

Mount Gravatt QLD 4122

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Mount Gravatt, QLD

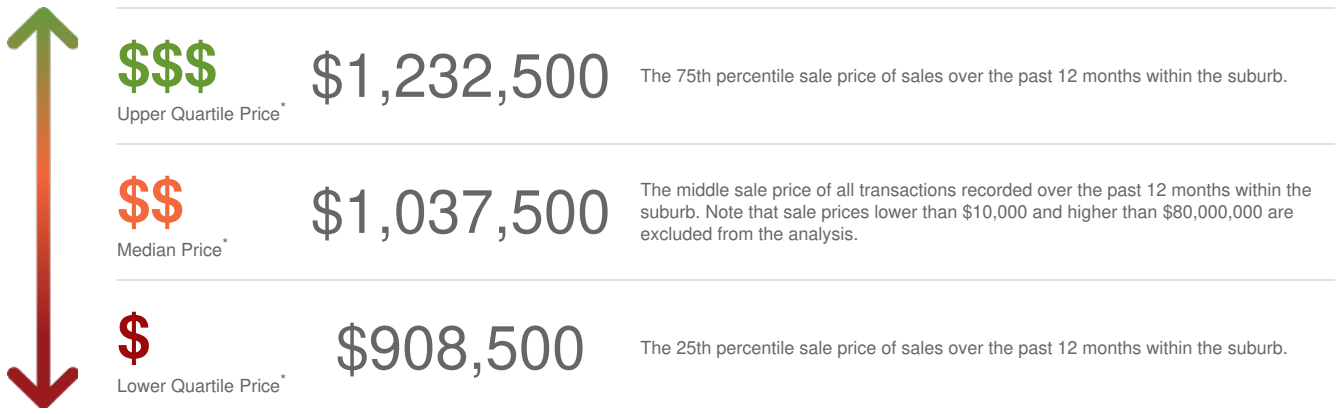
The size of Mount Gravatt is approximately 3 square kilometres. It has 7 parks covering nearly 39.5% of total area. The population of Mount Gravatt in 2011 was 3,237 people. By 2016 the population was 3,379 showing a population growth of 4.4% in the area during that time. The predominant age group in Mount Gravatt is 30-39 years. Households in Mount Gravatt are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mount Gravatt work in a professional occupation. In 2011, 57.8% of the homes in Mount Gravatt were owner-occupied compared with 55.5% in 2016. Currently the median sales price of houses in the area is \$1,037,500.

	House	Unit	Land
Average Tenure Period	13.6 years	9.5 years	-
Total Dwellings	1,016	532	34
Total New Listings	34	27	-
Median Value	\$1,141,801	\$658,013	-
Total Properties Listed	36	29	-

House: Market Trends

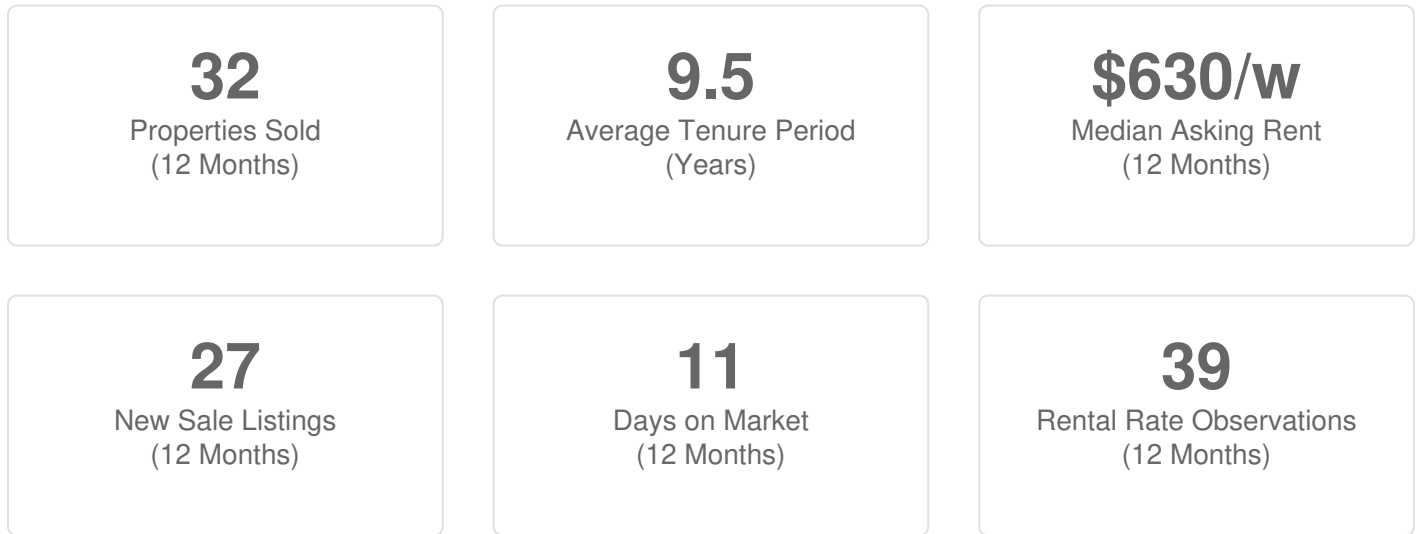


House: Median Price Quartiles

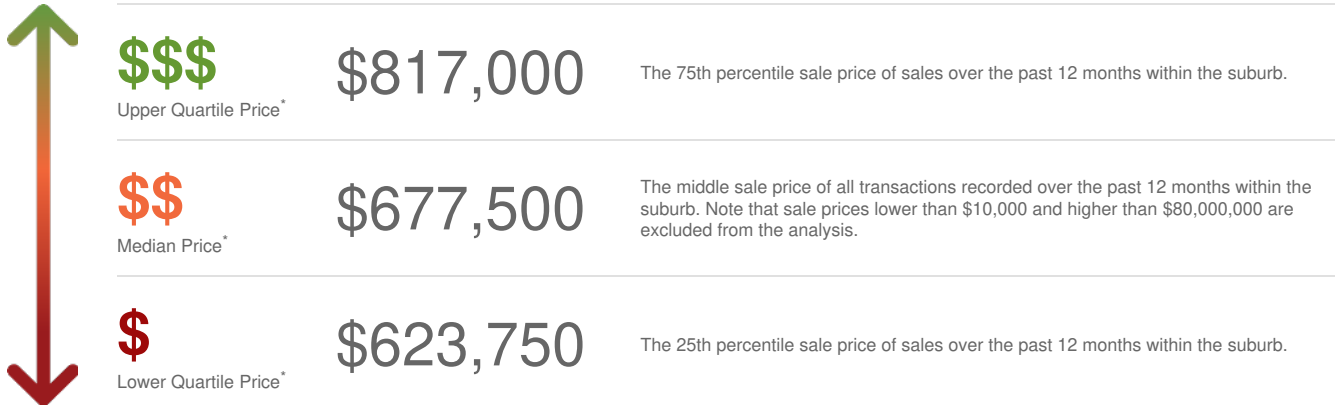


*Statistics are calculated over a rolling 12 month period

Unit: Market Trends



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)

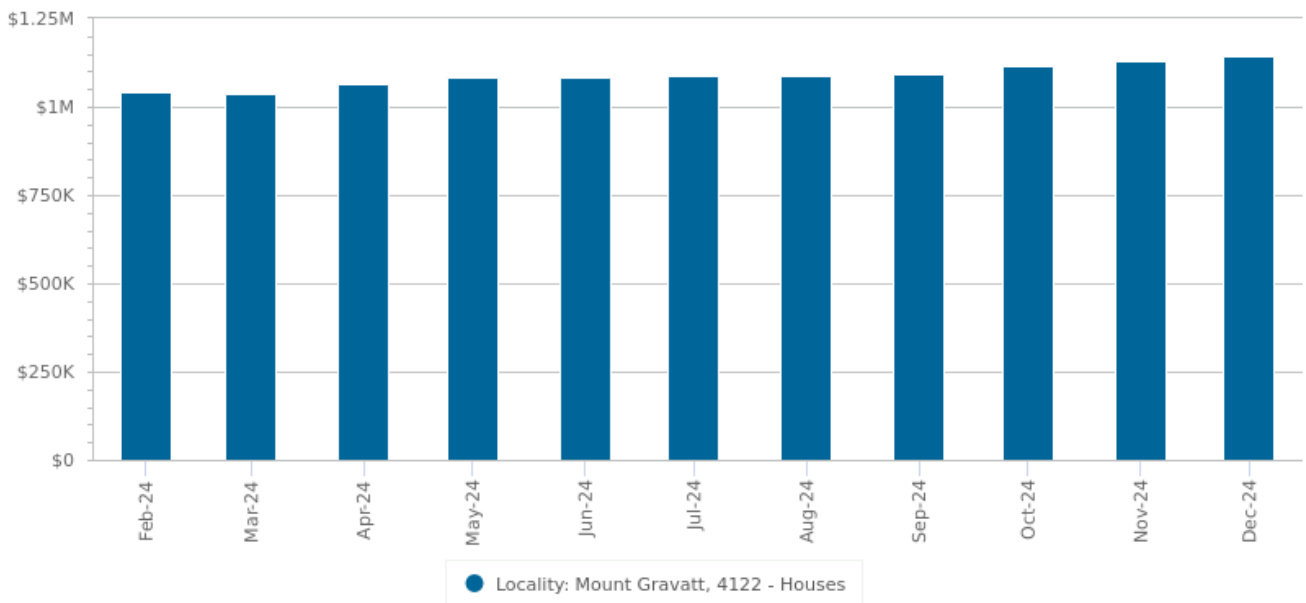
House: Recent Median Value

\$1.14M

Dec 2024

	Mount Gravatt
Feb 2024	\$1,043,746
Mar 2024	\$1,038,955
Apr 2024	\$1,065,481
May 2024	\$1,082,449
Jun 2024	\$1,083,580
Jul 2024	\$1,087,565
Aug 2024	\$1,086,444
Sep 2024	\$1,091,356
Oct 2024	\$1,117,740
Nov 2024	\$1,127,451
Dec 2024	\$1,141,801
Jan 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

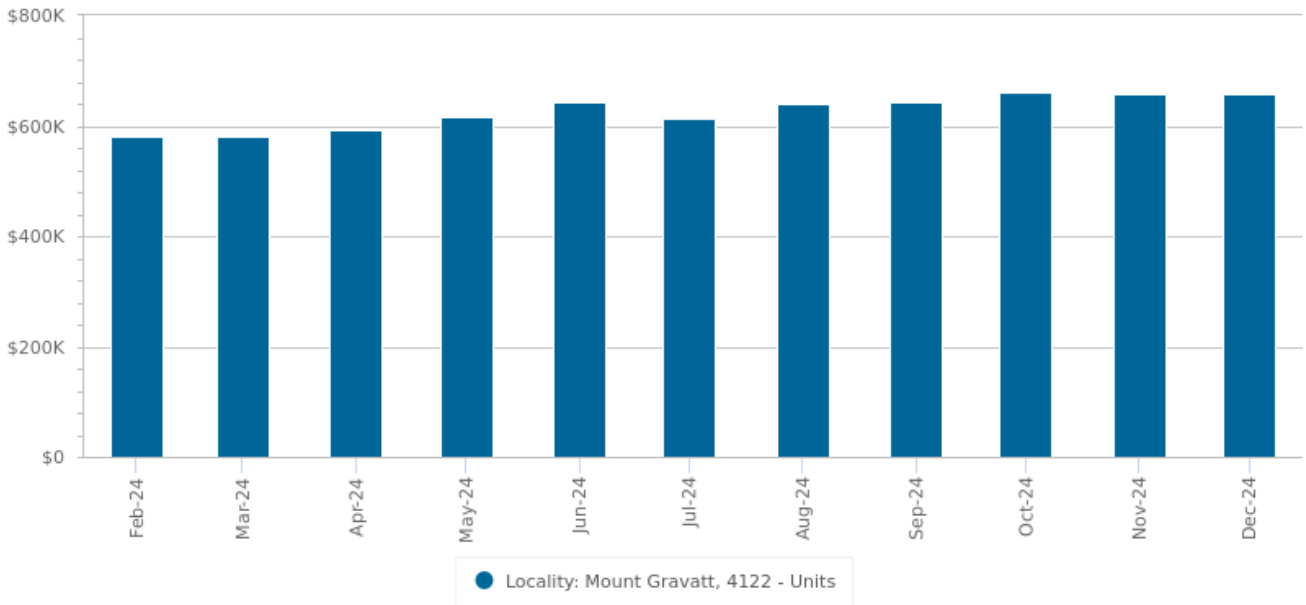
Unit: Recent Median Value

\$658K

Dec 2024

	Mount Gravatt
Feb 2024	\$580,297
Mar 2024	\$579,520
Apr 2024	\$591,117
May 2024	\$615,910
Jun 2024	\$643,767
Jul 2024	\$612,910
Aug 2024	\$641,444
Sep 2024	\$644,219
Oct 2024	\$662,060
Nov 2024	\$658,018
Dec 2024	\$658,013
Jan 2025	-

Statistics are calculated at the end of the displayed month



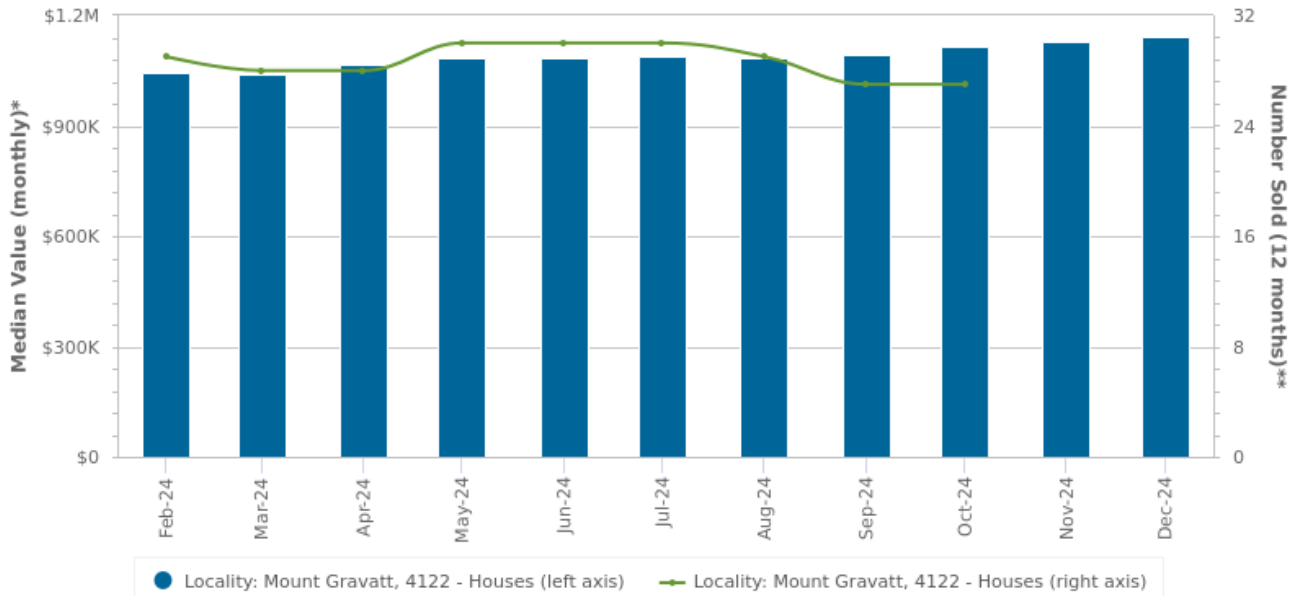
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

27
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$1,043,746	29
Mar 2024	\$1,038,955	28
Apr 2024	\$1,065,481	28
May 2024	\$1,082,449	30
Jun 2024	\$1,083,580	30
Jul 2024	\$1,087,565	30
Aug 2024	\$1,086,444	29
Sep 2024	\$1,091,356	27
Oct 2024	\$1,117,740	27
Nov 2024	\$1,127,451	-
Dec 2024	\$1,141,801	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



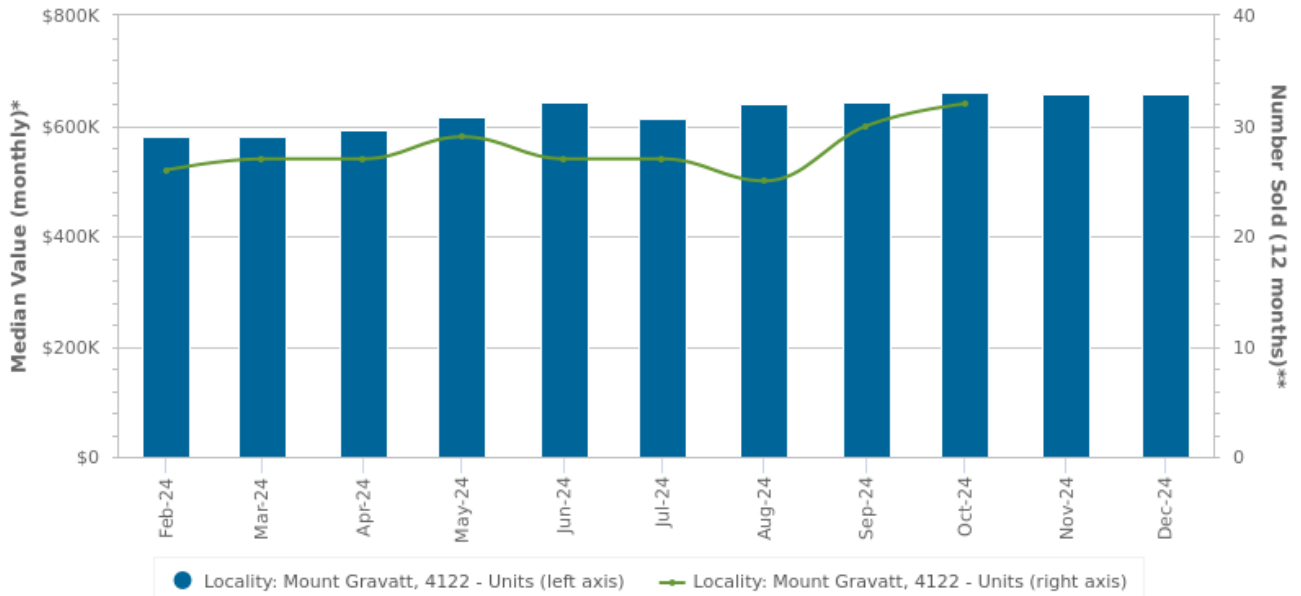
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

32
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$580,297	26
Mar 2024	\$579,520	27
Apr 2024	\$591,117	27
May 2024	\$615,910	29
Jun 2024	\$643,767	27
Jul 2024	\$612,910	27
Aug 2024	\$641,444	25
Sep 2024	\$644,219	30
Oct 2024	\$662,060	32
Nov 2024	\$658,018	-
Dec 2024	\$658,013	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



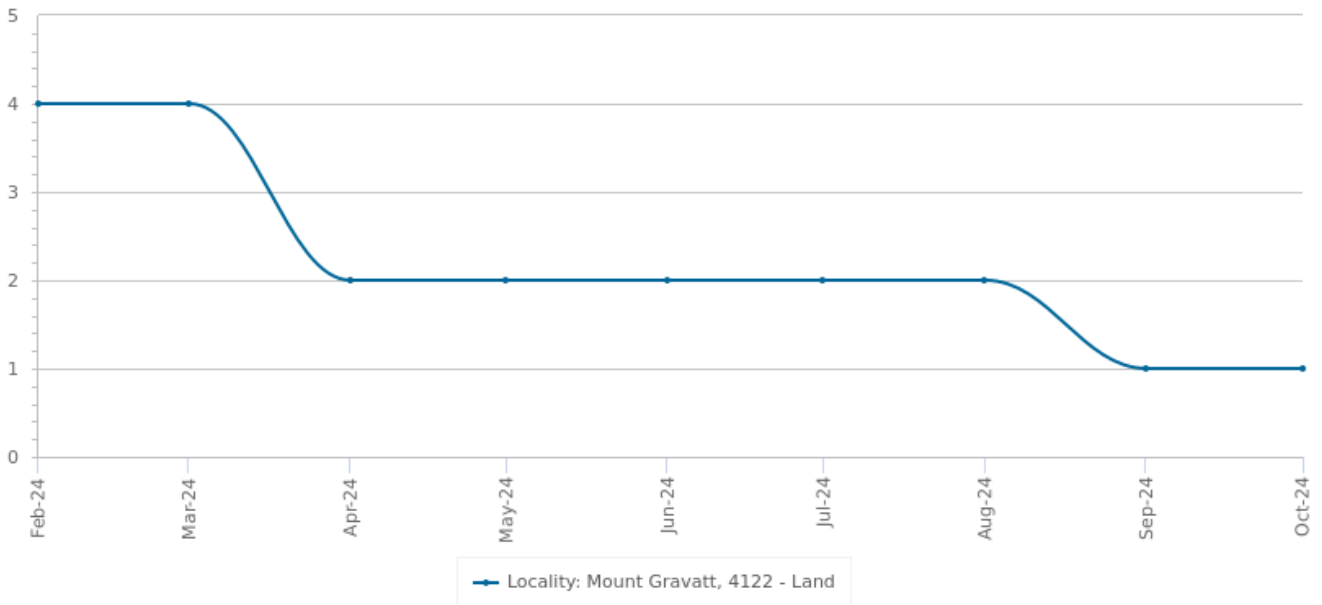
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Oct 2024

	Median Value	Number Of Sold
Feb 2024	-	4
Mar 2024	-	4
Apr 2024	-	2
May 2024	-	2
Jun 2024	-	2
Jul 2024	-	2
Aug 2024	-	2
Sep 2024	-	1
Oct 2024	-	1
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

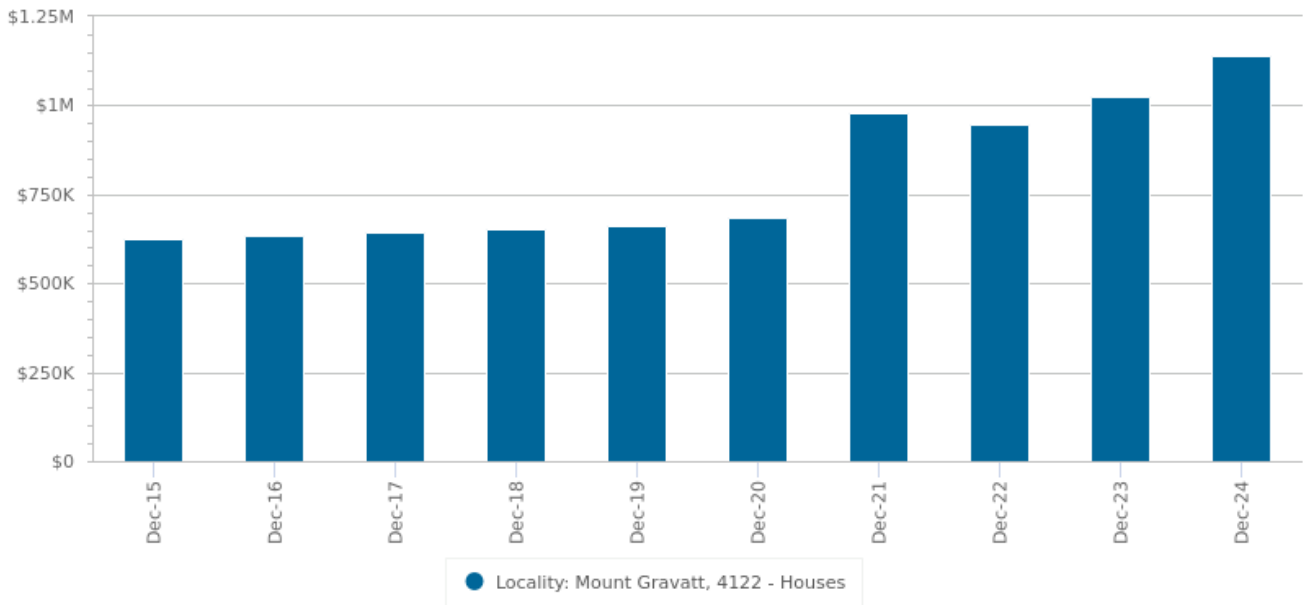
House: Median Value

\$1.14M

Dec 2024

	Mount Gravatt
Dec 2016	\$632,648
Dec 2017	\$641,226
Dec 2018	\$652,492
Dec 2019	\$662,643
Dec 2020	\$683,209
Dec 2021	\$978,090
Dec 2022	\$947,076
Dec 2023	\$1,022,998
Dec 2024	\$1,141,801
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

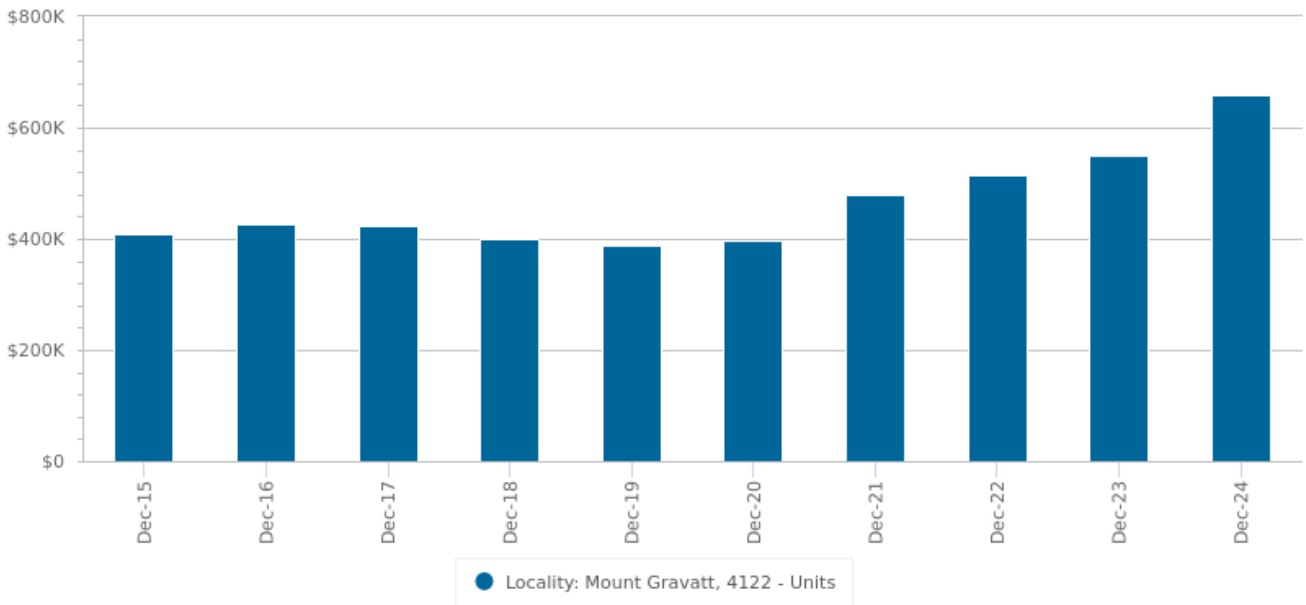
Unit: Median Value

\$658K

Dec 2024

	Mount Gravatt
Dec 2016	\$425,462
Dec 2017	\$422,861
Dec 2018	\$399,795
Dec 2019	\$388,996
Dec 2020	\$397,368
Dec 2021	\$478,308
Dec 2022	\$516,027
Dec 2023	\$551,332
Dec 2024	\$658,013
Dec 2025	-

Statistics are calculated at the end of the displayed month



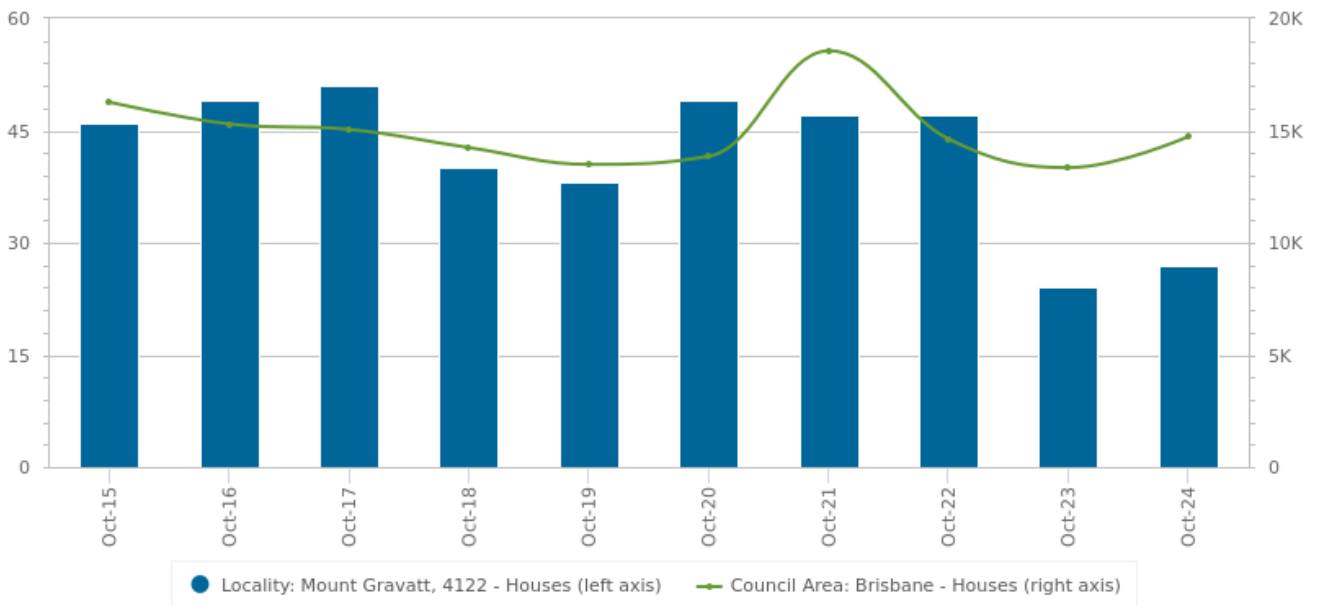
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

27
Oct 2024

	Mount Gravatt	Brisbane
Oct 2016	49	15291
Oct 2017	51	15047
Oct 2018	40	14236
Oct 2019	38	13490
Oct 2020	49	13859
Oct 2021	47	18556
Oct 2022	47	14619
Oct 2023	24	13347
Oct 2024	27	14740
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



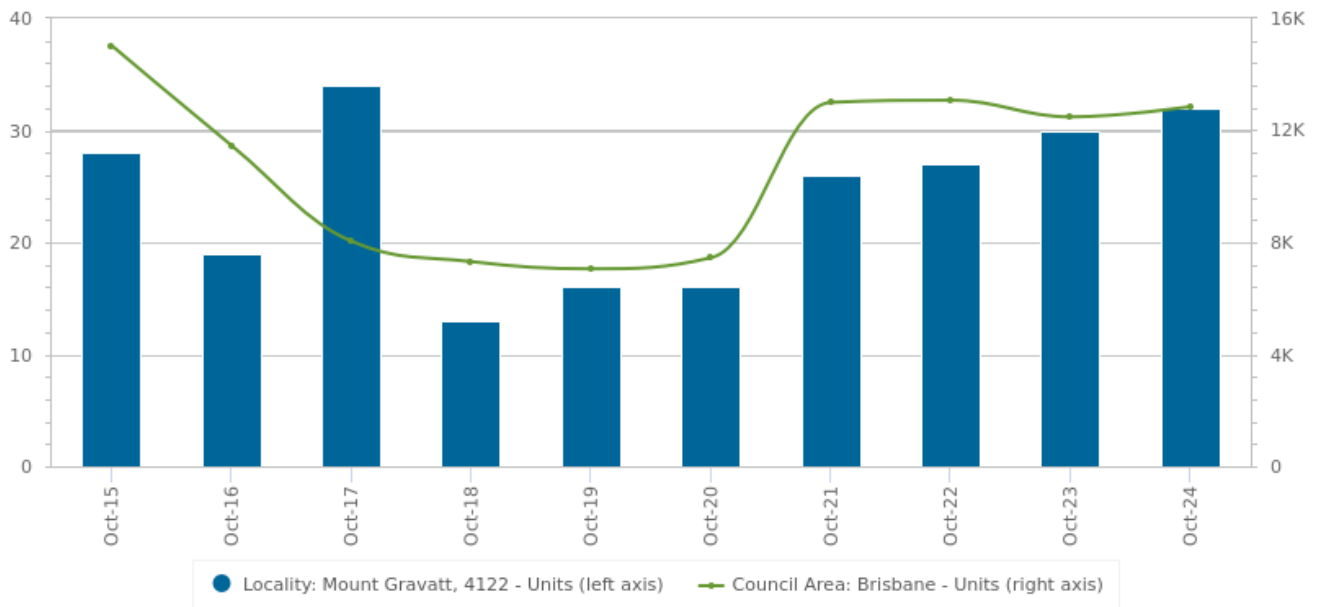
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

32
Oct 2024

	Mount Gravatt	Brisbane
Oct 2016	19	11451
Oct 2017	34	8039
Oct 2018	13	7313
Oct 2019	16	7055
Oct 2020	16	7454
Oct 2021	26	13000
Oct 2022	27	13076
Oct 2023	30	12481
Oct 2024	32	12845
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



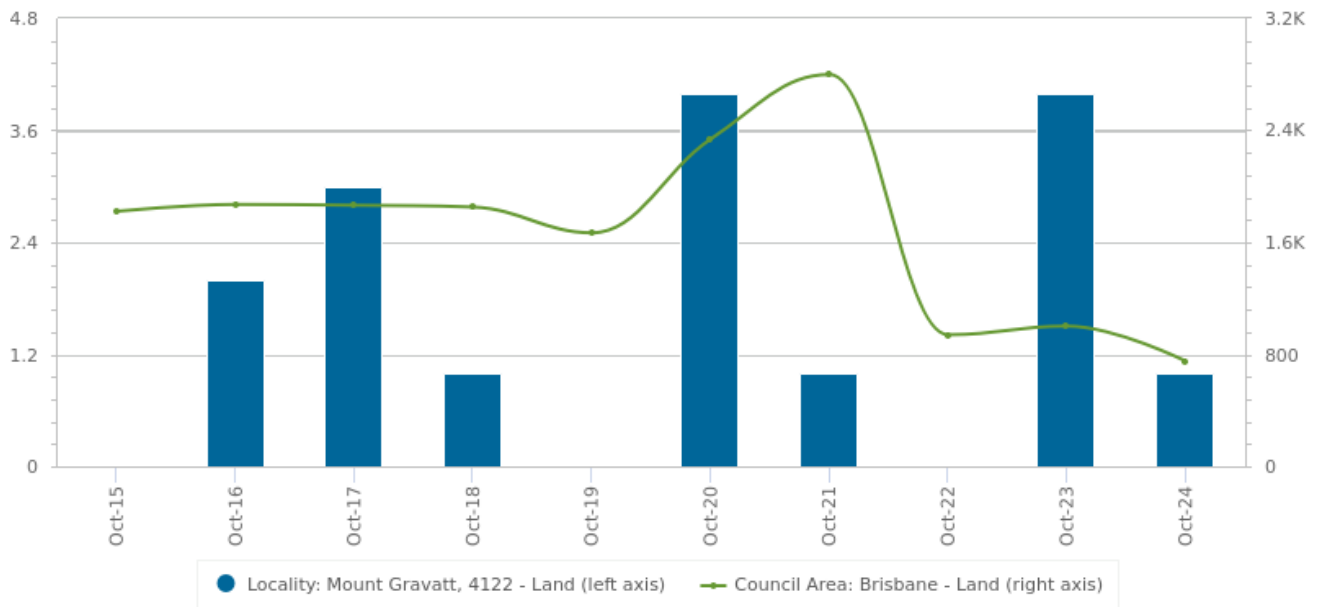
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Oct 2024

	Mount Gravatt	Brisbane
Oct 2016	2	1871
Oct 2017	3	1865
Oct 2018	1	1852
Oct 2019	0	1668
Oct 2020	4	2339
Oct 2021	1	2799
Oct 2022	0	940
Oct 2023	4	1002
Oct 2024	1	751
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

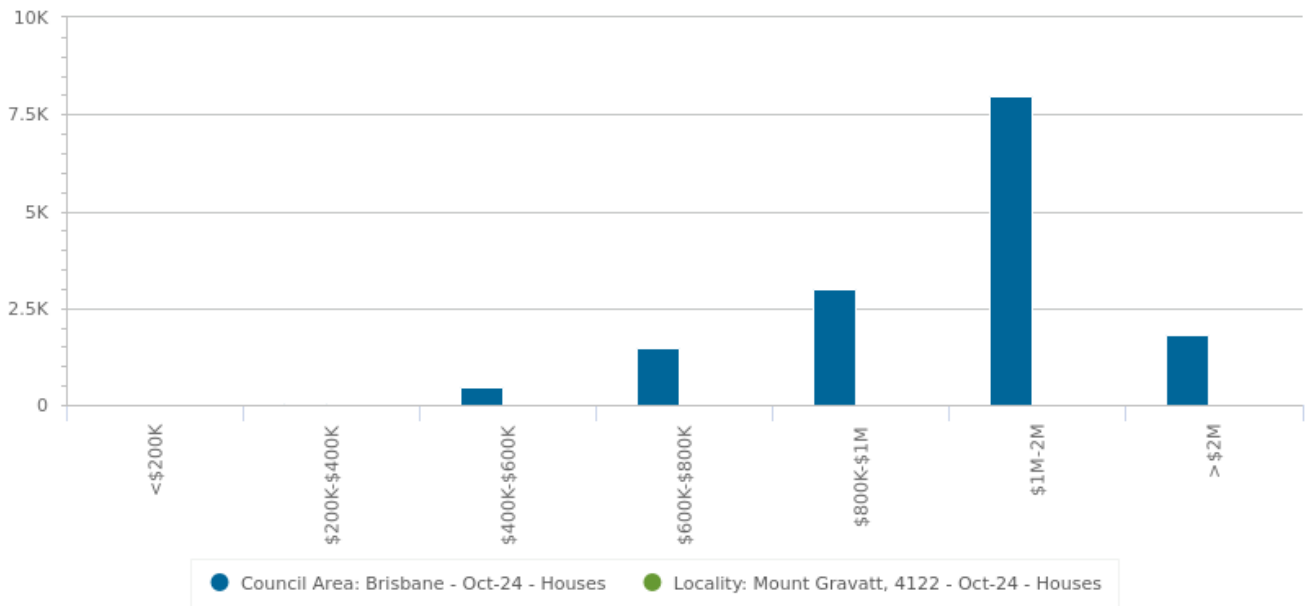
House: Sales By Price

\$28.47M

Oct 2024

	Mount Gravatt	Brisbane
<\$200K	-	3
\$200K-\$400K	-	28
\$400K-\$600K	1	456
\$600K-\$800K	4	1,466
\$800K-\$1M	7	2,995
\$1M-\$2M	15	7,964
>\$2M	-	1,811

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

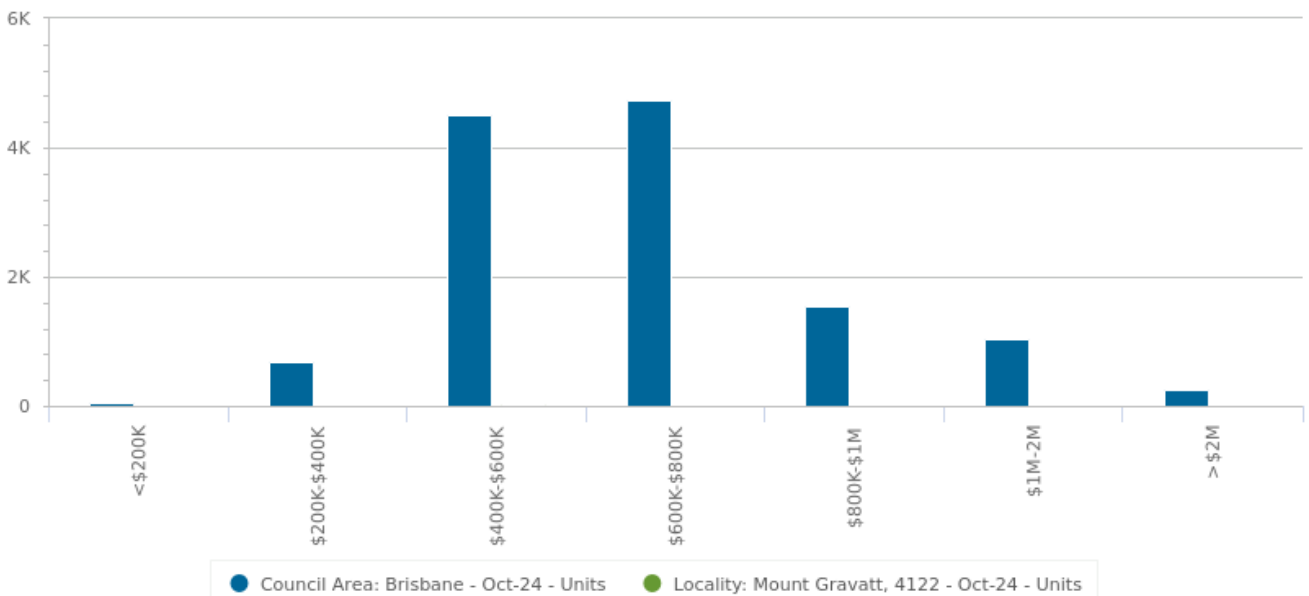
Unit: Sales By Price

\$22.45M

Oct 2024

	Mount Gravatt	Brisbane
<\$200K	-	49
\$200K-\$400K	1	678
\$400K-\$600K	2	4,501
\$600K-\$800K	20	4,746
\$800K-\$1M	9	1,555
\$1M-\$2M	-	1,045
>\$2M	-	262

Statistics are calculated over a rolling 12 month period

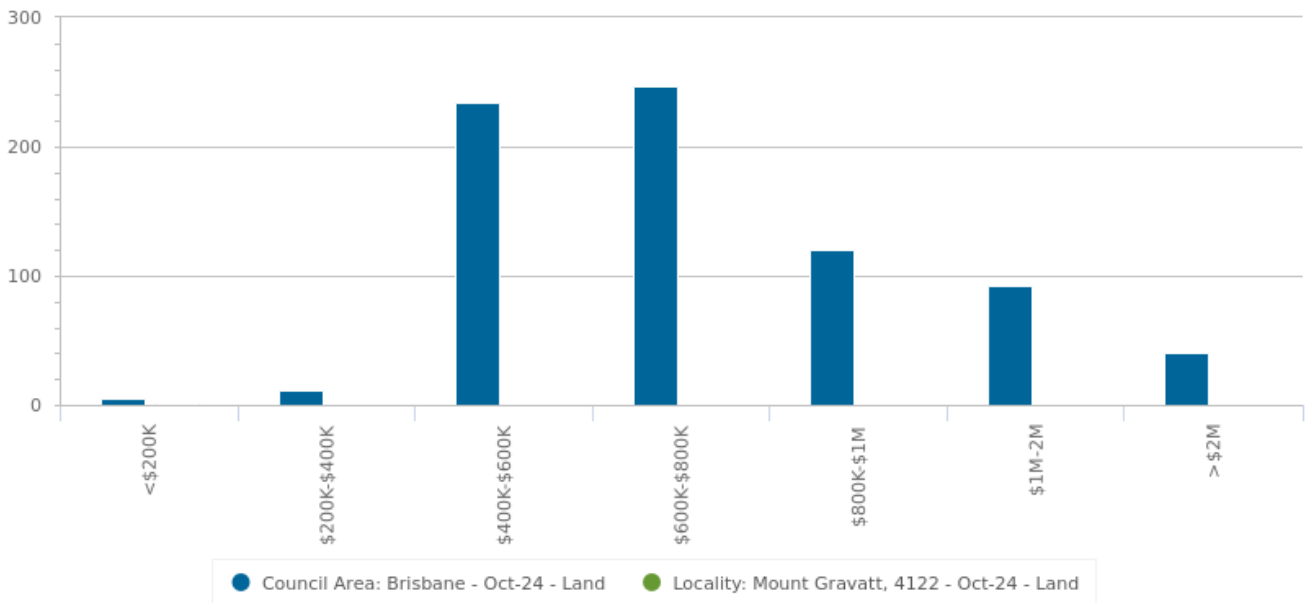


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

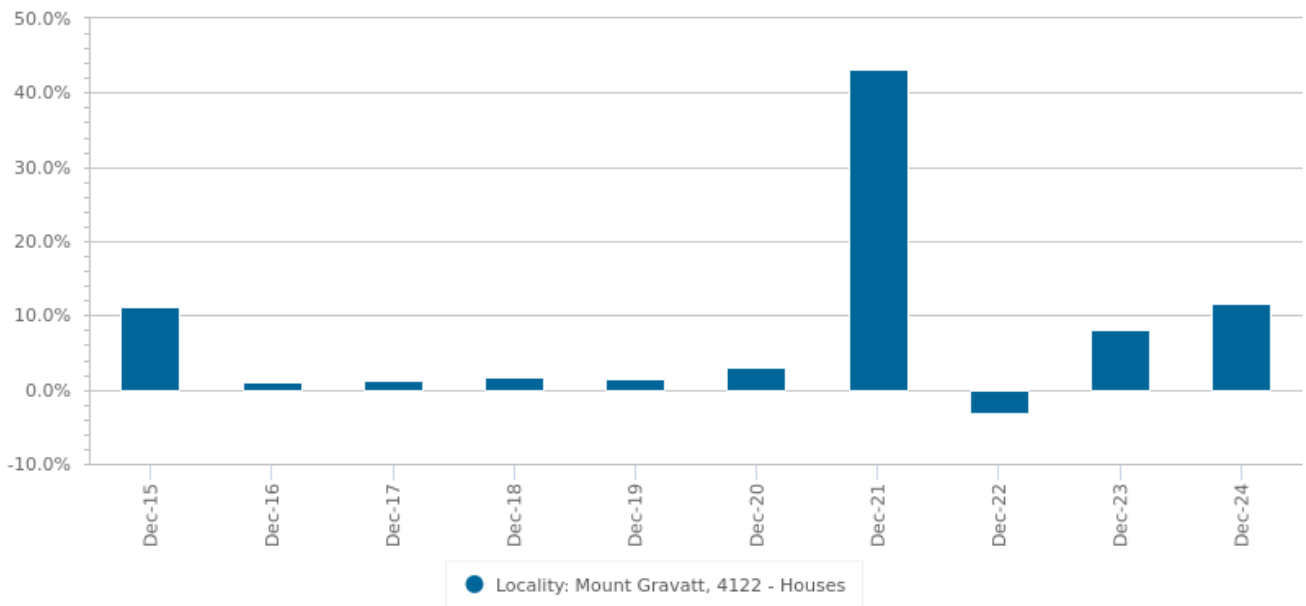
House: Change In Median Value

11.6%

Dec 2024

	Mount Gravatt
Dec 2016	0.9%
Dec 2017	1.4%
Dec 2018	1.8%
Dec 2019	1.6%
Dec 2020	3.1%
Dec 2021	43.2%
Dec 2022	-3.2%
Dec 2023	8.0%
Dec 2024	11.6%
Dec 2025	-

Statistics are calculated at the end of the displayed month



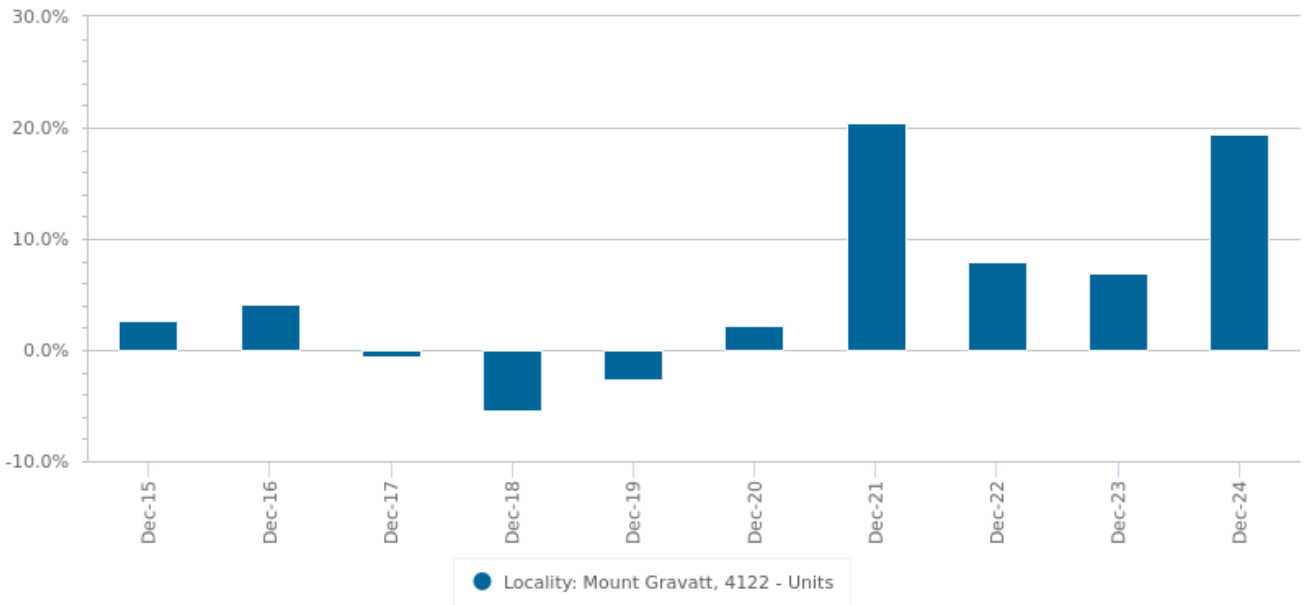
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

19.3%
Dec 2024

	Mount Gravatt
Dec 2016	4.2%
Dec 2017	-0.6%
Dec 2018	-5.5%
Dec 2019	-2.7%
Dec 2020	2.2%
Dec 2021	20.4%
Dec 2022	7.9%
Dec 2023	6.8%
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

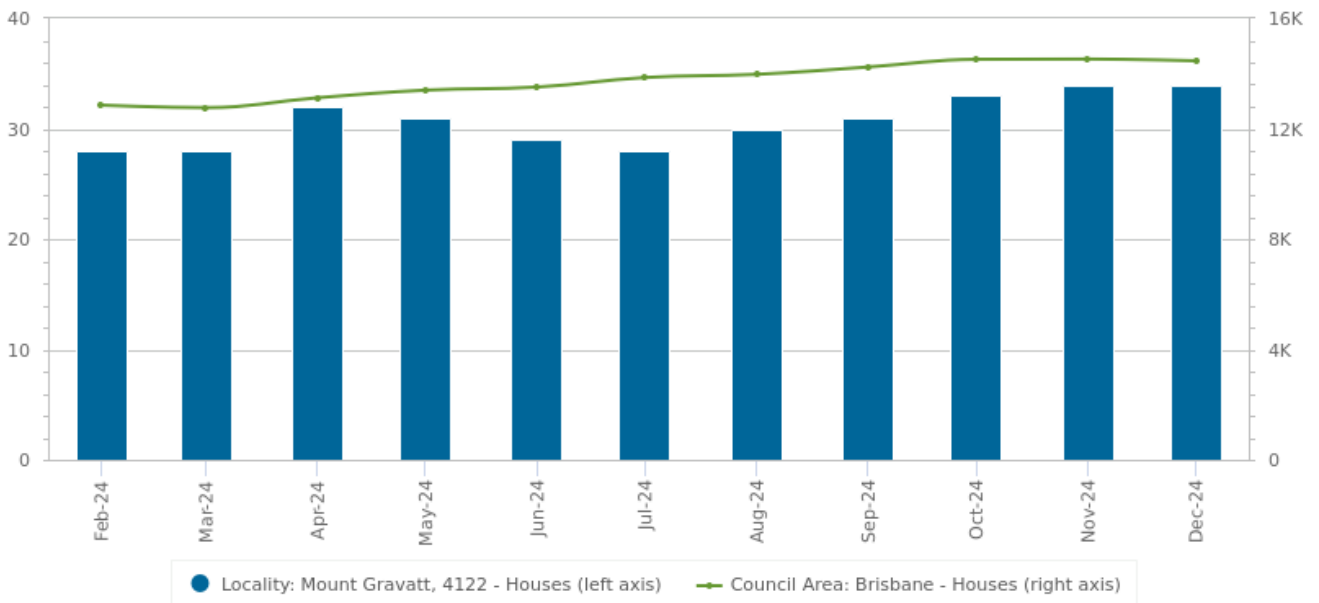
House: Number of New Listing

34

Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	28	12,853
Mar 2024	28	12,763
Apr 2024	32	13,124
May 2024	31	13,398
Jun 2024	29	13,511
Jul 2024	28	13,857
Aug 2024	30	13,972
Sep 2024	31	14,239
Oct 2024	33	14,516
Nov 2024	34	14,525
Dec 2024	34	14,462
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



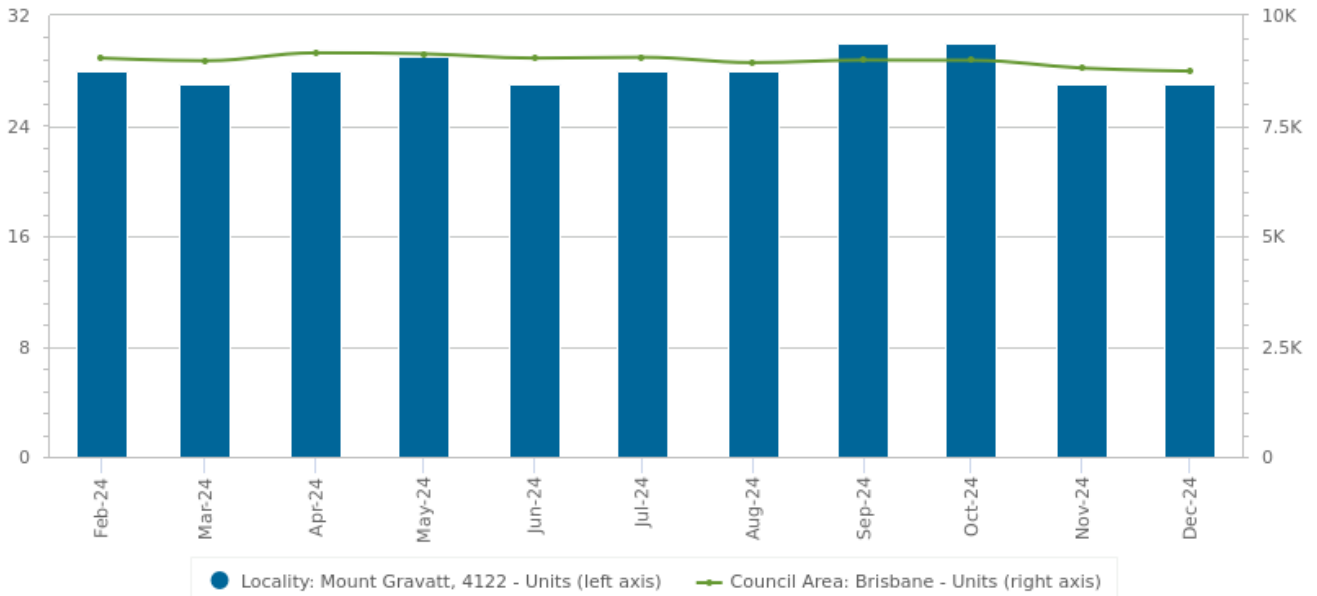
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

27
Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	28	9,032
Mar 2024	27	8,972
Apr 2024	28	9,151
May 2024	29	9,129
Jun 2024	27	9,031
Jul 2024	28	9,051
Aug 2024	28	8,930
Sep 2024	30	8,987
Oct 2024	30	8,982
Nov 2024	27	8,805
Dec 2024	27	8,737
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



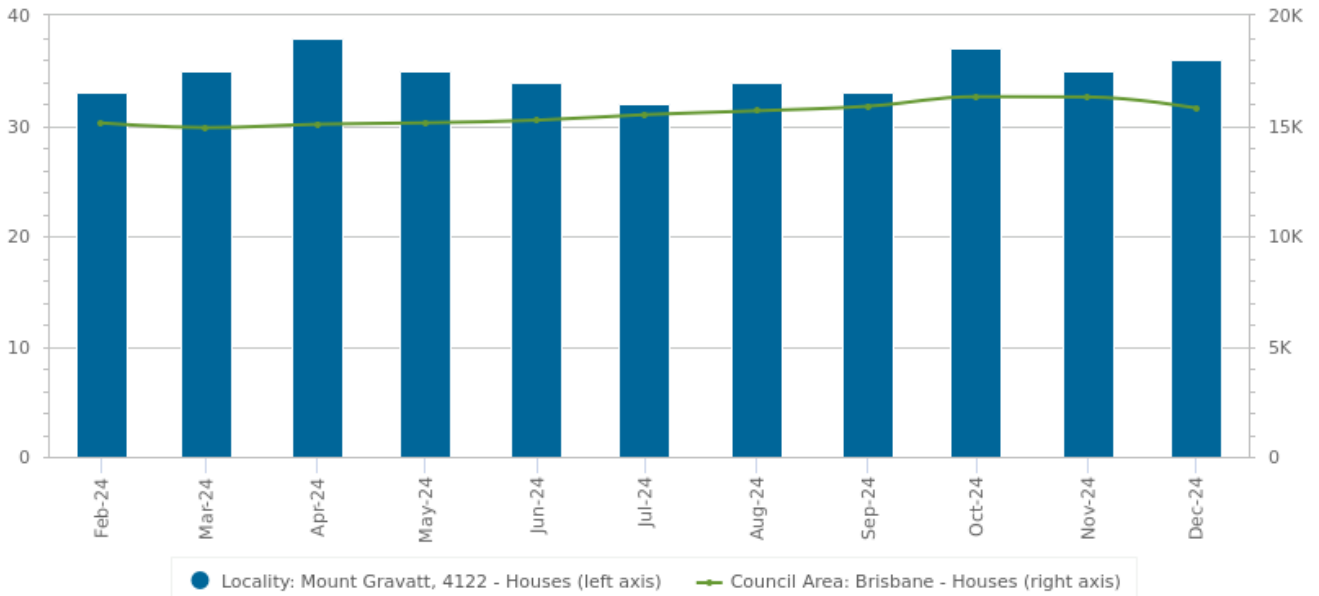
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

36
Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	33	15,123
Mar 2024	35	14,914
Apr 2024	38	15,068
May 2024	35	15,132
Jun 2024	34	15,253
Jul 2024	32	15,503
Aug 2024	34	15,677
Sep 2024	33	15,887
Oct 2024	37	16,318
Nov 2024	35	16,304
Dec 2024	36	15,804
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



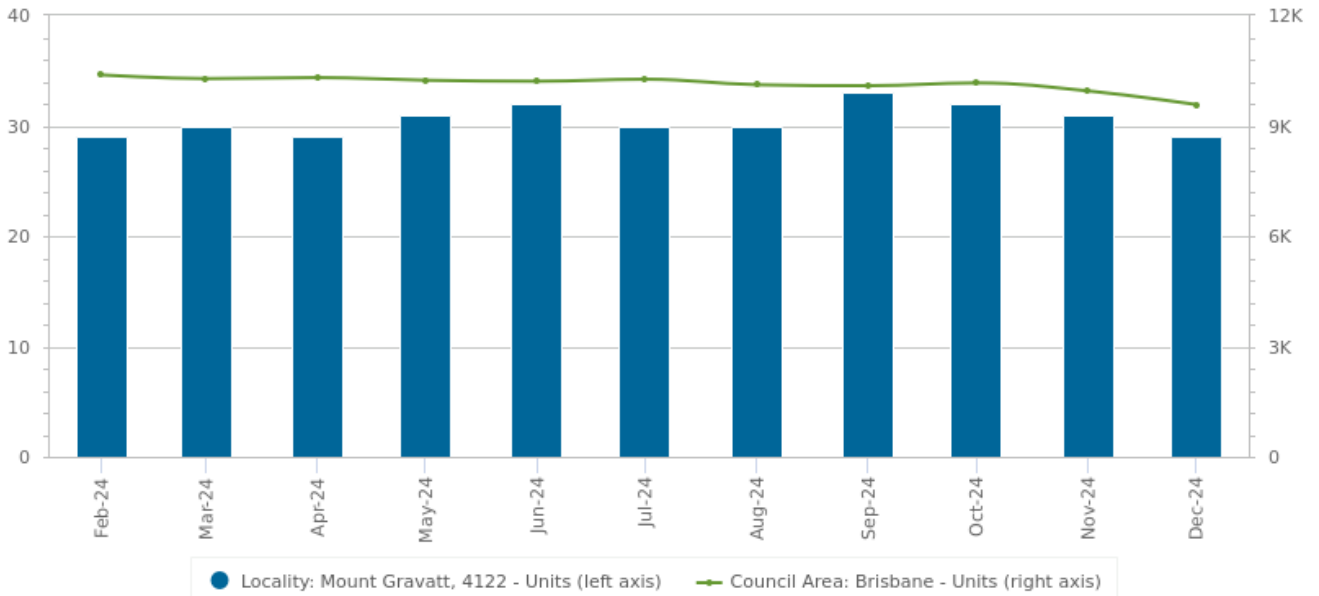
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

29
Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	29	10,380
Mar 2024	30	10,280
Apr 2024	29	10,308
May 2024	31	10,236
Jun 2024	32	10,209
Jul 2024	30	10,263
Aug 2024	30	10,114
Sep 2024	33	10,088
Oct 2024	32	10,163
Nov 2024	31	9,945
Dec 2024	29	9,575
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



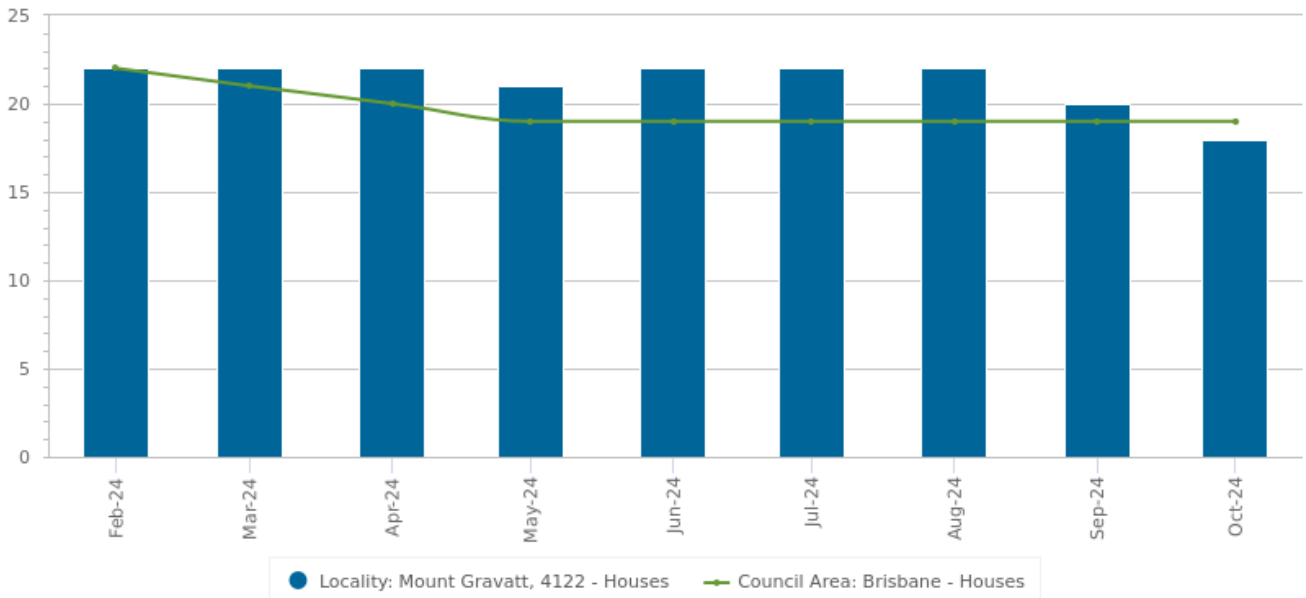
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

18
Oct 2024

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

Statistics are calculated over a rolling 12 month period



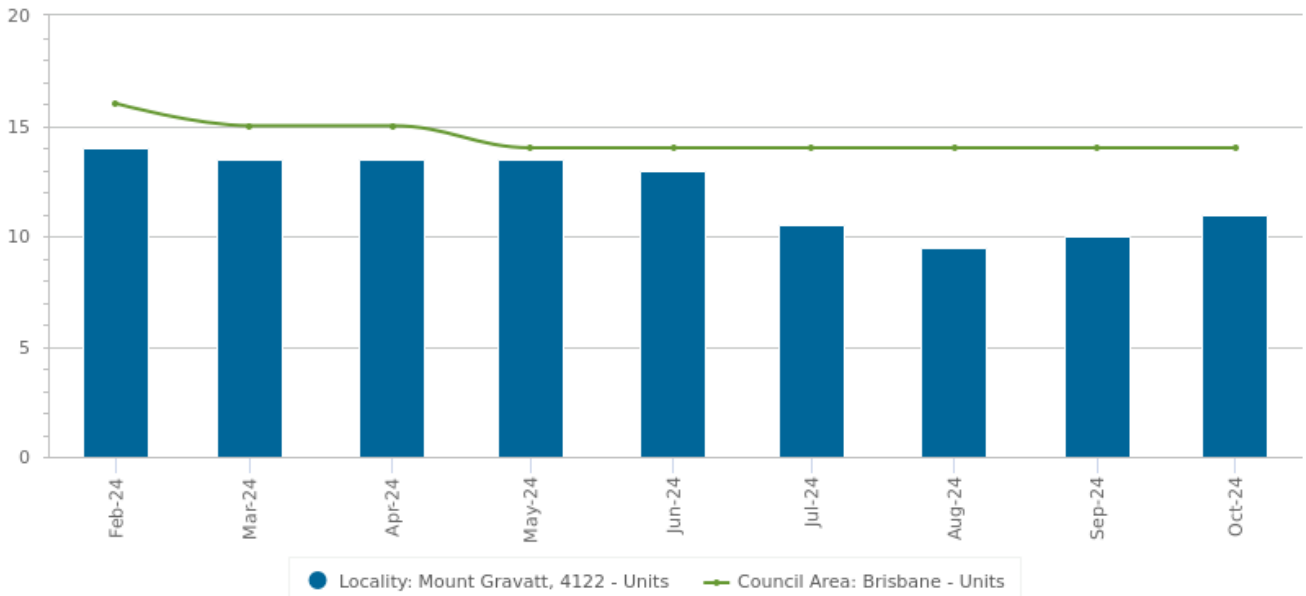
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

11
Oct 2024

	Mount Gravatt	Brisbane
Feb 2024	14	16
Mar 2024	13.5	15
Apr 2024	13.5	15
May 2024	13.5	14
Jun 2024	13	14
Jul 2024	10.5	14
Aug 2024	9.5	14
Sep 2024	10	14
Oct 2024	11	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

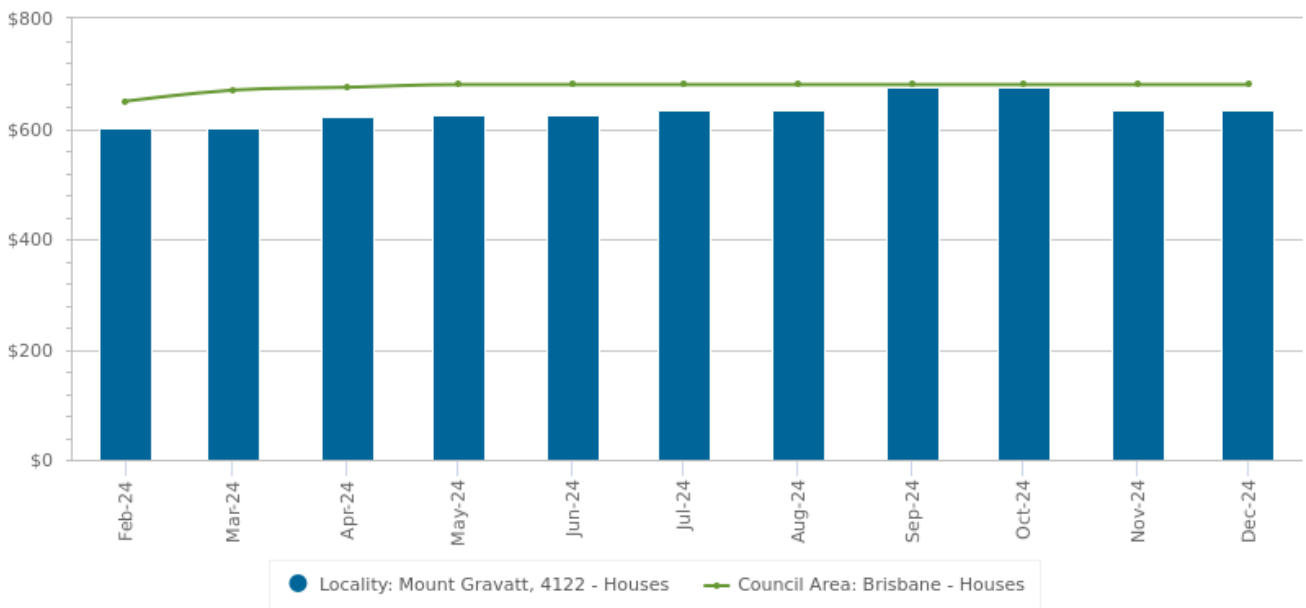
House: Median Rent

\$635/w

Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	\$603/w	\$650/w
Mar 2024	\$603/w	\$670/w
Apr 2024	\$623/w	\$675/w
May 2024	\$625/w	\$680/w
Jun 2024	\$625/w	\$680/w
Jul 2024	\$635/w	\$680/w
Aug 2024	\$635/w	\$680/w
Sep 2024	\$675/w	\$680/w
Oct 2024	\$675/w	\$680/w
Nov 2024	\$635/w	\$680/w
Dec 2024	\$635/w	\$680/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

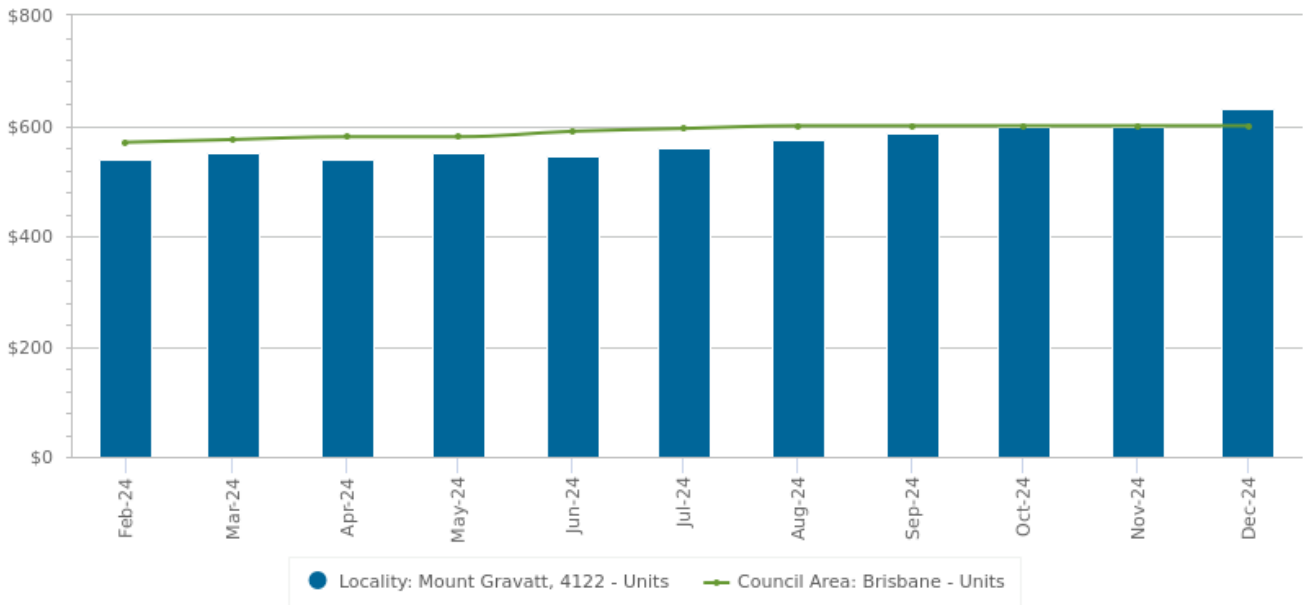
Unit: Median Rent

\$630/w

Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	\$540/w	\$570/w
Mar 2024	\$550/w	\$575/w
Apr 2024	\$540/w	\$580/w
May 2024	\$550/w	\$580/w
Jun 2024	\$545/w	\$590/w
Jul 2024	\$560/w	\$595/w
Aug 2024	\$575/w	\$600/w
Sep 2024	\$588/w	\$600/w
Oct 2024	\$600/w	\$600/w
Nov 2024	\$600/w	\$600/w
Dec 2024	\$630/w	\$600/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



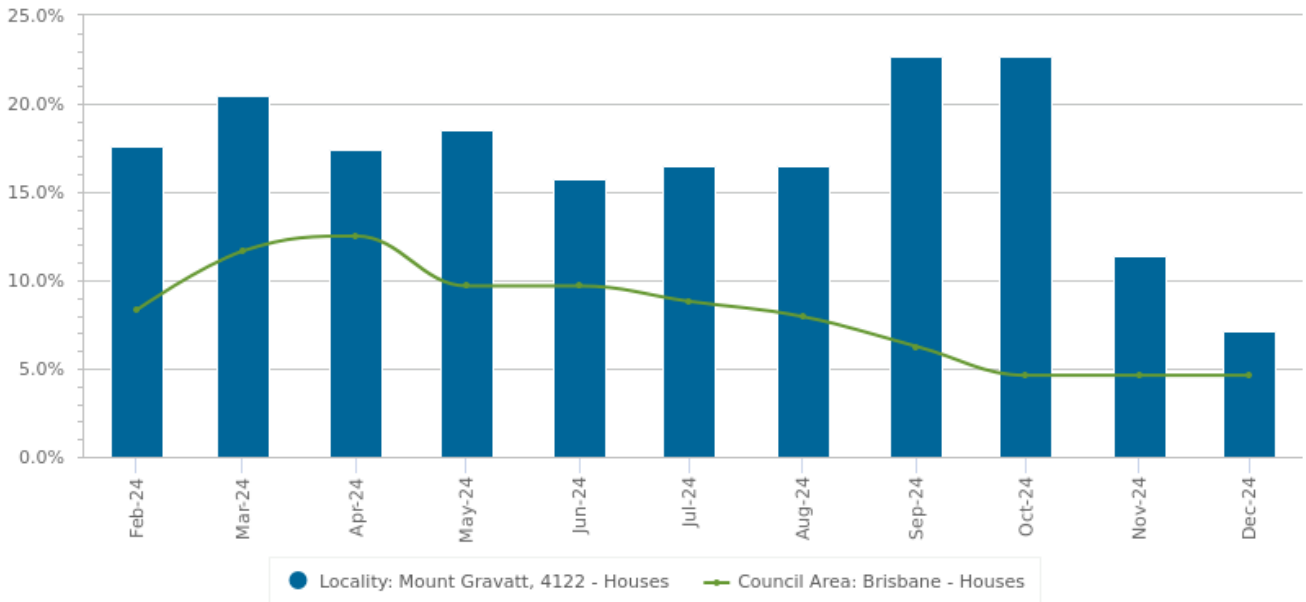
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

7.2%
Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	17.6%	8.3%
Mar 2024	20.5%	11.7%
Apr 2024	17.5%	12.5%
May 2024	18.5%	9.7%
Jun 2024	15.7%	9.7%
Jul 2024	16.5%	8.8%
Aug 2024	16.5%	7.9%
Sep 2024	22.7%	6.3%
Oct 2024	22.7%	4.6%
Nov 2024	11.4%	4.6%
Dec 2024	7.2%	4.6%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

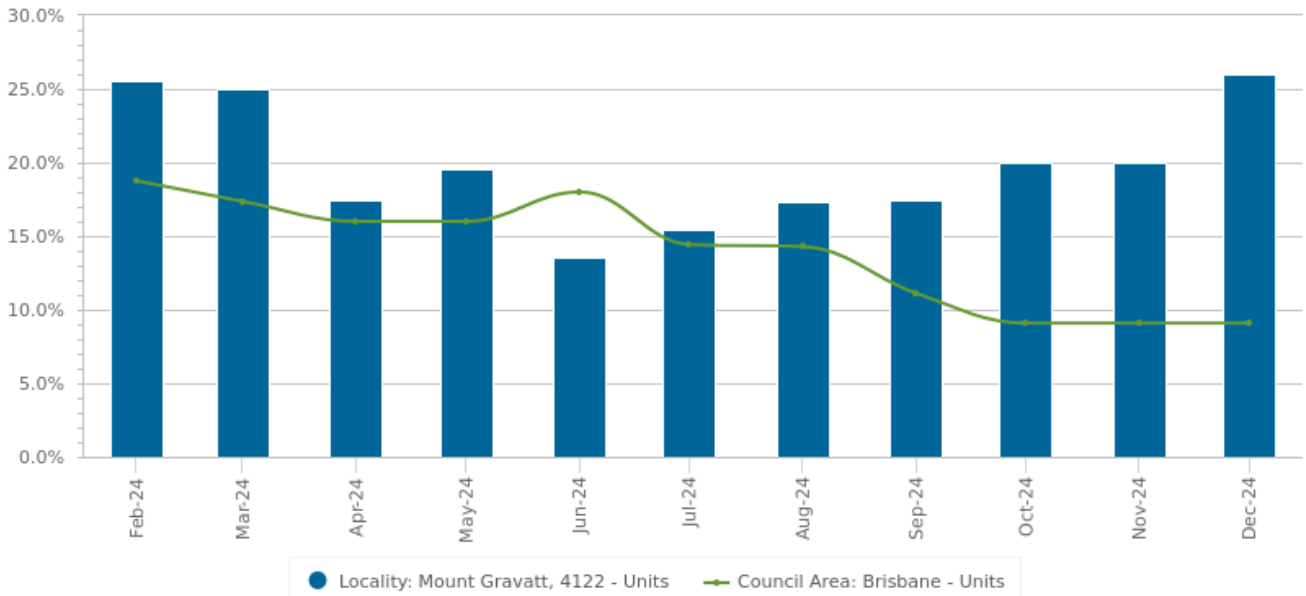
Unit: Change in Rental Rate

26.0%

Dec 2024

	Mount Gravatt	Brisbane
Feb 2024	25.6%	18.8%
Mar 2024	25.0%	17.3%
Apr 2024	17.4%	16.0%
May 2024	19.6%	16.0%
Jun 2024	13.5%	18.0%
Jul 2024	15.5%	14.4%
Aug 2024	17.3%	14.3%
Sep 2024	17.5%	11.1%
Oct 2024	20.0%	9.1%
Nov 2024	20.0%	9.1%
Dec 2024	26.0%	9.1%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

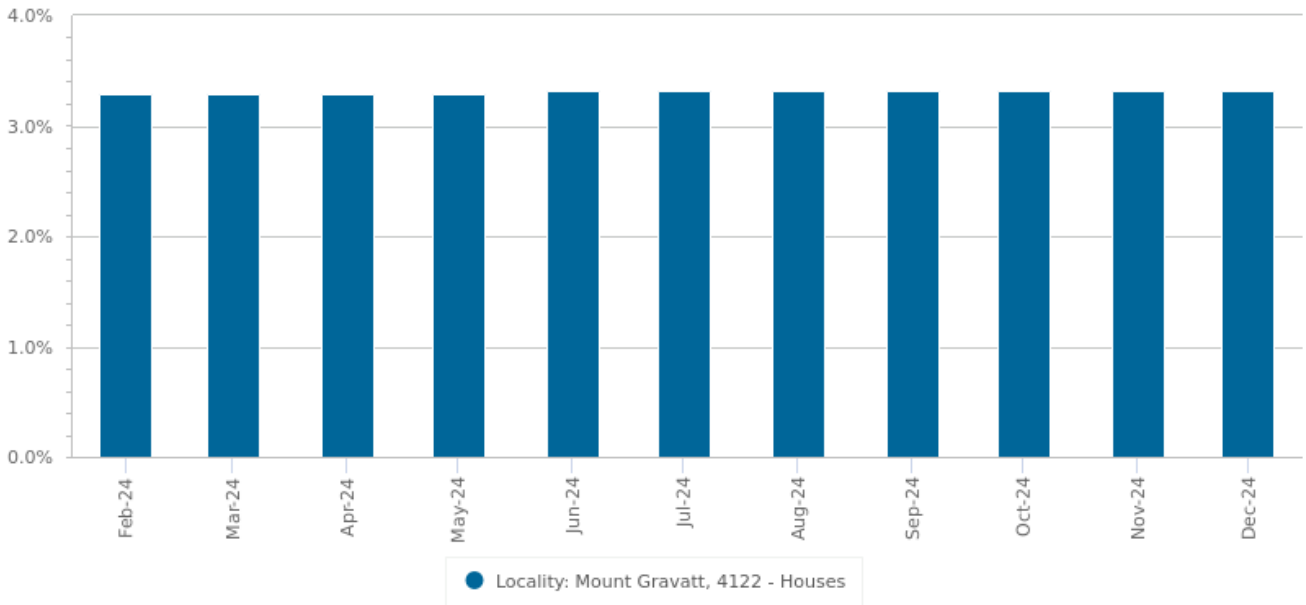
House: Value Based Rental Yield

3.3%

Dec 2024

	Mount Gravatt
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



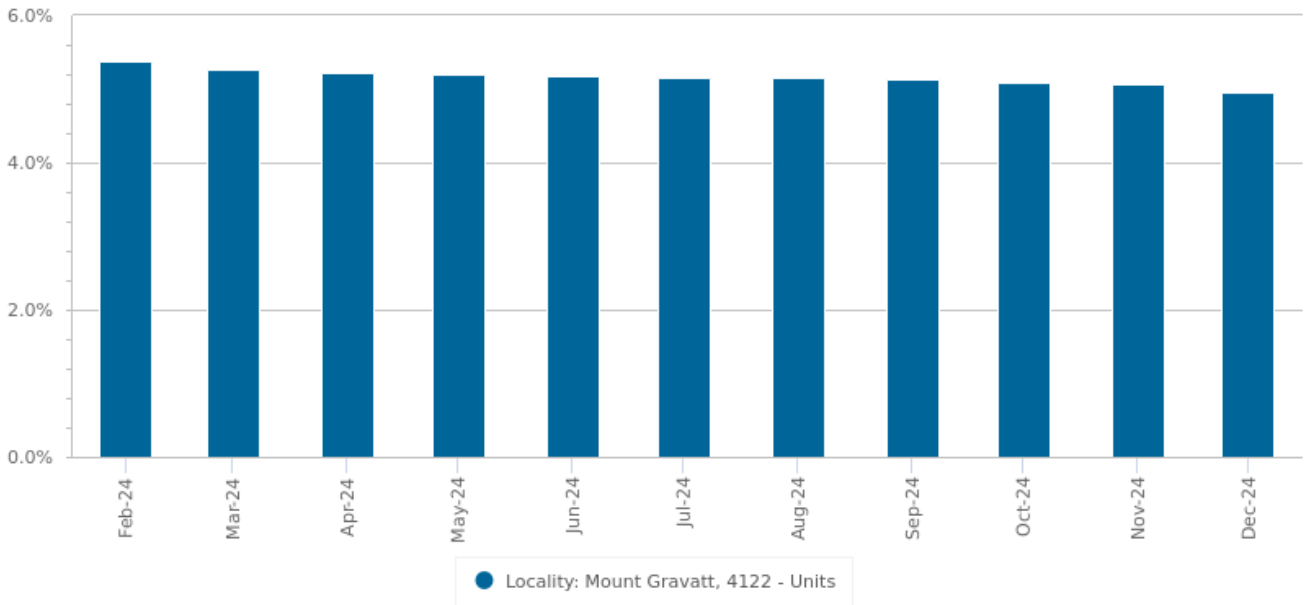
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.0%
Dec 2024

	Mount Gravatt
Feb 2024	5.4%
Mar 2024	5.3%
Apr 2024	5.2%
May 2024	5.2%
Jun 2024	5.2%
Jul 2024	5.2%
Aug 2024	5.2%
Sep 2024	5.1%
Oct 2024	5.1%
Nov 2024	5.1%
Dec 2024	5.0%
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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