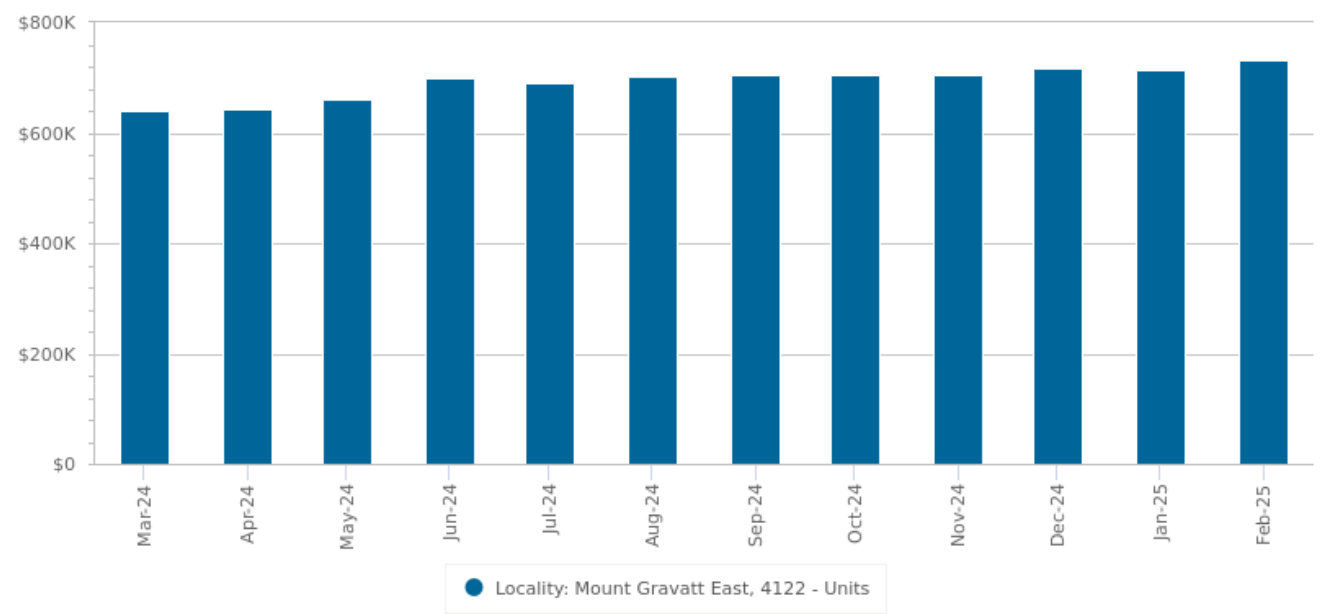
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$731K  
Feb 2025

	Mount Gravatt East
Mar 2024	\$640,181
Apr 2024	\$643,903
May 2024	\$661,211
Jun 2024	\$700,146
Jul 2024	\$689,135
Aug 2024	\$700,752
Sep 2024	\$705,574
Oct 2024	\$705,375
Nov 2024	\$705,045
Dec 2024	\$716,294
Jan 2025	\$714,045
Feb 2025	\$731,251

Statistics are calculated at the end of the displayed month



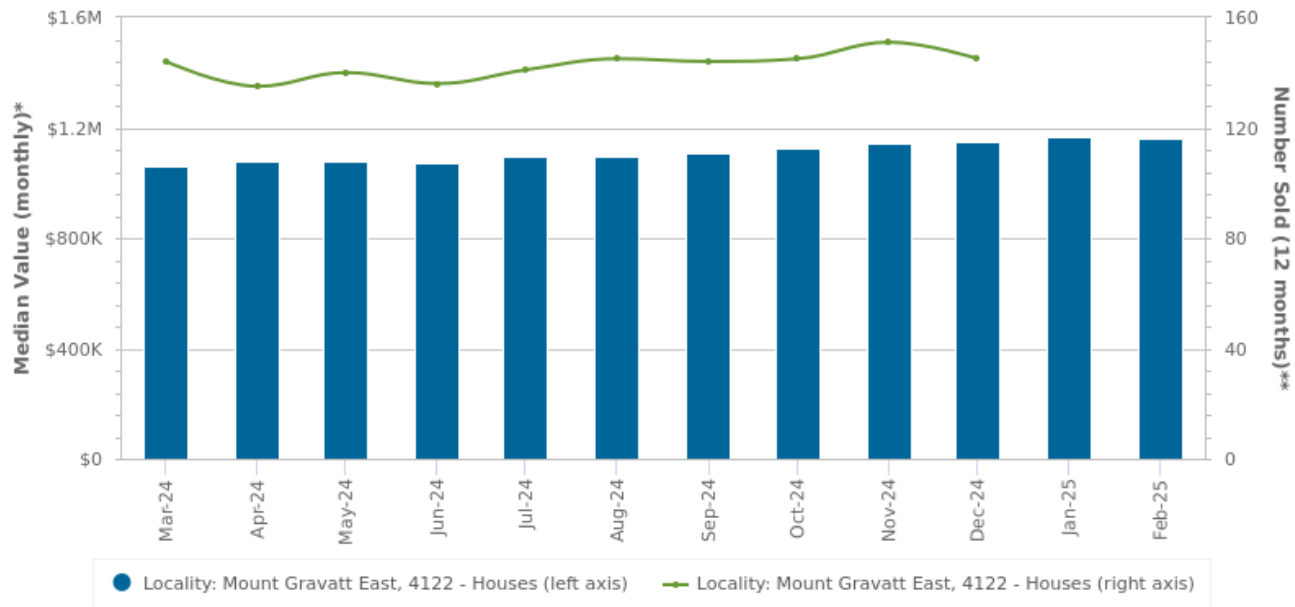
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

145  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$1,063,103	144
Apr 2024	\$1,080,508	135
May 2024	\$1,079,796	140
Jun 2024	\$1,074,844	136
Jul 2024	\$1,094,195	141
Aug 2024	\$1,096,569	145
Sep 2024	\$1,107,405	144
Oct 2024	\$1,123,888	145
Nov 2024	\$1,145,649	151
Dec 2024	\$1,152,295	145
Jan 2025	\$1,166,307	-
Feb 2025	\$1,160,392	-

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

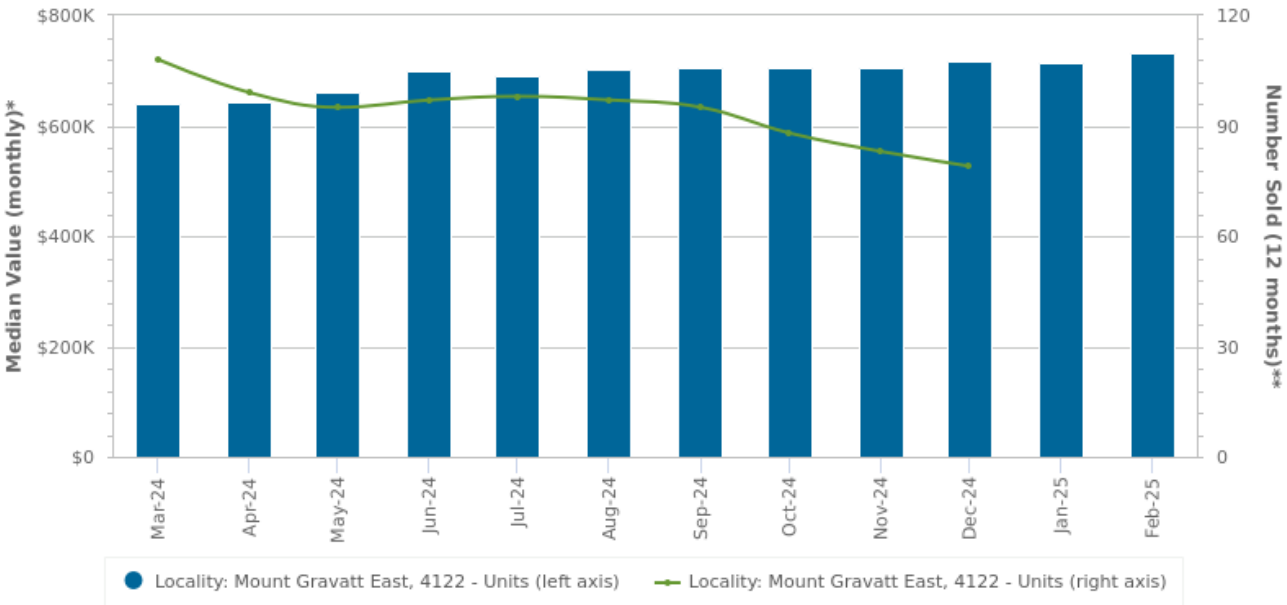


Unit: Median Value vs Number Sold

79  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$640,181	108
Apr 2024	\$643,903	99
May 2024	\$661,211	95
Jun 2024	\$700,146	97
Jul 2024	\$689,135	98
Aug 2024	\$700,752	97
Sep 2024	\$705,574	95
Oct 2024	\$705,375	88
Nov 2024	\$705,045	83
Dec 2024	\$716,294	79
Jan 2025	\$714,045	-
Feb 2025	\$731,251	-

Statistics are calculated over a rolling 12 month period



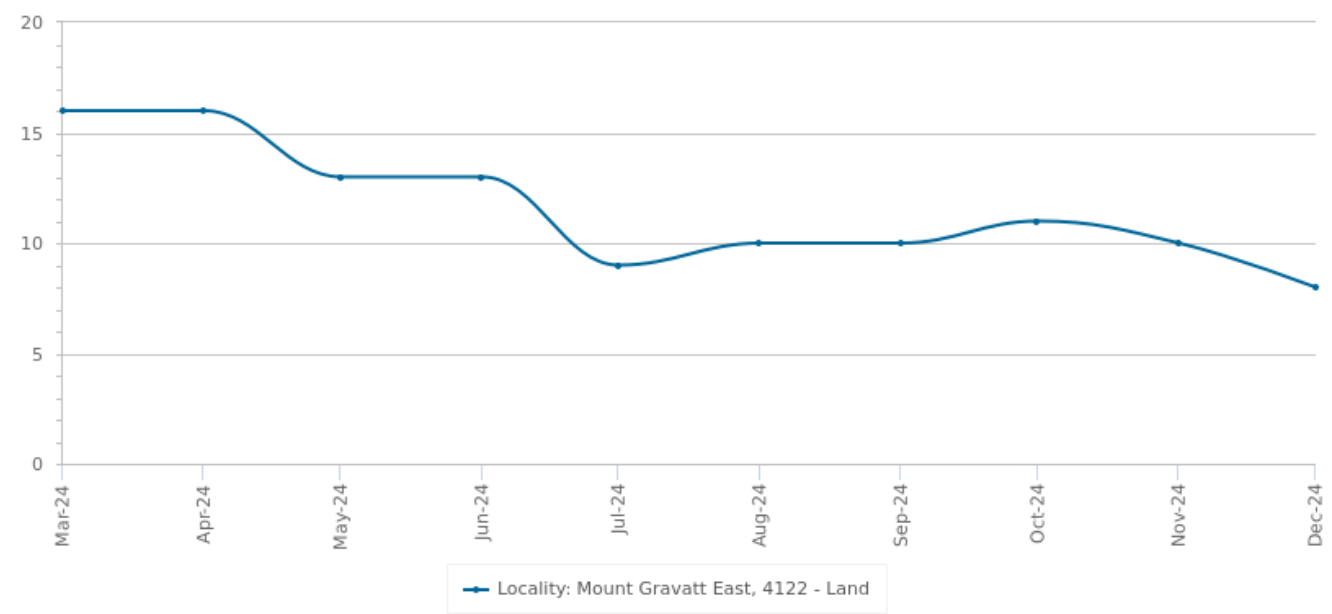
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

8  
Dec 2024

	Median Value	Number Of Sold
Mar 2024	-	16
Apr 2024	-	16
May 2024	-	13
Jun 2024	-	13
Jul 2024	-	9
Aug 2024	-	10
Sep 2024	-	10
Oct 2024	-	11
Nov 2024	-	10
Dec 2024	-	8
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

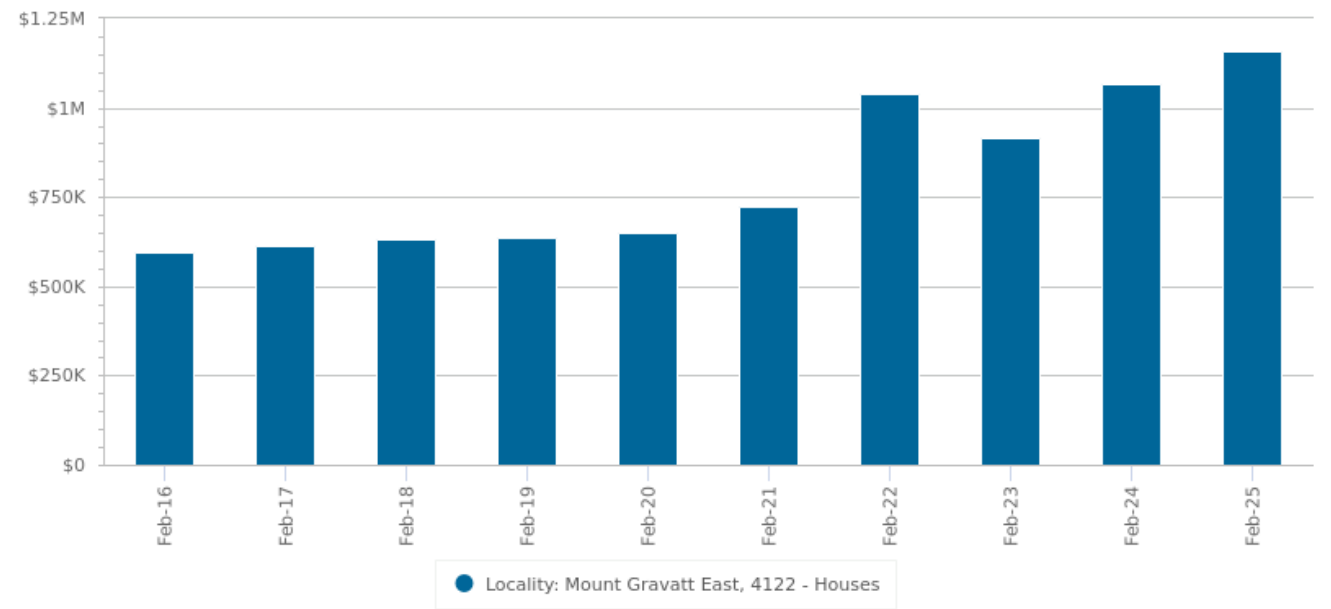
House: Median Value

\$1.16M

Feb 2025

	Mount Gravatt East
Feb 2016	\$593,484
Feb 2017	\$612,343
Feb 2018	\$631,827
Feb 2019	\$636,319
Feb 2020	\$649,177
Feb 2021	\$723,075
Feb 2022	\$1,038,371
Feb 2023	\$915,472
Feb 2024	\$1,068,727
Feb 2025	\$1,160,392

Statistics are calculated at the end of the displayed month



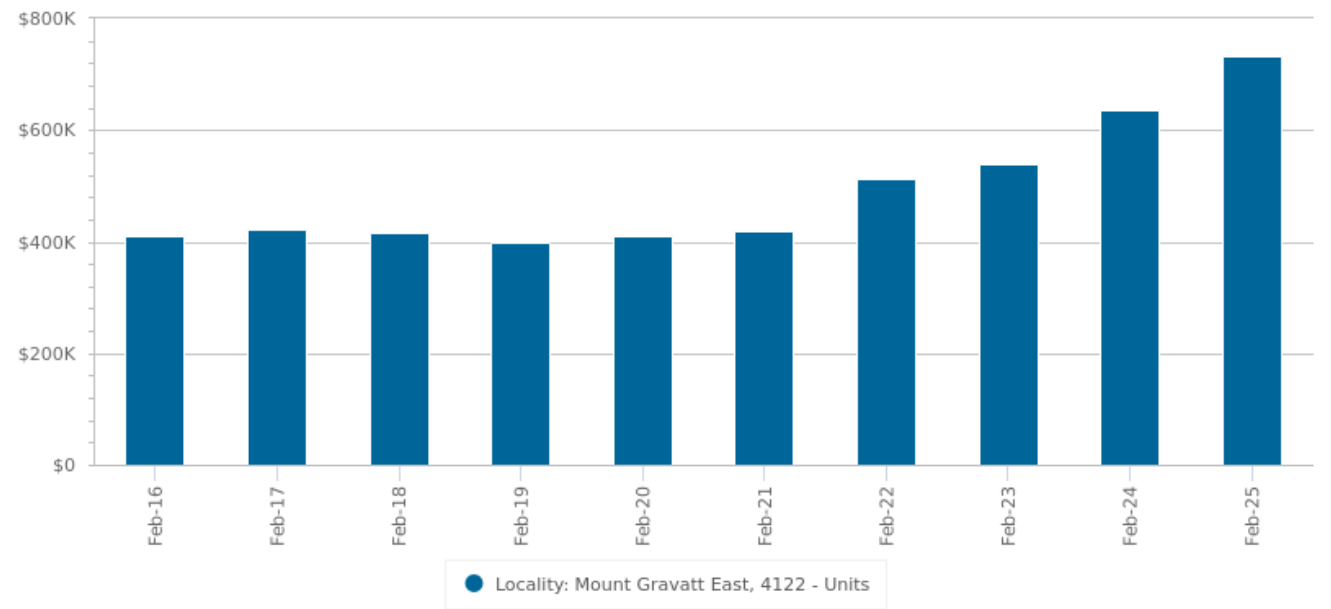
Statistics are calculated at the end of the displayed month

Unit: Median Value

**\$731K**  
Feb 2025

	Mount Gravatt East
Feb 2016	\$411,395
Feb 2017	\$421,288
Feb 2018	\$416,163
Feb 2019	\$397,611
Feb 2020	\$410,329
Feb 2021	\$419,452
Feb 2022	\$512,874
Feb 2023	\$537,787
Feb 2024	\$635,232
Feb 2025	\$731,251

Statistics are calculated at the end of the displayed month



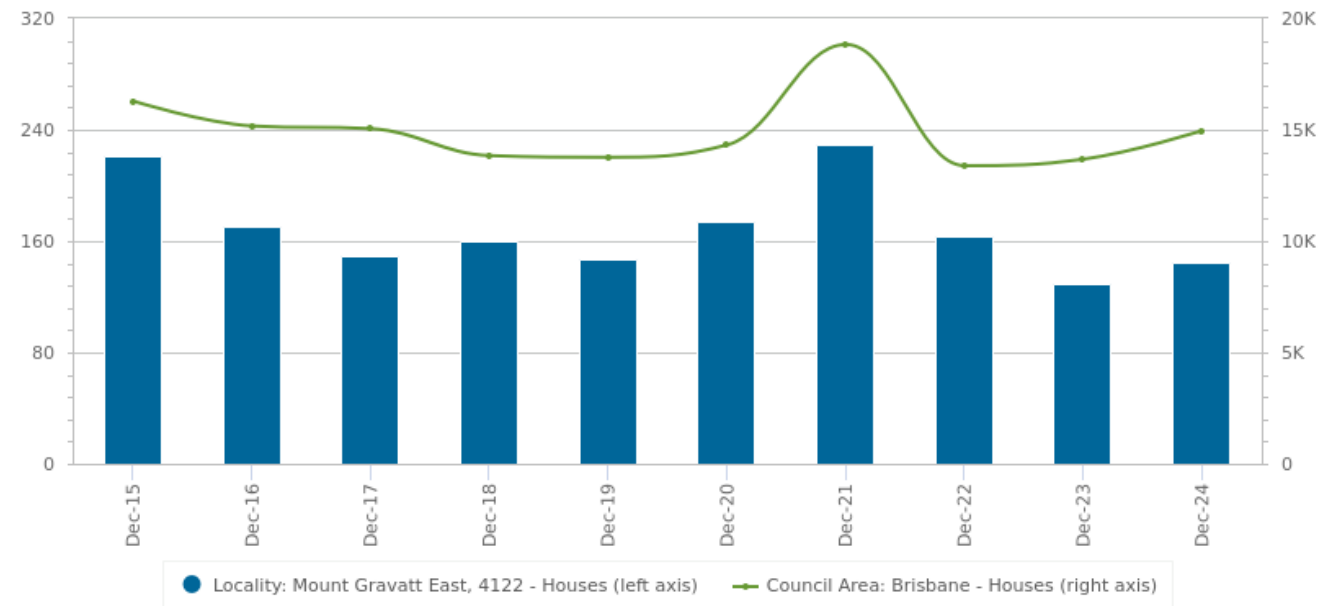
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

145  
Dec 2024

	Mount Gravatt East	Brisbane
Dec 2016	171	15167
Dec 2017	150	15048
Dec 2018	160	13838
Dec 2019	147	13764
Dec 2020	174	14323
Dec 2021	230	18828
Dec 2022	163	13386
Dec 2023	130	13676
Dec 2024	145	14957
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

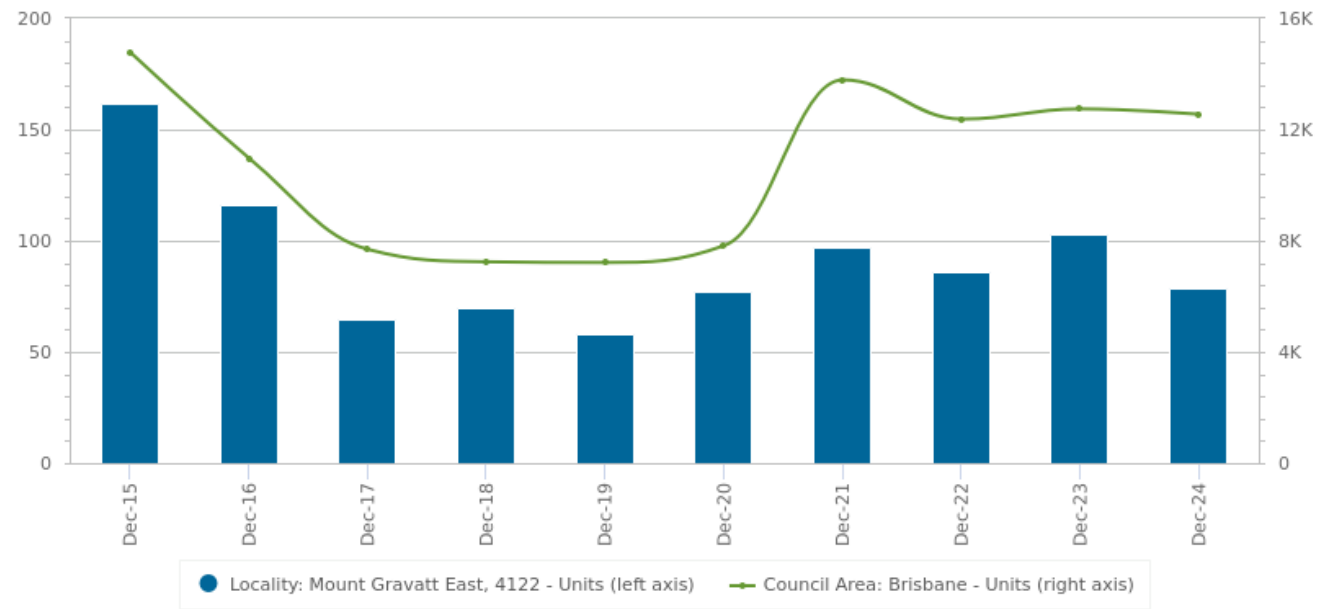


Unit: Sales Per Annum

79  
Dec 2024

	Mount Gravatt East	Brisbane
Dec 2016	116	10956
Dec 2017	65	7686
Dec 2018	70	7242
Dec 2019	58	7216
Dec 2020	77	7828
Dec 2021	97	13788
Dec 2022	86	12376
Dec 2023	103	12743
Dec 2024	79	12551
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



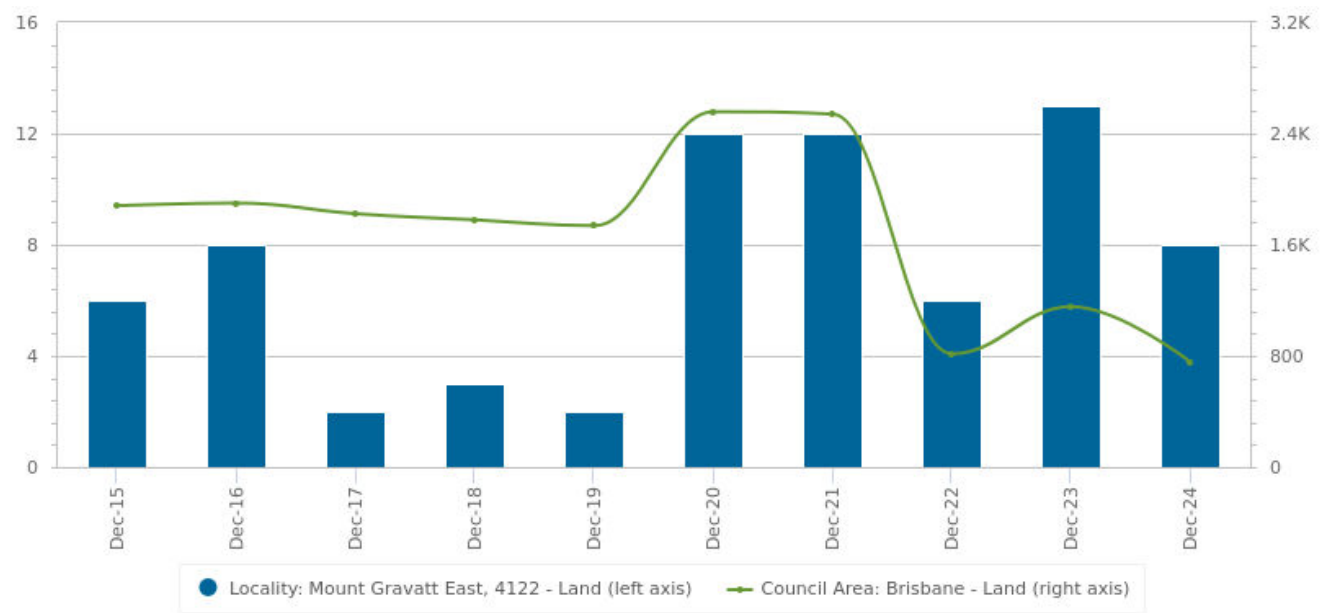
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

8  
Dec 2024

	Mount Gravatt East	Brisbane
Dec 2016	8	1900
Dec 2017	2	1823
Dec 2018	3	1779
Dec 2019	2	1737
Dec 2020	12	2557
Dec 2021	12	2540
Dec 2022	6	815
Dec 2023	13	1155
Dec 2024	8	755
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

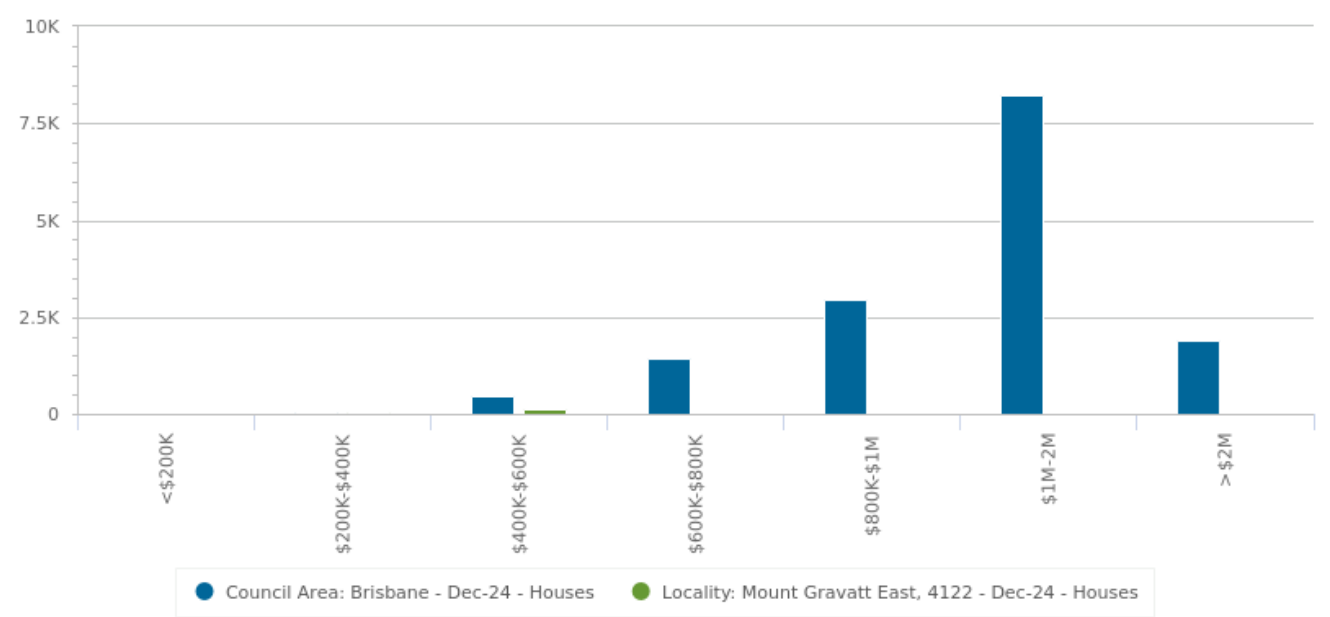
House: Sales By Price

\$184.39M

Dec 2024

	Mount Gravatt East	Brisbane
<\$200K	-	2
\$200K-\$400K	-	29
\$400K-\$600K	-	444
\$600K-\$800K	6	1,418
\$800K-\$1M	23	2,960
\$1M-\$2M	113	8,212
>\$2M	3	1,880

Statistics are calculated over a rolling 12 month period



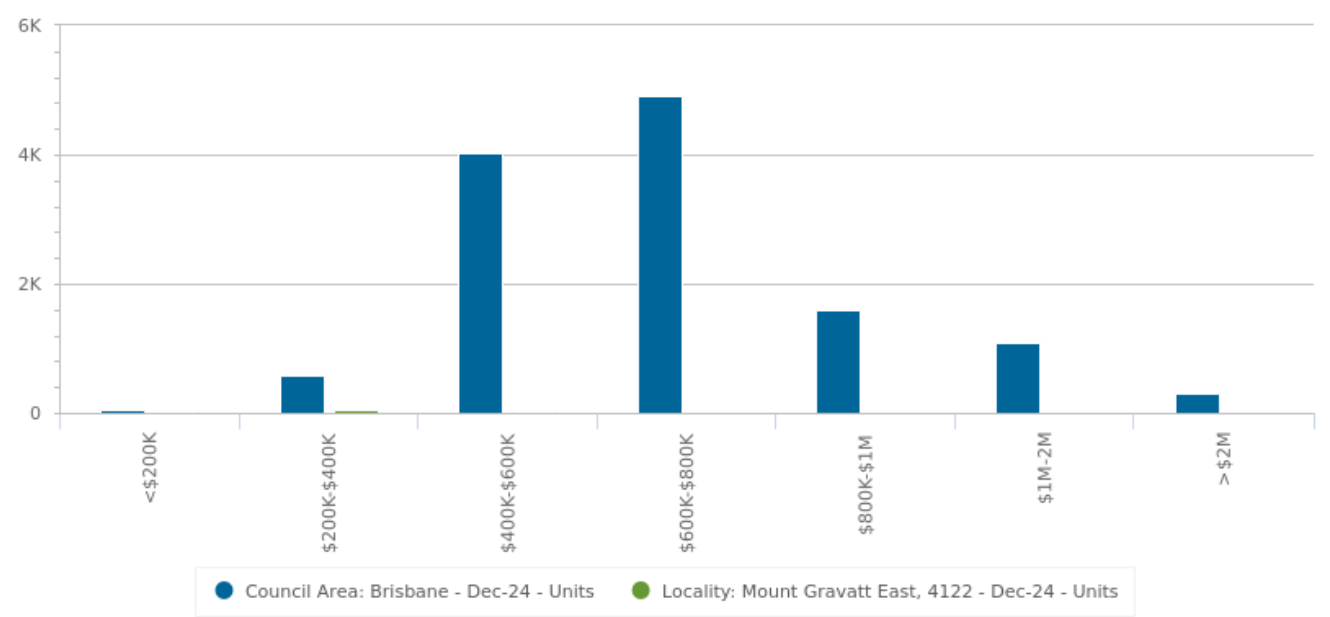
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$55.24M  
Dec 2024

	Mount Gravatt East	Brisbane
<\$200K	-	44
\$200K-\$400K	-	574
\$400K-\$600K	20	4,035
\$600K-\$800K	44	4,922
\$800K-\$1M	14	1,590
\$1M-\$2M	-	1,083
>\$2M	1	294

Statistics are calculated over a rolling 12 month period

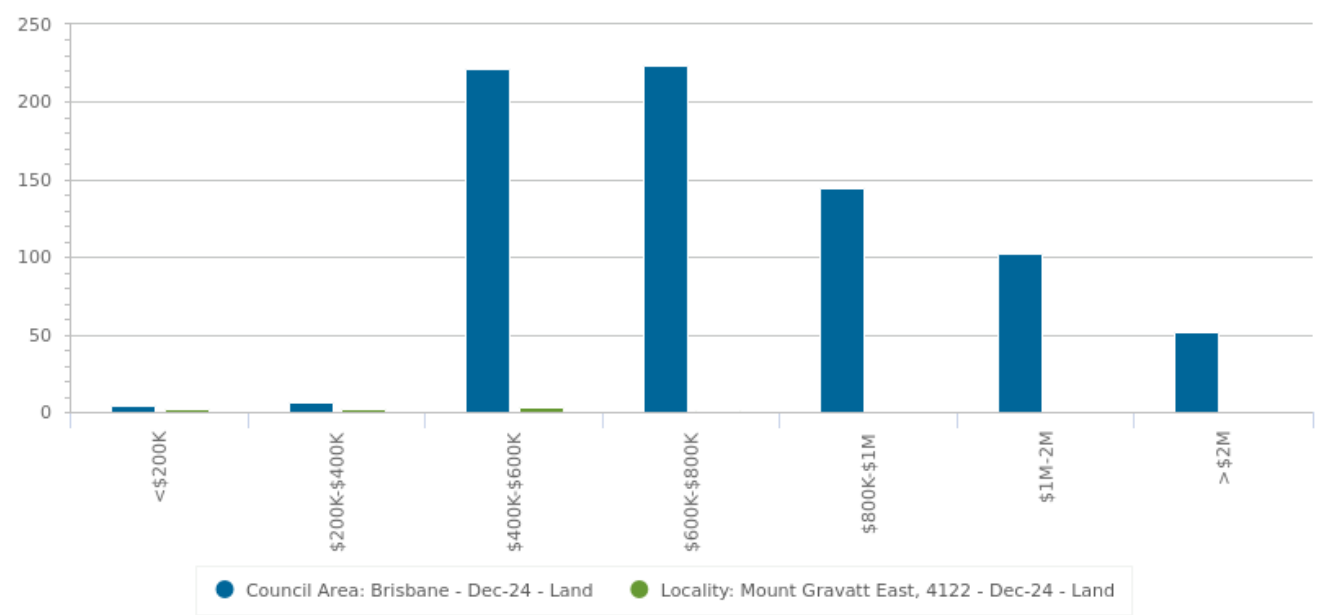


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Mount Gravatt East	Brisbane
<\$200K	-	4
\$200K-\$400K	-	6
\$400K-\$600K	2	221
\$600K-\$800K	2	224
\$800K-\$1M	3	145
\$1M-\$2M	-	102
>\$2M	1	52

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

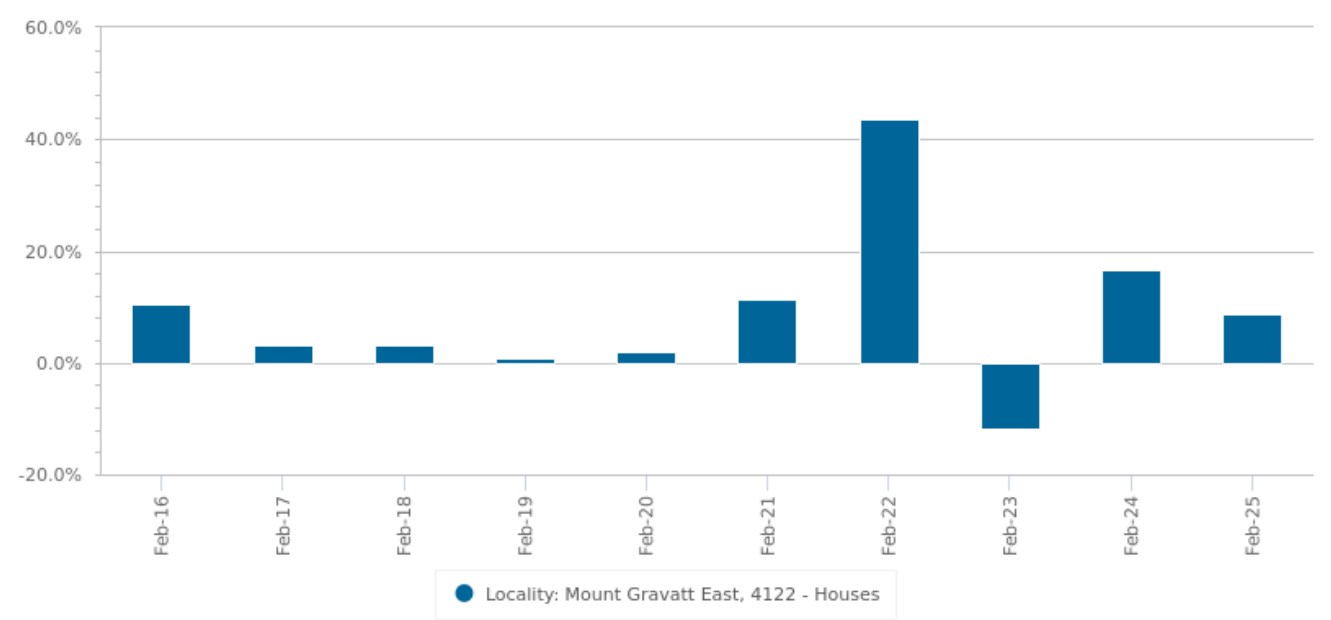


House: Change In Median Value

8.6%  
Feb 2025

	Mount Gravatt East
Feb 2016	10.6%
Feb 2017	3.2%
Feb 2018	3.2%
Feb 2019	0.7%
Feb 2020	2.0%
Feb 2021	11.4%
Feb 2022	43.6%
Feb 2023	-11.8%
Feb 2024	16.7%
Feb 2025	8.6%

Statistics are calculated at the end of the displayed month



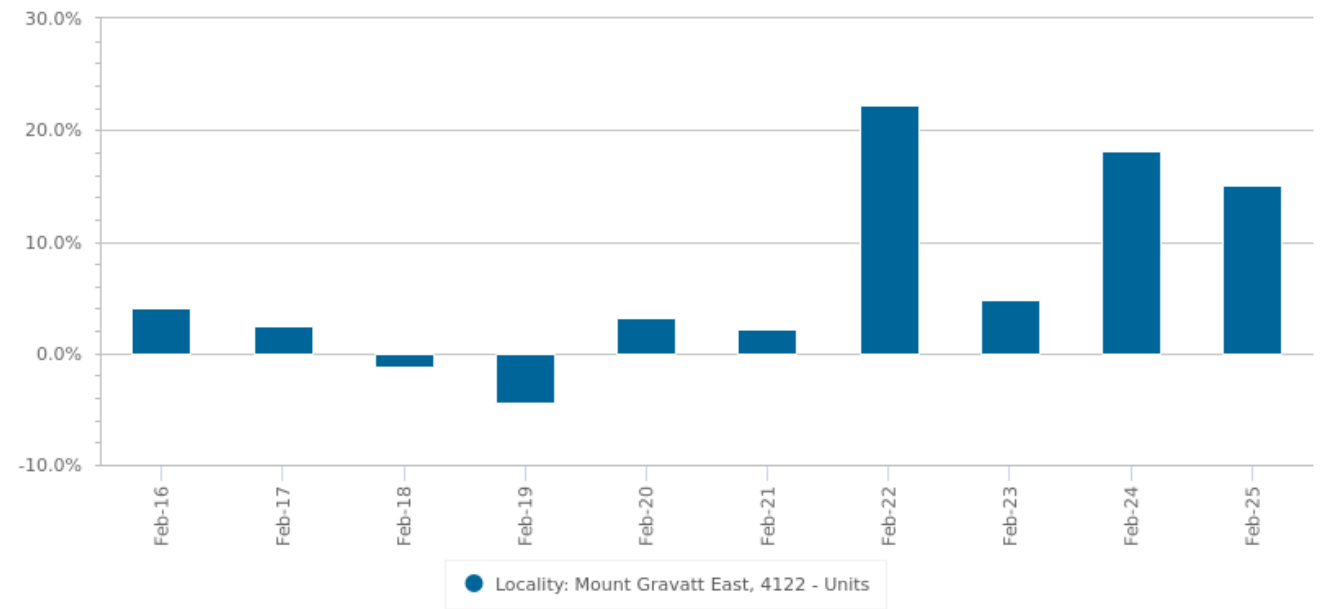
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

15.1%  
Feb 2025

	Mount Gravatt East
Feb 2016	4.1%
Feb 2017	2.4%
Feb 2018	-1.2%
Feb 2019	-4.5%
Feb 2020	3.2%
Feb 2021	2.2%
Feb 2022	22.3%
Feb 2023	4.9%
Feb 2024	18.1%
Feb 2025	15.1%

Statistics are calculated at the end of the displayed month



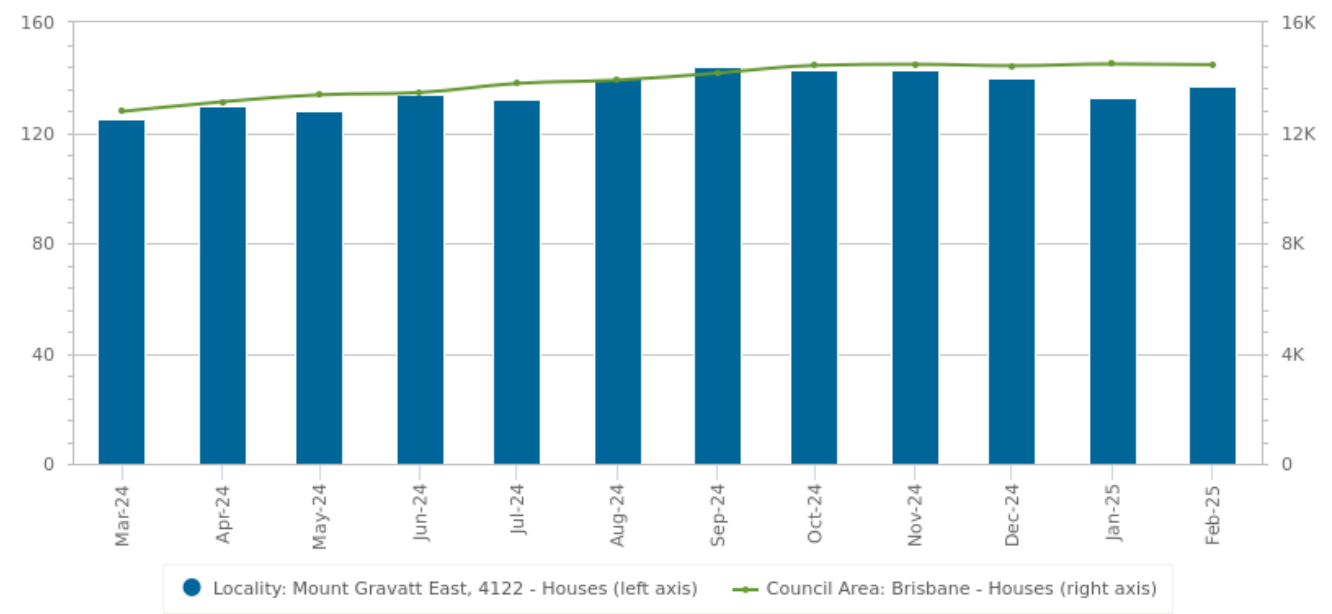
Statistics are calculated at the end of the displayed month

House: Number of New Listing

137  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	125	12,774
Apr 2024	130	13,124
May 2024	128	13,374
Jun 2024	134	13,460
Jul 2024	132	13,788
Aug 2024	140	13,908
Sep 2024	144	14,162
Oct 2024	143	14,441
Nov 2024	143	14,482
Dec 2024	140	14,428
Jan 2025	133	14,492
Feb 2025	137	14,468

Statistics are calculated over a rolling 12 month period



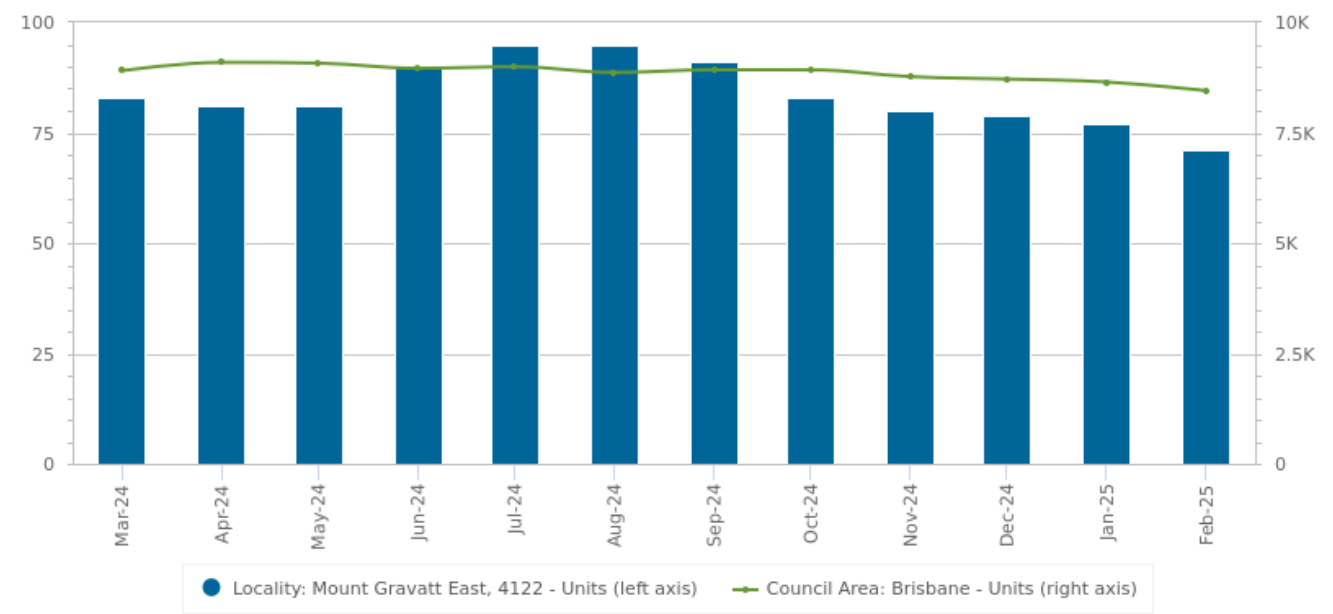
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

71  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	83	8,908
Apr 2024	81	9,094
May 2024	81	9,076
Jun 2024	90	8,961
Jul 2024	95	8,994
Aug 2024	95	8,866
Sep 2024	91	8,926
Oct 2024	83	8,924
Nov 2024	80	8,770
Dec 2024	79	8,716
Jan 2025	77	8,648
Feb 2025	71	8,452

Statistics are calculated over a rolling 12 month period



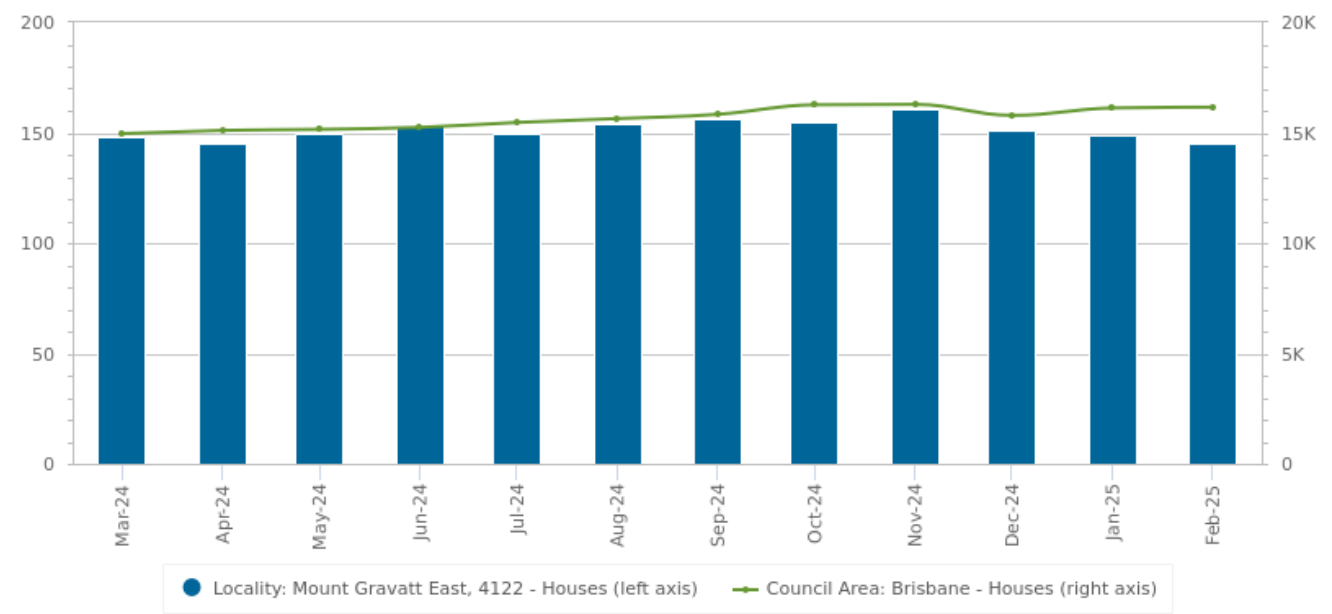
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

145  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	148	14,961
Apr 2024	145	15,105
May 2024	150	15,152
Jun 2024	153	15,244
Jul 2024	150	15,465
Aug 2024	154	15,641
Sep 2024	156	15,835
Oct 2024	155	16,266
Nov 2024	161	16,283
Dec 2024	151	15,786
Jan 2025	149	16,121
Feb 2025	145	16,157

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

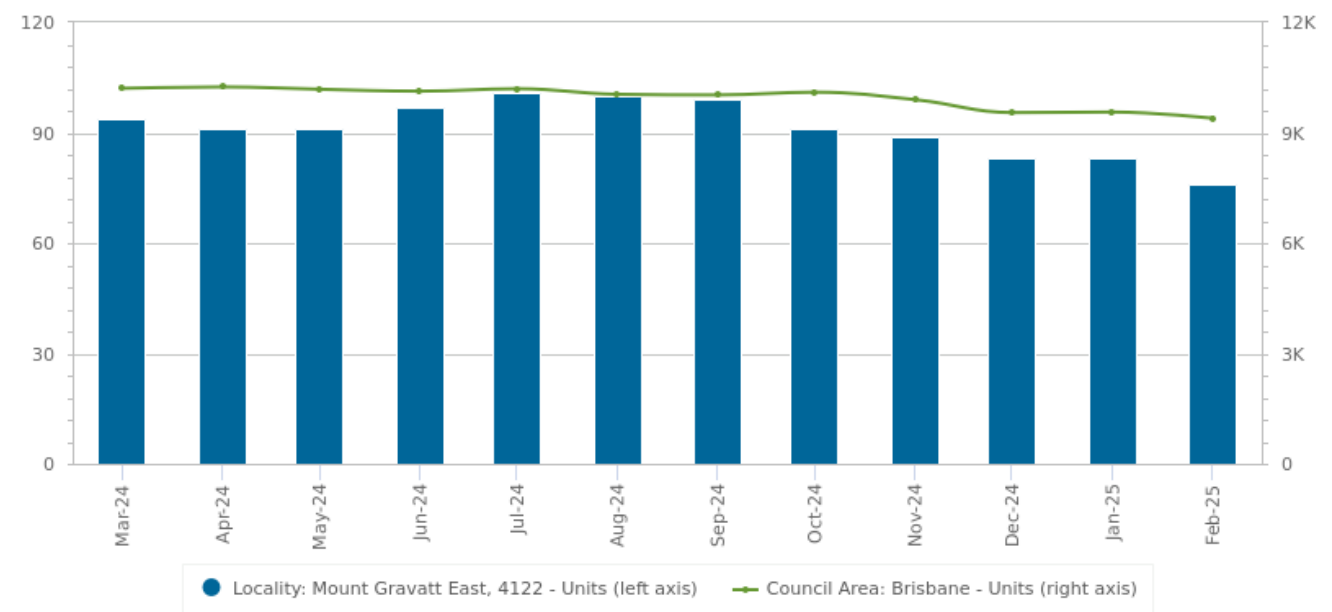


Unit: Total Properties Listed

76  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	94	10,207
Apr 2024	91	10,245
May 2024	91	10,181
Jun 2024	97	10,129
Jul 2024	101	10,196
Aug 2024	100	10,044
Sep 2024	99	10,027
Oct 2024	91	10,102
Nov 2024	89	9,898
Dec 2024	83	9,547
Jan 2025	83	9,562
Feb 2025	76	9,393

Statistics are calculated over a rolling 12 month period



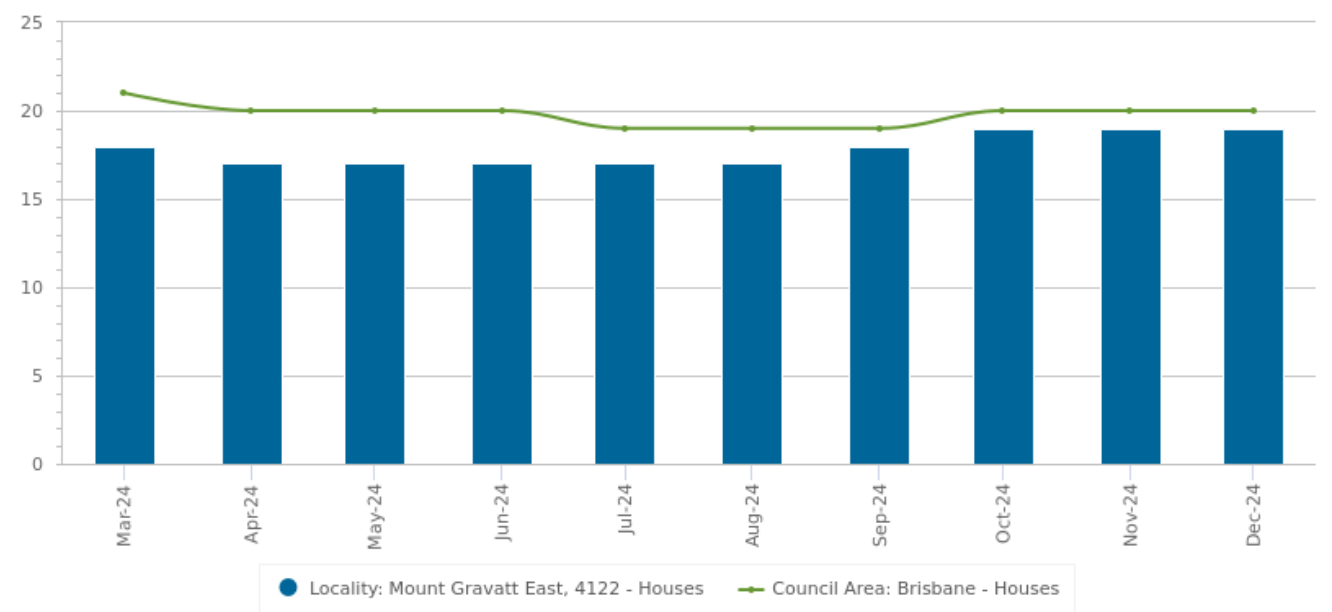
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

19  
Dec 2024

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

Statistics are calculated over a rolling 12 month period



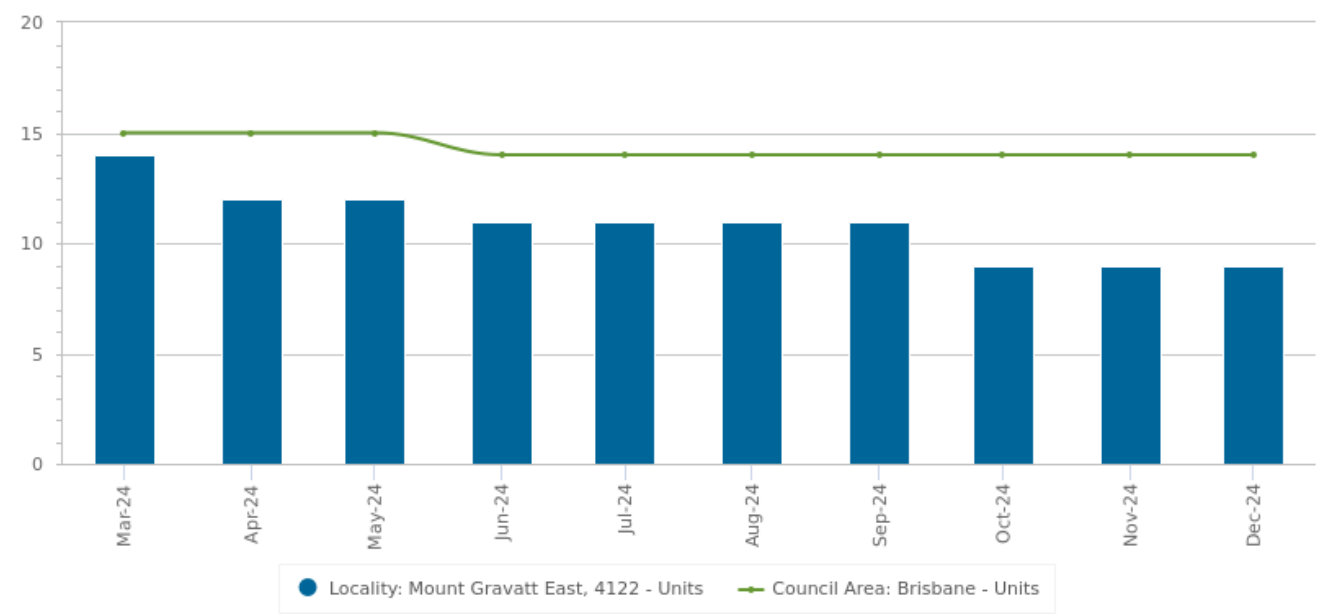
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

9  
Dec 2024

	Mount Gravatt East	Brisbane
Mar 2024	14	15
Apr 2024	12	15
May 2024	12	15
Jun 2024	11	14
Jul 2024	11	14
Aug 2024	11	14
Sep 2024	11	14
Oct 2024	9	14
Nov 2024	9	14
Dec 2024	9	14
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



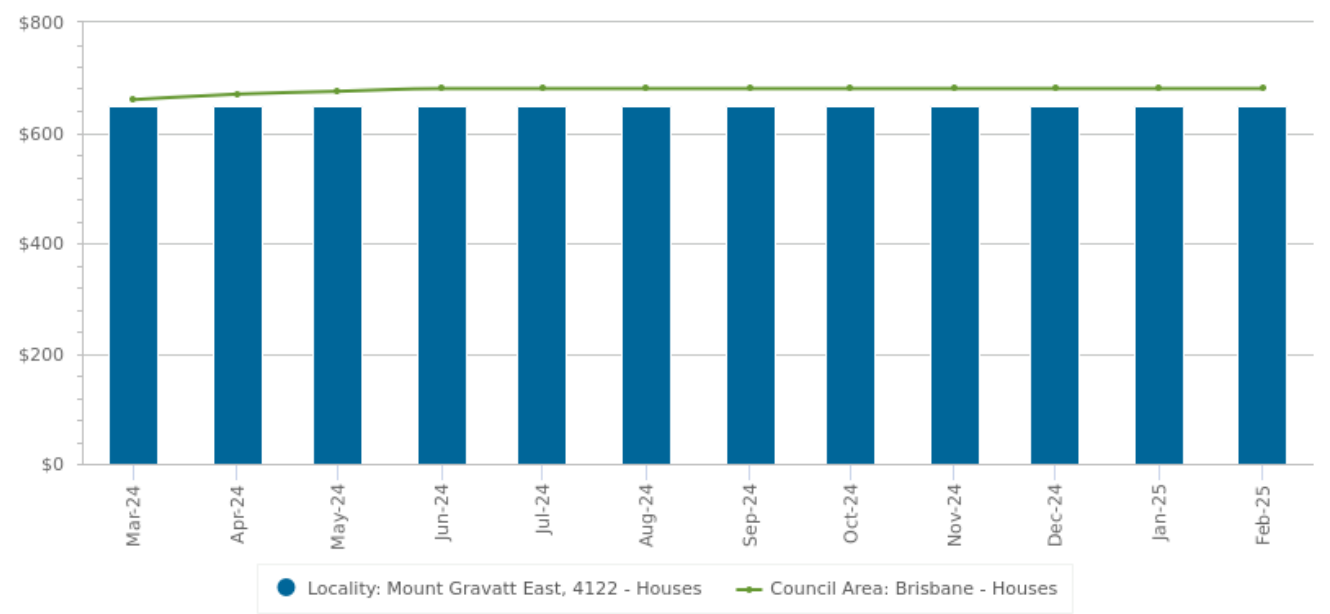
Statistics are calculated over a rolling 12 month period

House: Median Rent

**\$650/w**  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	\$650/w	\$660/w
Apr 2024	\$650/w	\$670/w
May 2024	\$650/w	\$675/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	\$650/w	\$680/w
Feb 2025	\$650/w	\$680/w

Statistics are calculated over a rolling 12 month period



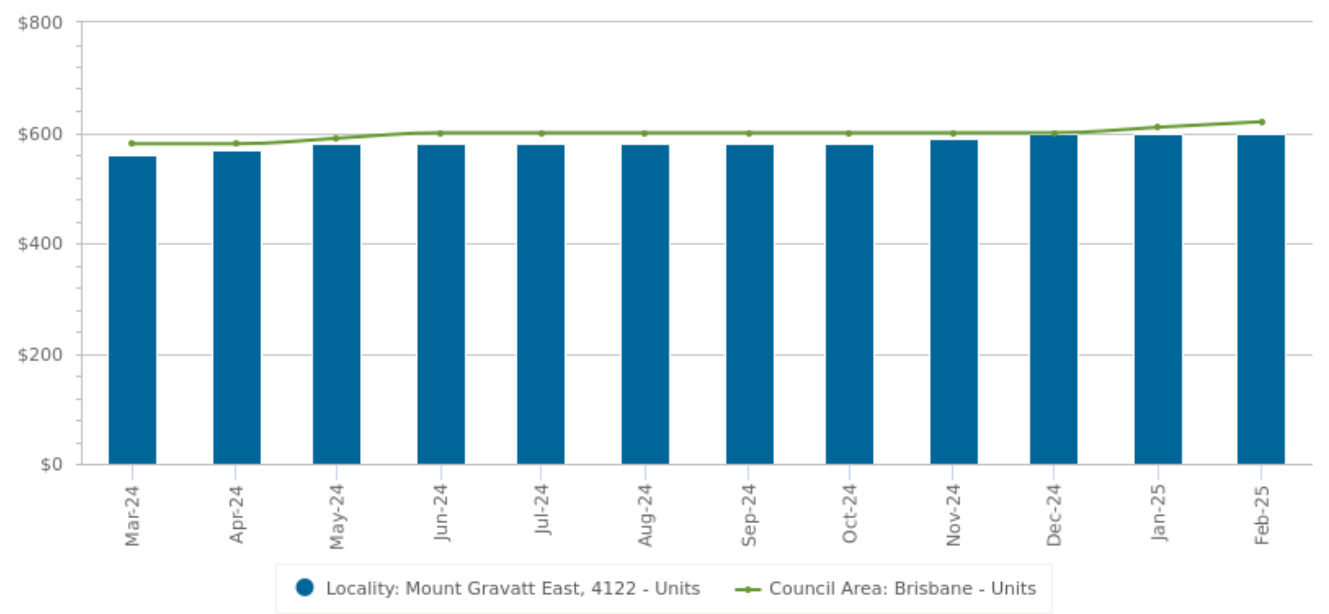
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

**\$600/w**  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	\$560/w	\$580/w
Apr 2024	\$568/w	\$580/w
May 2024	\$580/w	\$590/w
Jun 2024	\$580/w	\$600/w
Jul 2024	\$580/w	\$600/w
Aug 2024	\$580/w	\$600/w
Sep 2024	\$580/w	\$600/w
Oct 2024	\$580/w	\$600/w
Nov 2024	\$590/w	\$600/w
Dec 2024	\$600/w	\$600/w
Jan 2025	\$600/w	\$610/w
Feb 2025	\$600/w	\$620/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

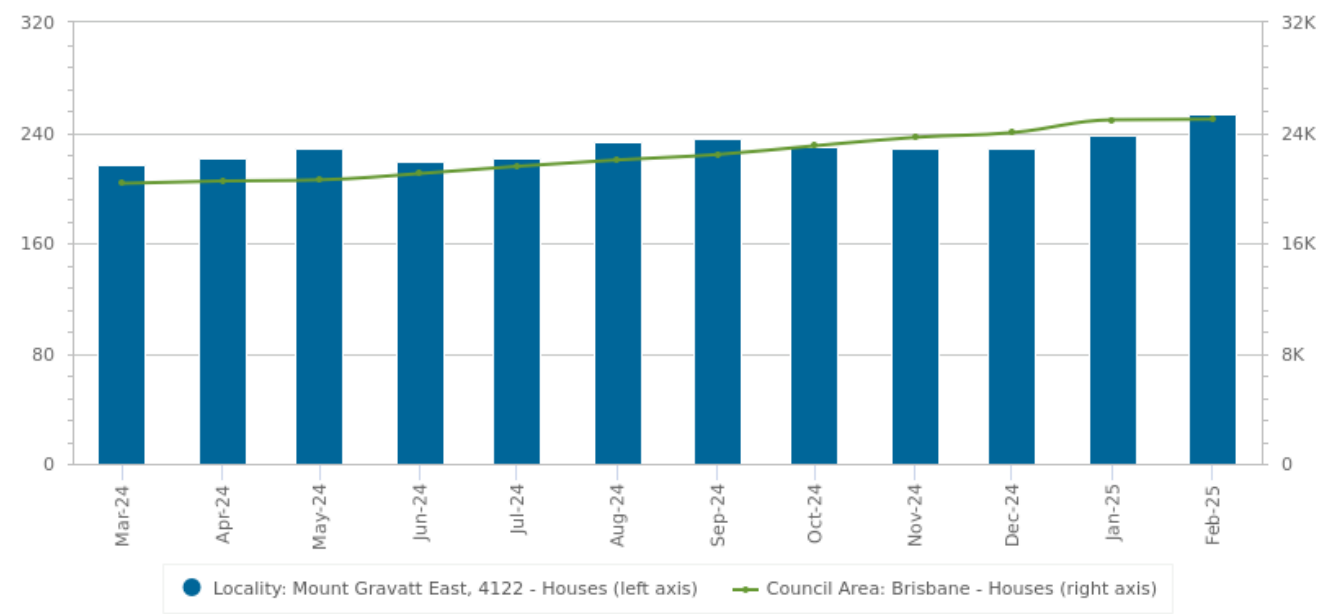


House: Rental Rate Observations

254  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	217	20,330
Apr 2024	222	20,503
May 2024	229	20,583
Jun 2024	219	21,044
Jul 2024	222	21,569
Aug 2024	234	22,032
Sep 2024	236	22,424
Oct 2024	230	23,056
Nov 2024	229	23,668
Dec 2024	229	24,010
Jan 2025	238	24,938
Feb 2025	254	24,980

Statistics are calculated over a rolling 12 month period



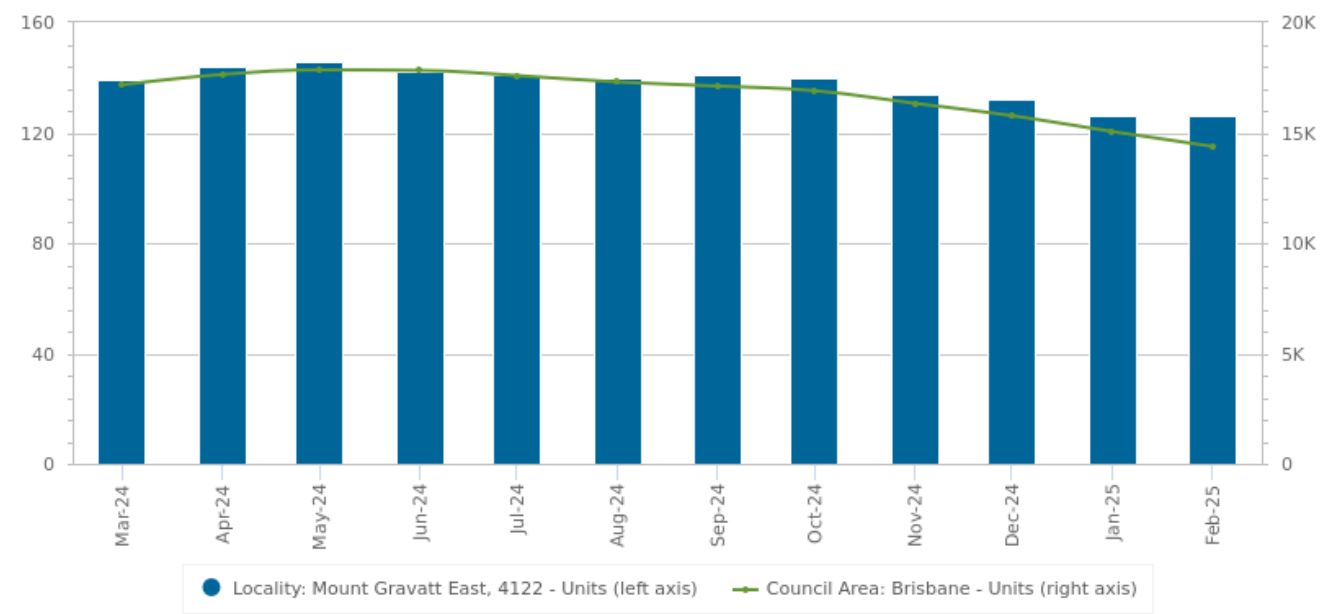
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

126  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	139	17,177
Apr 2024	144	17,646
May 2024	146	17,846
Jun 2024	142	17,824
Jul 2024	141	17,587
Aug 2024	140	17,298
Sep 2024	141	17,114
Oct 2024	140	16,901
Nov 2024	134	16,326
Dec 2024	132	15,772
Jan 2025	126	15,048
Feb 2025	126	14,376

Statistics are calculated over a rolling 12 month period



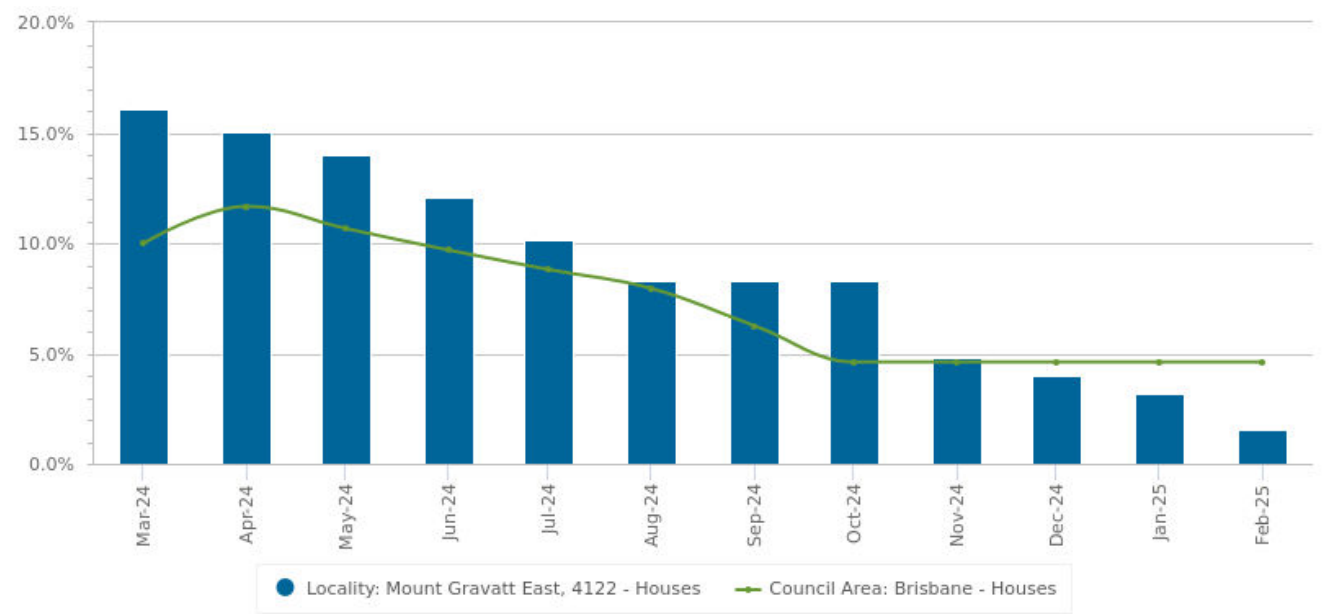
Statistics are calculated over a rolling 12 month period

1.6%  
Feb 2025

House: Change in Rental Rate

	Mount Gravatt East	Brisbane
Mar 2024	16.1%	10.0%
Apr 2024	15.0%	11.7%
May 2024	14.0%	10.7%
Jun 2024	12.1%	9.7%
Jul 2024	10.2%	8.8%
Aug 2024	8.3%	7.9%
Sep 2024	8.3%	6.3%
Oct 2024	8.3%	4.6%
Nov 2024	4.8%	4.6%
Dec 2024	4.0%	4.6%
Jan 2025	3.2%	4.6%
Feb 2025	1.6%	4.6%

Statistics are calculated over a rolling 12 month period



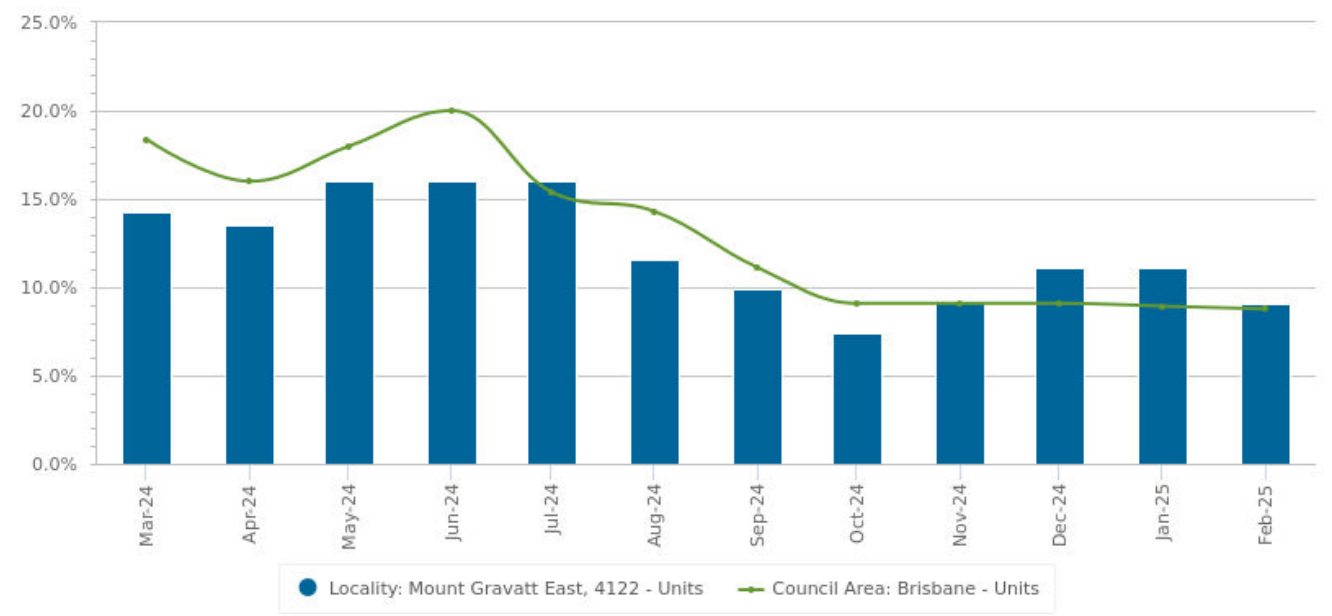
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

9.1%  
Feb 2025

	Mount Gravatt East	Brisbane
Mar 2024	14.3%	18.4%
Apr 2024	13.5%	16.0%
May 2024	16.0%	18.0%
Jun 2024	16.0%	20.0%
Jul 2024	16.0%	15.4%
Aug 2024	11.5%	14.3%
Sep 2024	10.0%	11.1%
Oct 2024	7.4%	9.1%
Nov 2024	9.3%	9.1%
Dec 2024	11.1%	9.1%
Jan 2025	11.1%	8.9%
Feb 2025	9.1%	8.8%

Statistics are calculated over a rolling 12 month period



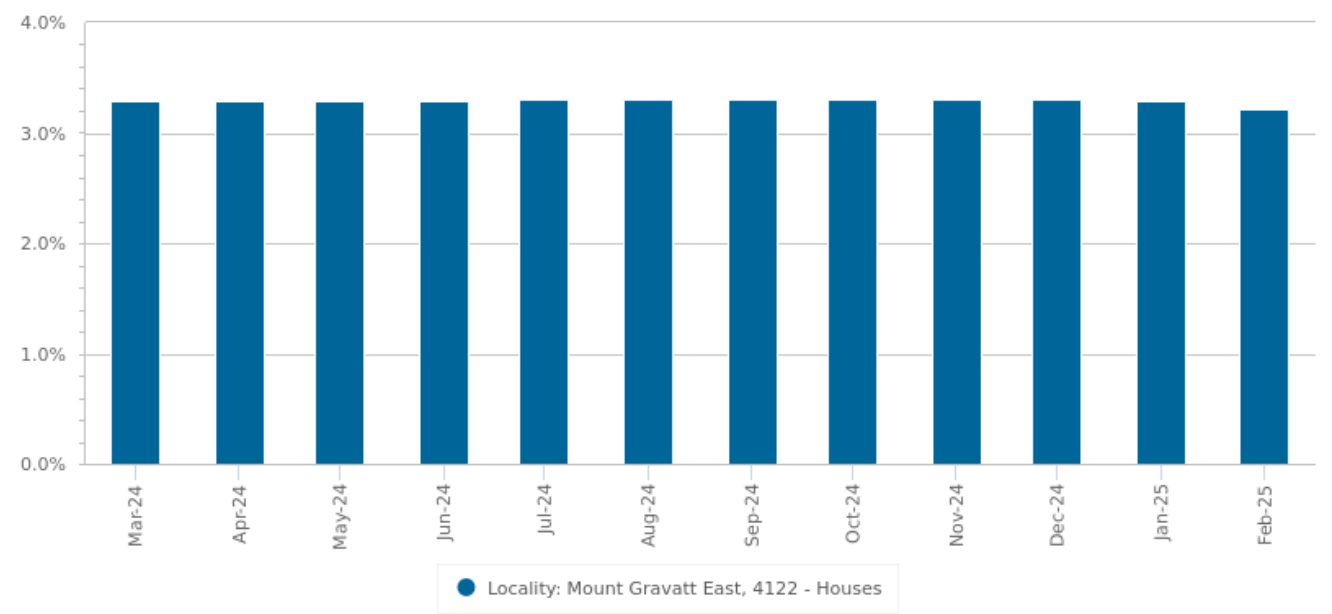
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.2%  
Feb 2025

	Mount Gravatt East
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	3.3%
Feb 2025	3.2%

Statistics are calculated at the end of the displayed month



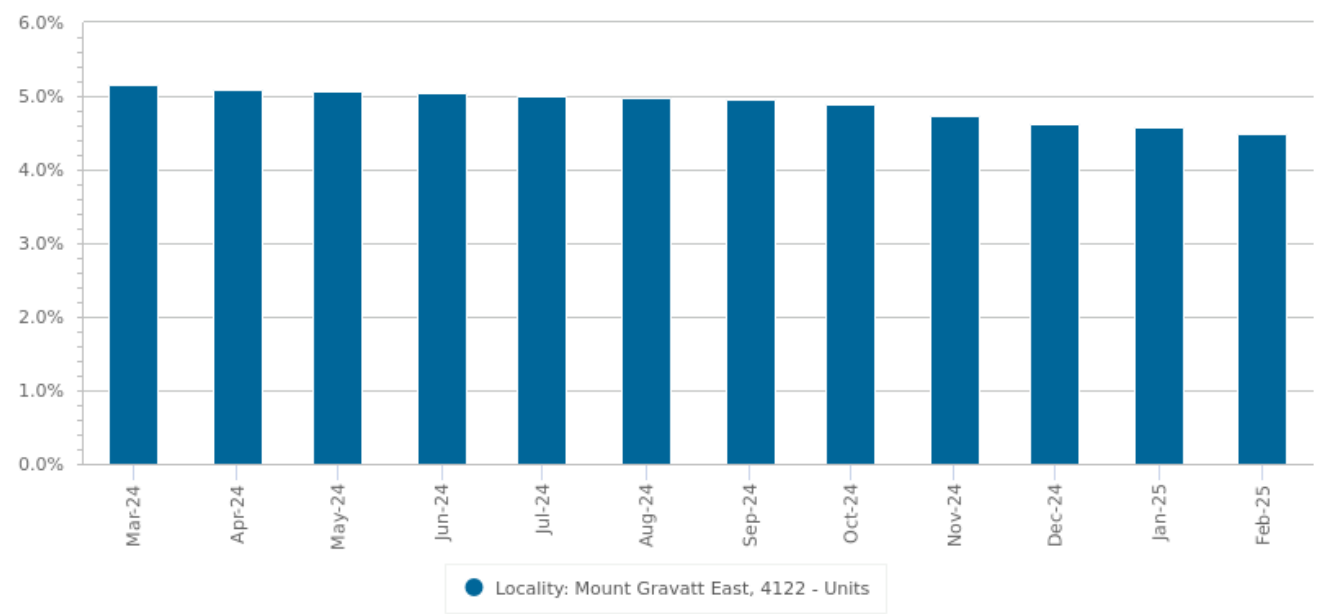
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.5%  
Feb 2025

	Mount Gravatt East
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	4.7%
Dec 2024	4.6%
Jan 2025	4.6%
Feb 2025	4.5%

Statistics are calculated at the end of the displayed month



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