

Mount Gravatt QLD 4122

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Mount Gravatt, QLD

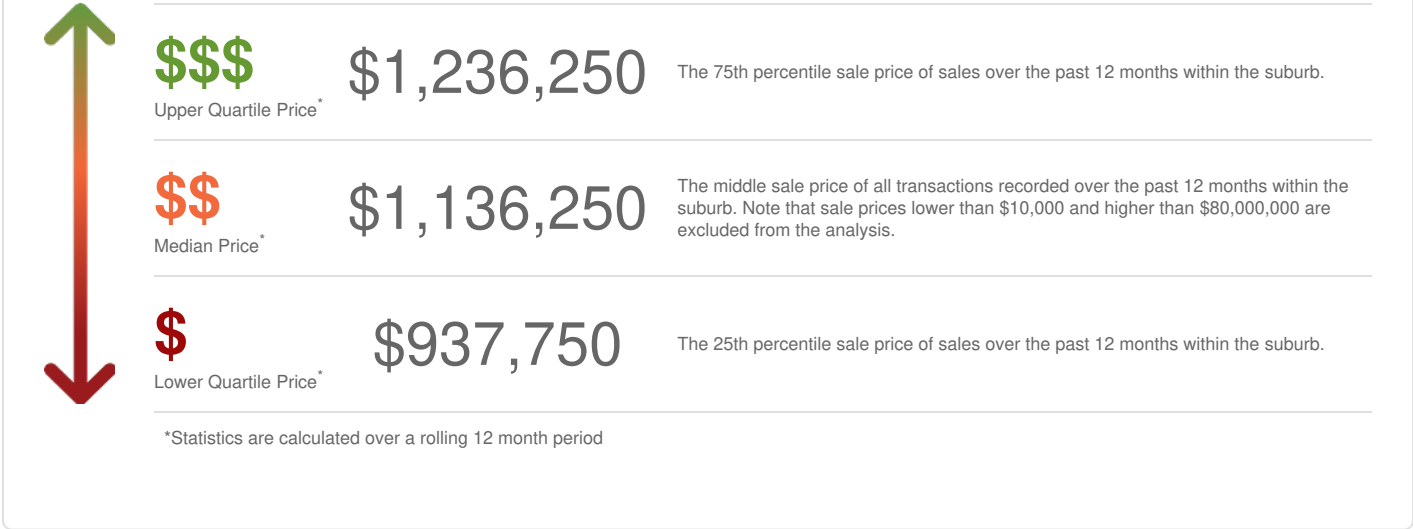
The size of Mount Gravatt is approximately 3 square kilometres. It has 7 parks covering nearly 39.5% of total area. The population of Mount Gravatt in 2011 was 3,237 people. By 2016 the population was 3,379 showing a population growth of 4.4% in the area during that time. The predominant age group in 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 \$1,136,250.

	House	Unit	Land
Average Tenure Period	12.7 years	8.7 years	-
Total Dwellings	1,019	530	34
Total New Listings	32	30	-
Median Value	\$1,162,657	\$679,649	-
Total Properties Listed	32	31	-

House: Market Trends



House: Median Price Quartiles



Unit: Market Trends

<div>37</div> <div>Properties Sold (12 Months)</div>	<div>8.7</div> <div>Average Tenure Period (Years)</div>	<div>\$630/w</div> <div>Median Asking Rent (12 Months)</div>
<div>30</div> <div>New Sale Listings (12 Months)</div>	<div>10.5</div> <div>Days on Market (12 Months)</div>	<div>37</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$845,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$680,000</div> <div>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.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$630,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Land: Market Trends

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

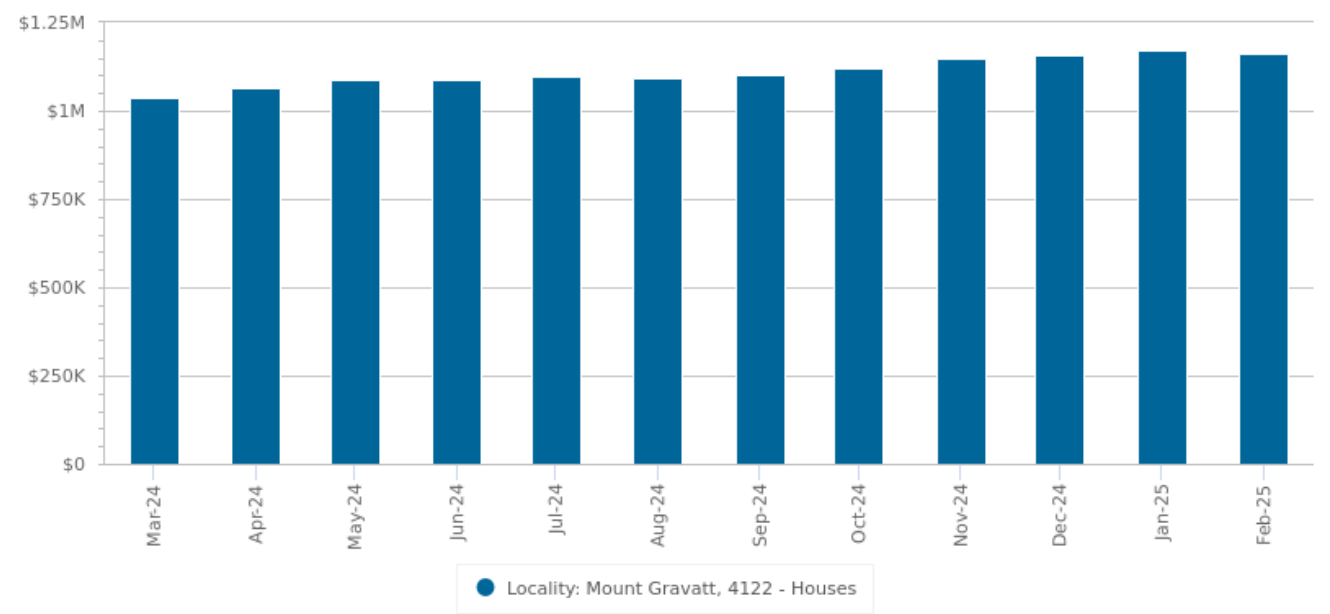
House: Recent Median Value

\$1.16M

Feb 2025

	Mount Gravatt
Mar 2024	\$1,039,051
Apr 2024	\$1,064,975
May 2024	\$1,086,671
Jun 2024	\$1,087,579
Jul 2024	\$1,095,886
Aug 2024	\$1,090,625
Sep 2024	\$1,100,681
Oct 2024	\$1,121,716
Nov 2024	\$1,145,896
Dec 2024	\$1,157,367
Jan 2025	\$1,173,167
Feb 2025	\$1,162,657

Statistics are calculated at the end of the displayed month



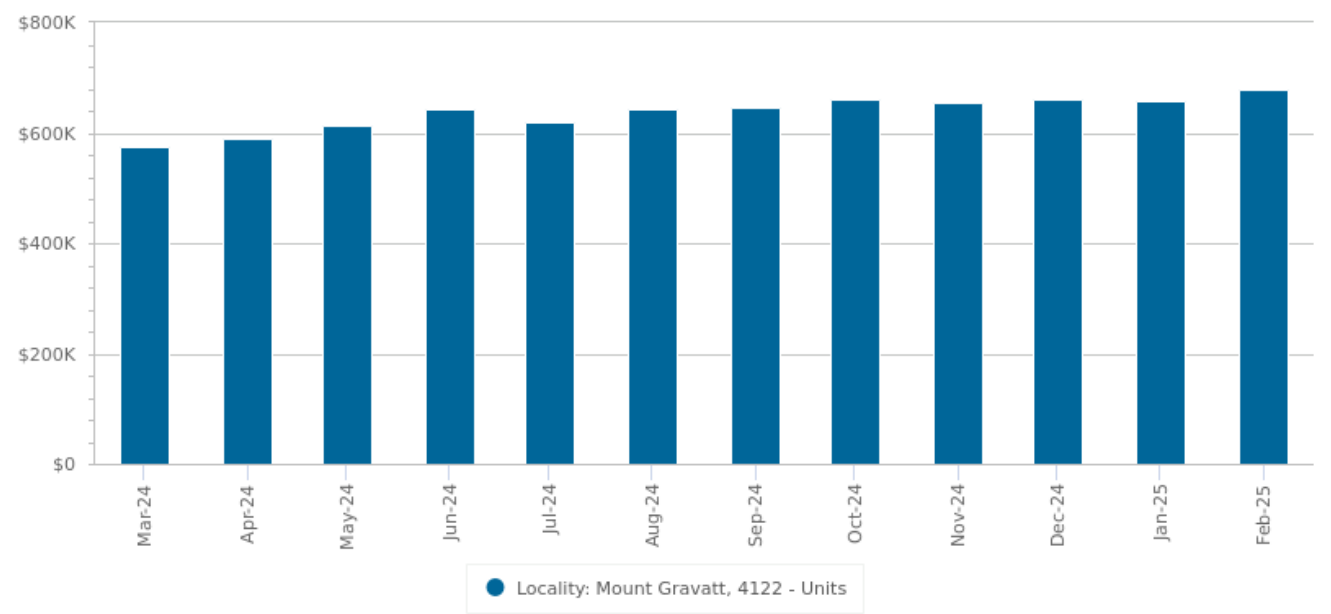
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$680K
Feb 2025

	Mount Gravatt
Mar 2024	\$575,812
Apr 2024	\$590,502
May 2024	\$614,540
Jun 2024	\$643,265
Jul 2024	\$618,629
Aug 2024	\$643,280
Sep 2024	\$645,282
Oct 2024	\$660,830
Nov 2024	\$655,020
Dec 2024	\$662,219
Jan 2025	\$657,352
Feb 2025	\$679,649

Statistics are calculated at the end of the displayed month



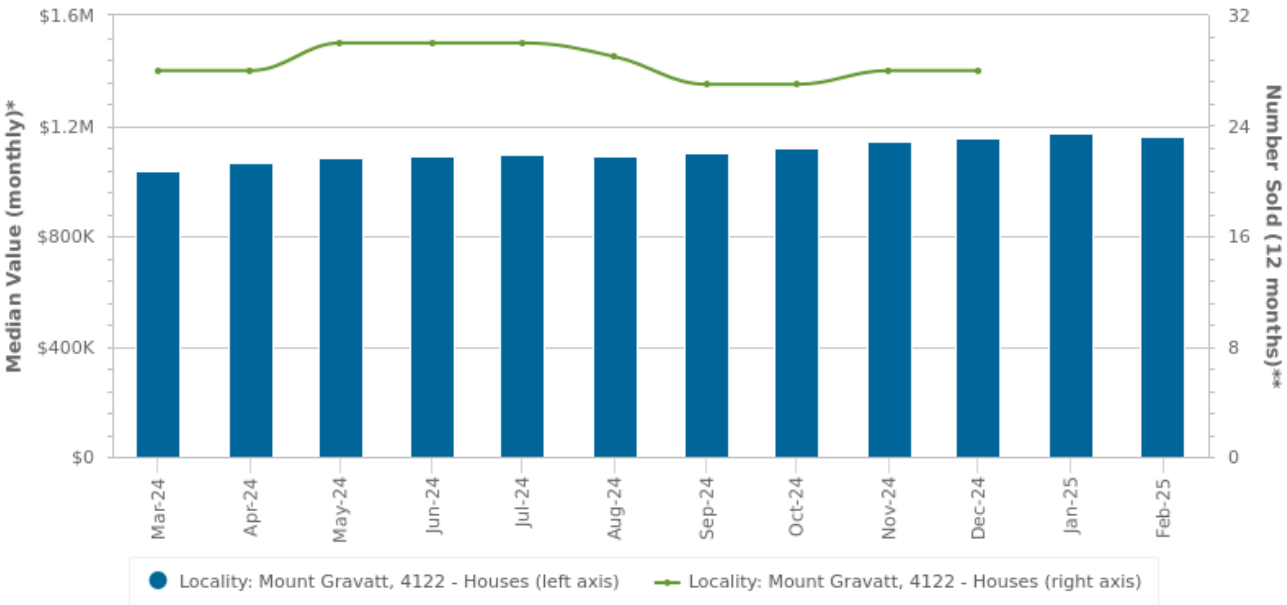
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

28
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$1,039,051	28
Apr 2024	\$1,064,975	28
May 2024	\$1,086,671	30
Jun 2024	\$1,087,579	30
Jul 2024	\$1,095,886	30
Aug 2024	\$1,090,625	29
Sep 2024	\$1,100,681	27
Oct 2024	\$1,121,716	27
Nov 2024	\$1,145,896	28
Dec 2024	\$1,157,367	28
Jan 2025	\$1,173,167	-
Feb 2025	\$1,162,657	-

Statistics are calculated over a rolling 12 month period



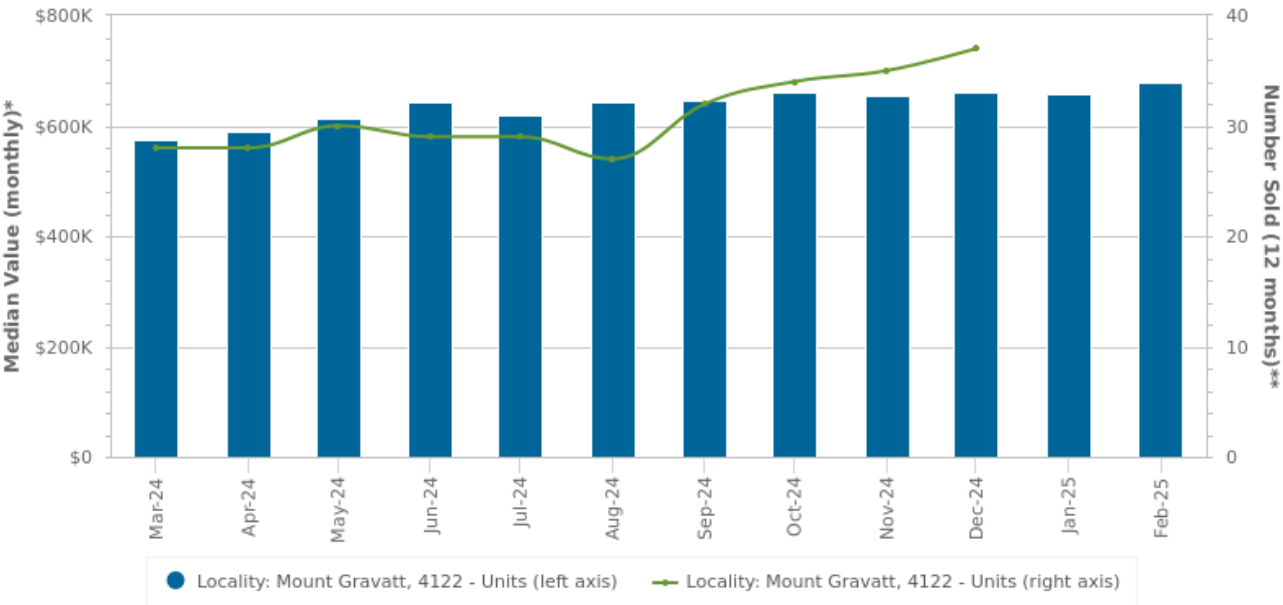
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

37
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$575,812	28
Apr 2024	\$590,502	28
May 2024	\$614,540	30
Jun 2024	\$643,265	29
Jul 2024	\$618,629	29
Aug 2024	\$643,280	27
Sep 2024	\$645,282	32
Oct 2024	\$660,830	34
Nov 2024	\$655,020	35
Dec 2024	\$662,219	37
Jan 2025	\$657,352	-
Feb 2025	\$679,649	-

Statistics are calculated over a rolling 12 month period



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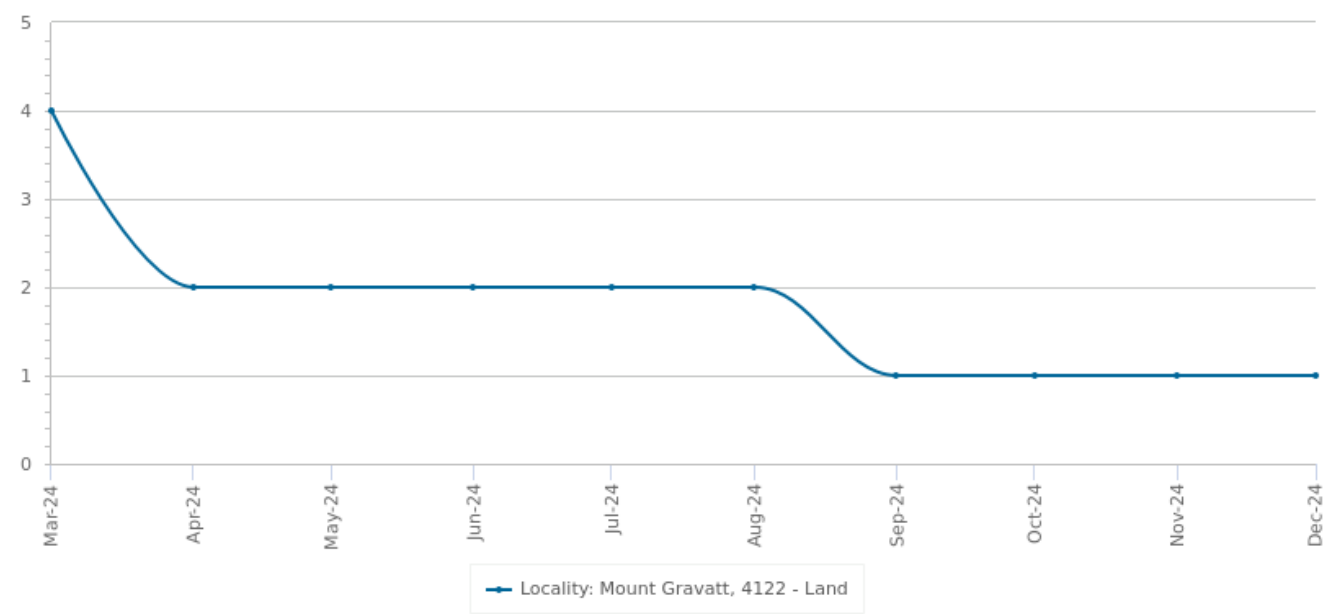
Land: Median Value vs Number Sold

1

Dec 2024

	Median Value	Number Of Sold
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	-	1
Dec 2024	-	1
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



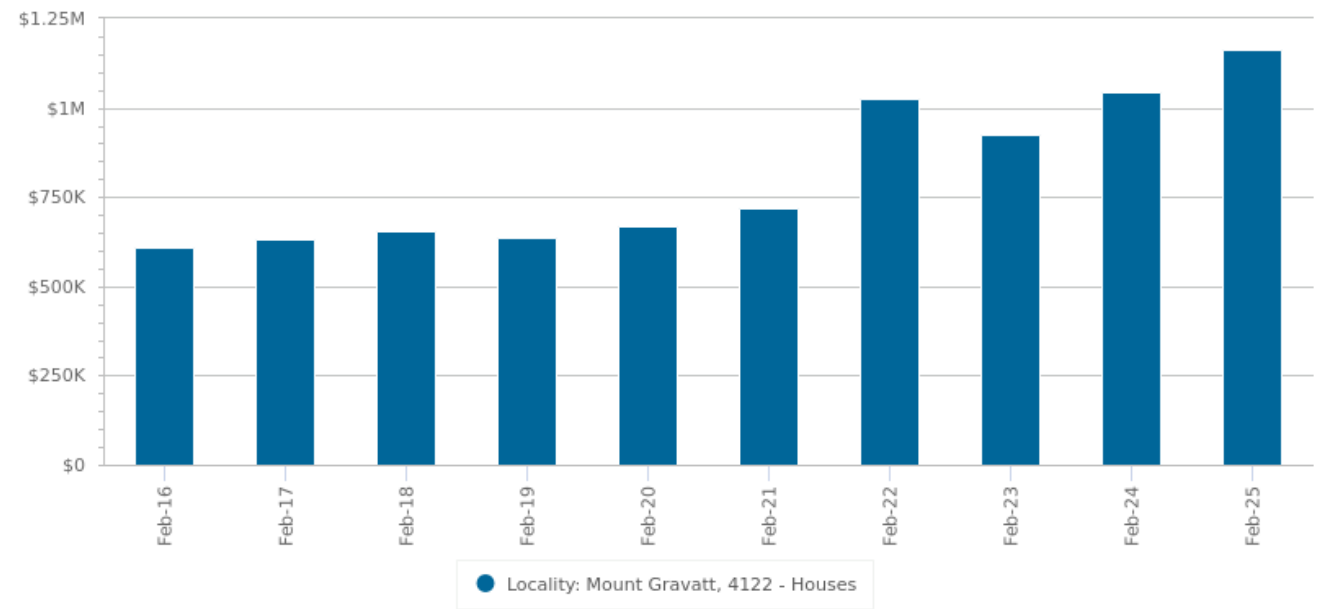
Statistics are calculated over a rolling 12 month period

House: Median Value

\$1.16M
Feb 2025

	Mount Gravatt
Feb 2016	\$610,066
Feb 2017	\$630,680
Feb 2018	\$653,404
Feb 2019	\$637,858
Feb 2020	\$669,704
Feb 2021	\$719,355
Feb 2022	\$1,027,638
Feb 2023	\$924,083
Feb 2024	\$1,043,754
Feb 2025	\$1,162,657

Statistics are calculated at the end of the displayed month



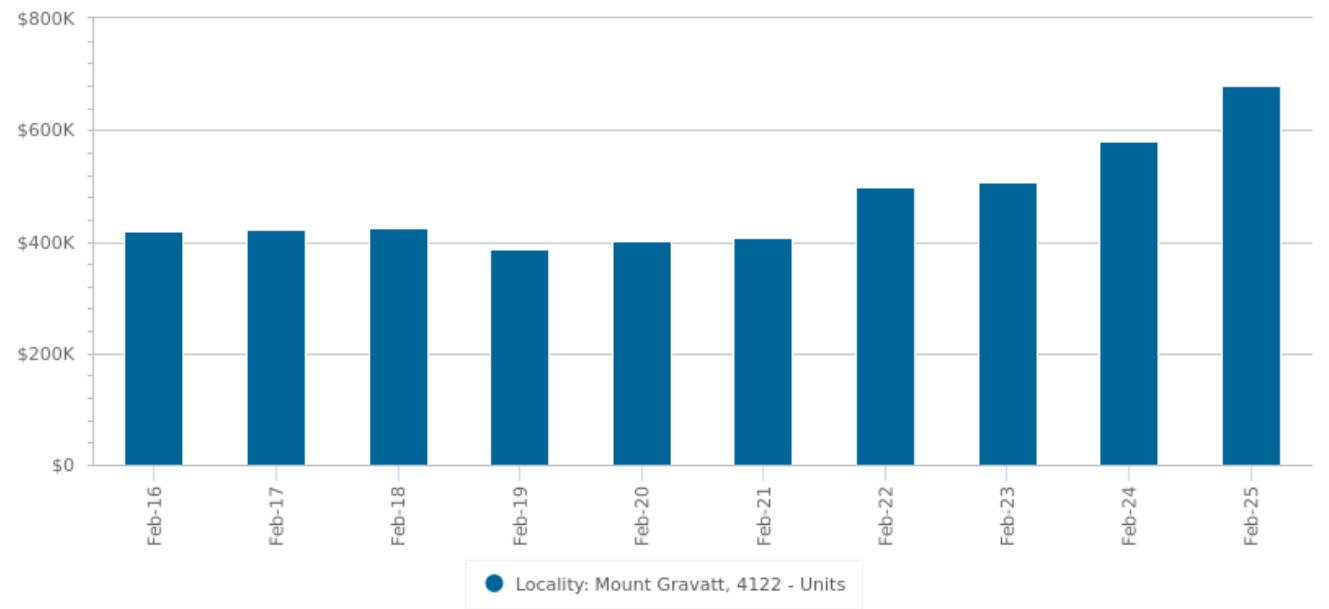
Statistics are calculated at the end of the displayed month

Unit: Median Value

\$680K
Feb 2025

	Mount Gravatt
Feb 2016	\$420,240
Feb 2017	\$422,748
Feb 2018	\$423,866
Feb 2019	\$386,667
Feb 2020	\$400,155
Feb 2021	\$407,643
Feb 2022	\$499,309
Feb 2023	\$506,026
Feb 2024	\$580,396
Feb 2025	\$679,649

Statistics are calculated at the end of the displayed month



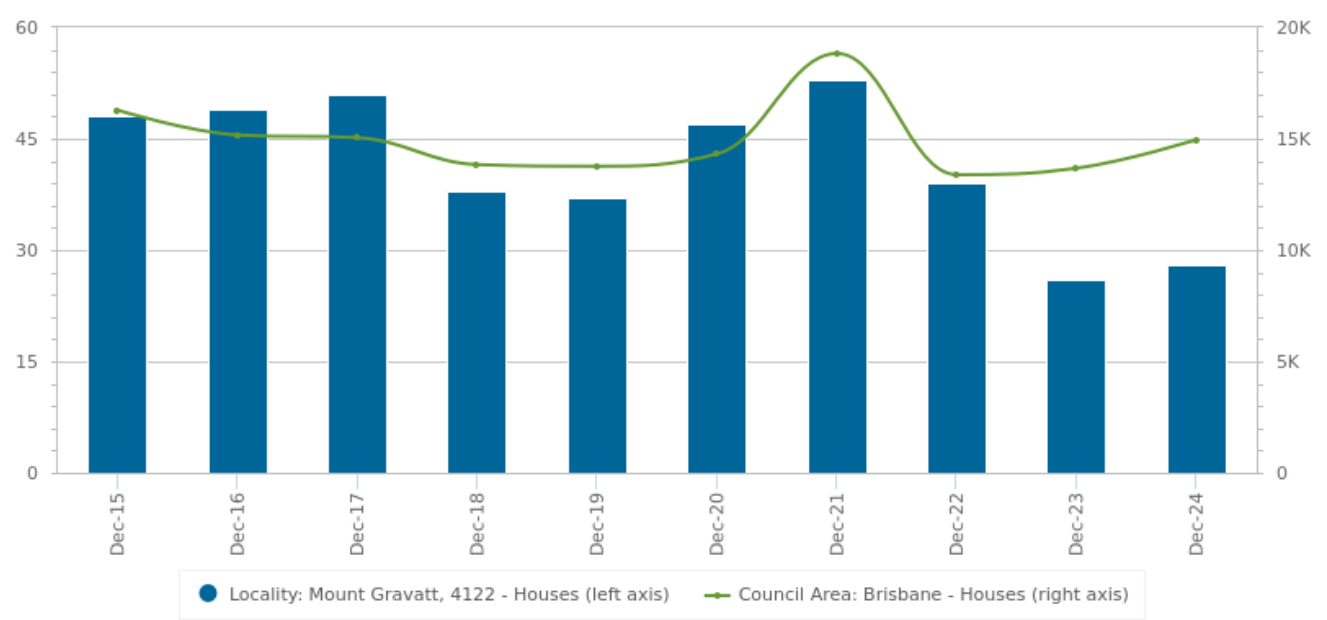
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

28
Dec 2024

	Mount Gravatt	Brisbane
Dec 2016	49	15167
Dec 2017	51	15048
Dec 2018	38	13838
Dec 2019	37	13764
Dec 2020	47	14323
Dec 2021	53	18828
Dec 2022	39	13386
Dec 2023	26	13676
Dec 2024	28	14957
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



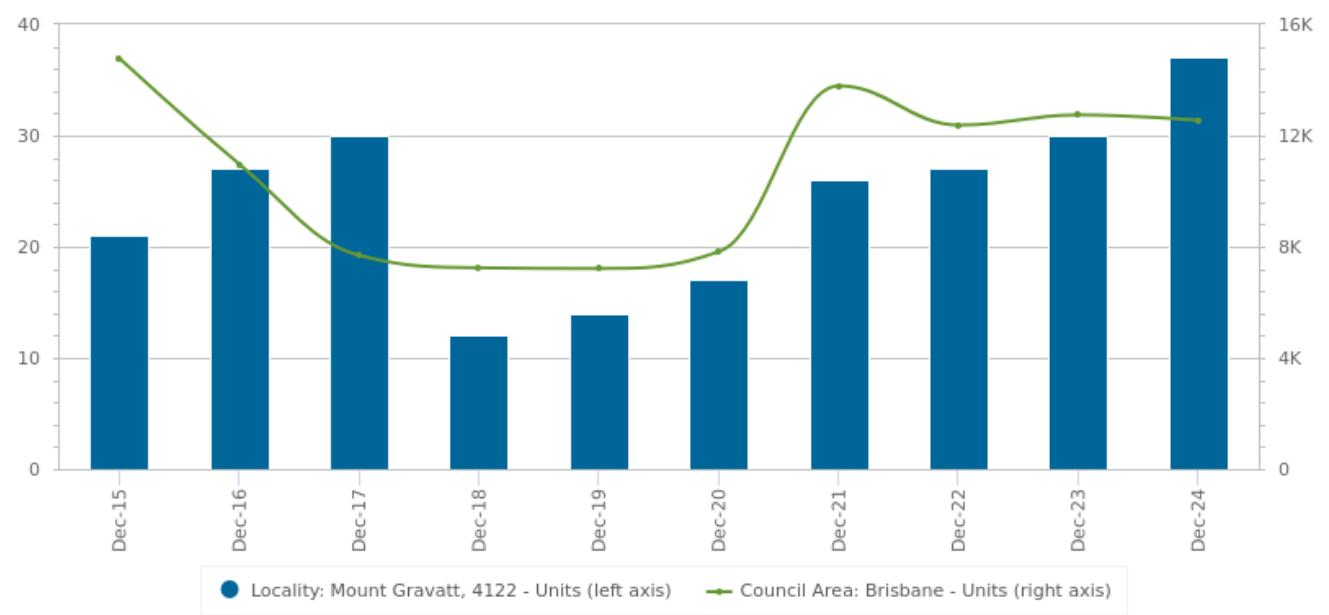
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

37
Dec 2024

	Mount Gravatt	Brisbane
Dec 2016	27	10956
Dec 2017	30	7686
Dec 2018	12	7242
Dec 2019	14	7216
Dec 2020	17	7828
Dec 2021	26	13788
Dec 2022	27	12376
Dec 2023	30	12743
Dec 2024	37	12551
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



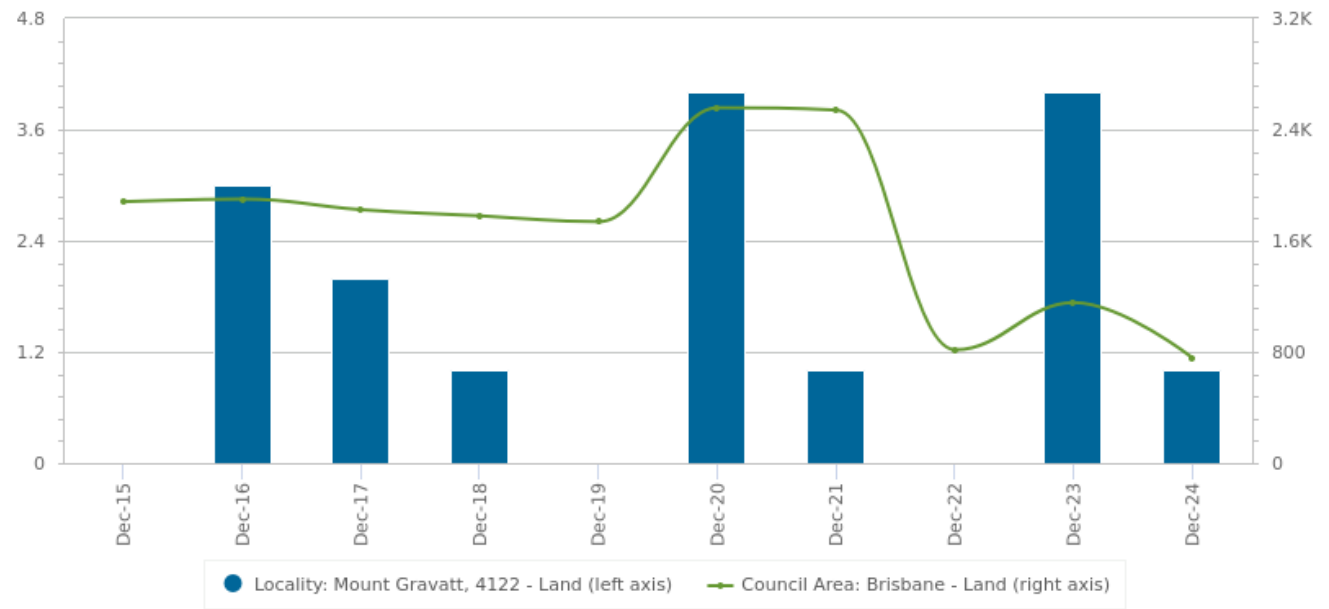
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Dec 2024

	Mount Gravatt	Brisbane
Dec 2016	3	1900
Dec 2017	2	1823
Dec 2018	1	1779
Dec 2019	0	1737
Dec 2020	4	2557
Dec 2021	1	2540
Dec 2022	0	815
Dec 2023	4	1155
Dec 2024	1	755
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

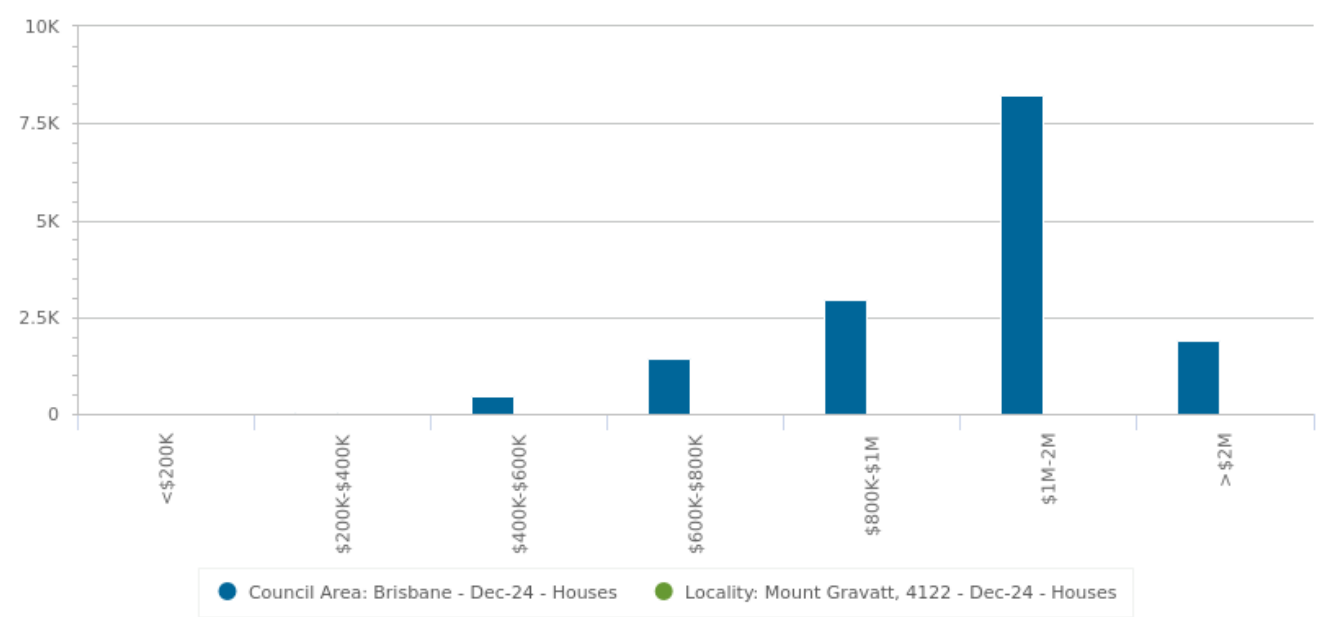
House: Sales By Price

\$30.92M

Dec 2024

	Mount Gravatt	Brisbane
<\$200K	-	2
\$200K-\$400K	-	29
\$400K-\$600K	1	444
\$600K-\$800K	1	1,418
\$800K-\$1M	8	2,960
\$1M-\$2M	18	8,212
>\$2M	-	1,880

Statistics are calculated over a rolling 12 month period



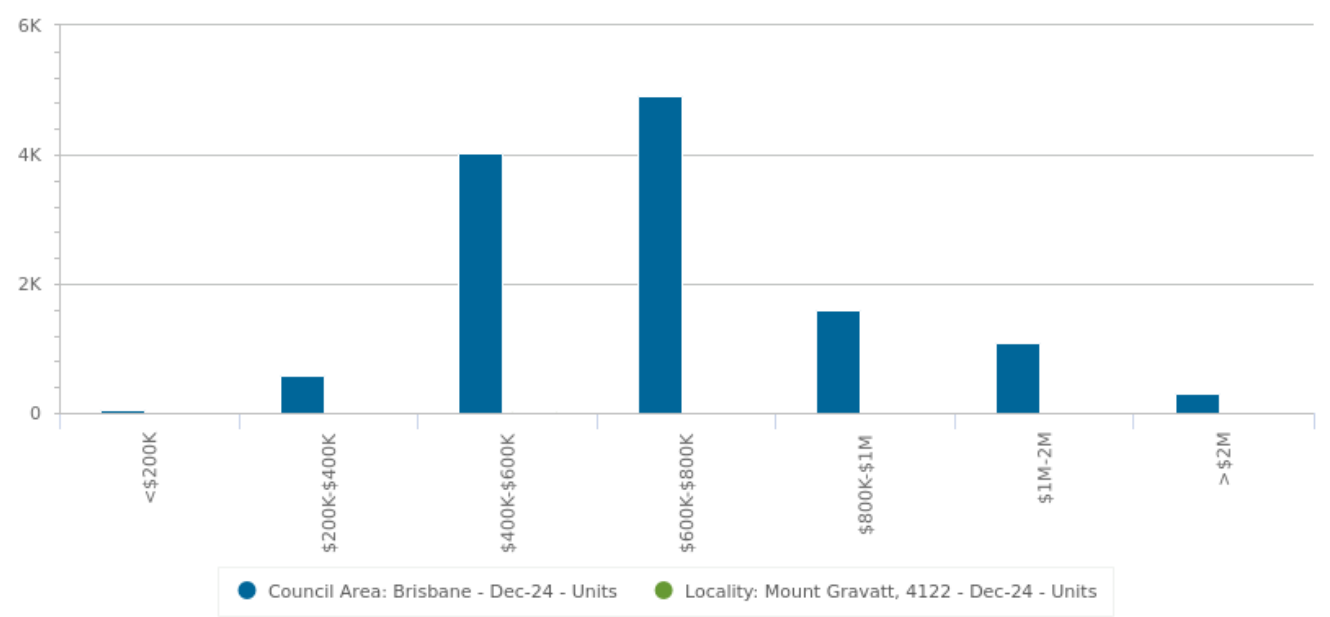
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$26.69M
Dec 2024

	Mount Gravatt	Brisbane
<\$200K	-	44
\$200K-\$400K	1	574
\$400K-\$600K	2	4,035
\$600K-\$800K	22	4,922
\$800K-\$1M	12	1,590
\$1M-\$2M	-	1,083
>\$2M	-	294

Statistics are calculated over a rolling 12 month period

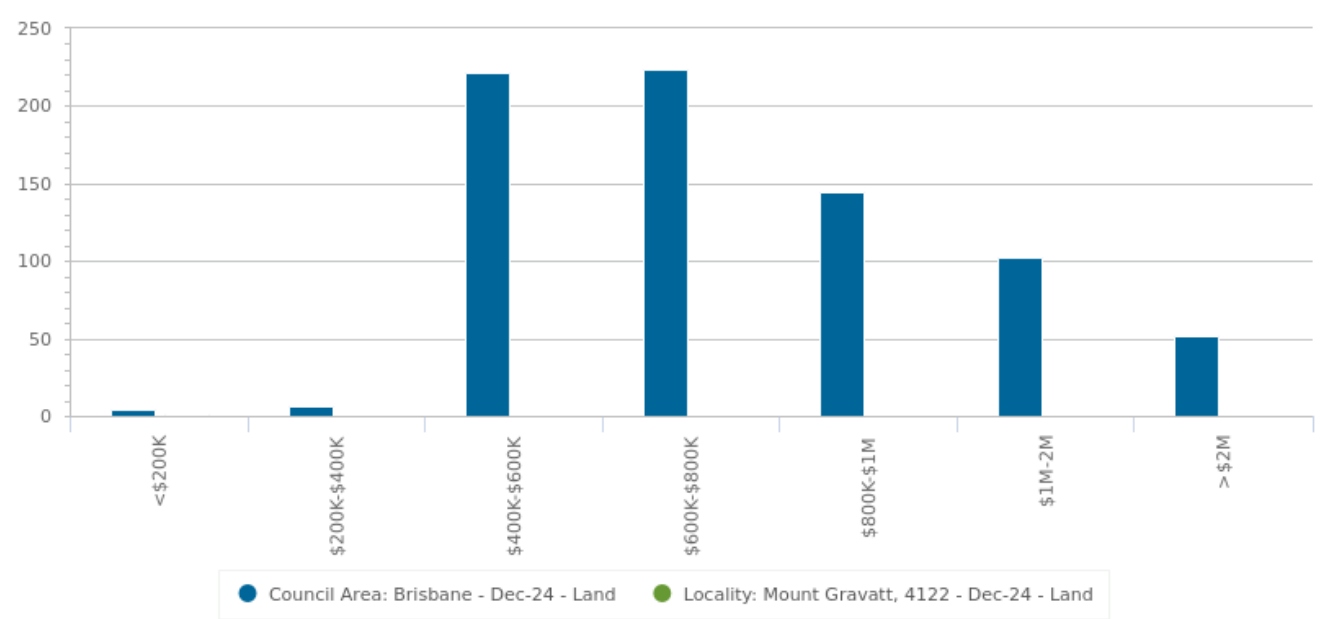


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



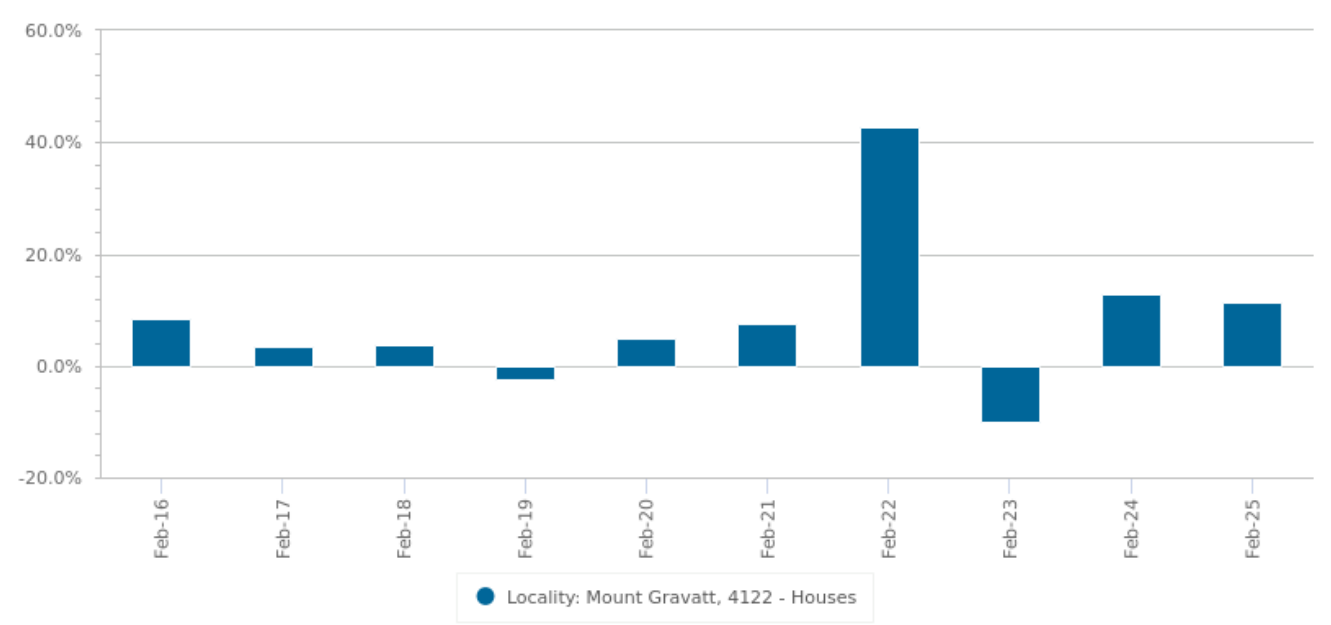
Statistics are calculated over a rolling 12 month period

House: Change In Median Value

11.4%
Feb 2025

	Mount Gravatt
Feb 2016	8.5%
Feb 2017	3.4%
Feb 2018	3.6%
Feb 2019	-2.4%
Feb 2020	5.0%
Feb 2021	7.4%
Feb 2022	42.9%
Feb 2023	-10.1%
Feb 2024	13.0%
Feb 2025	11.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

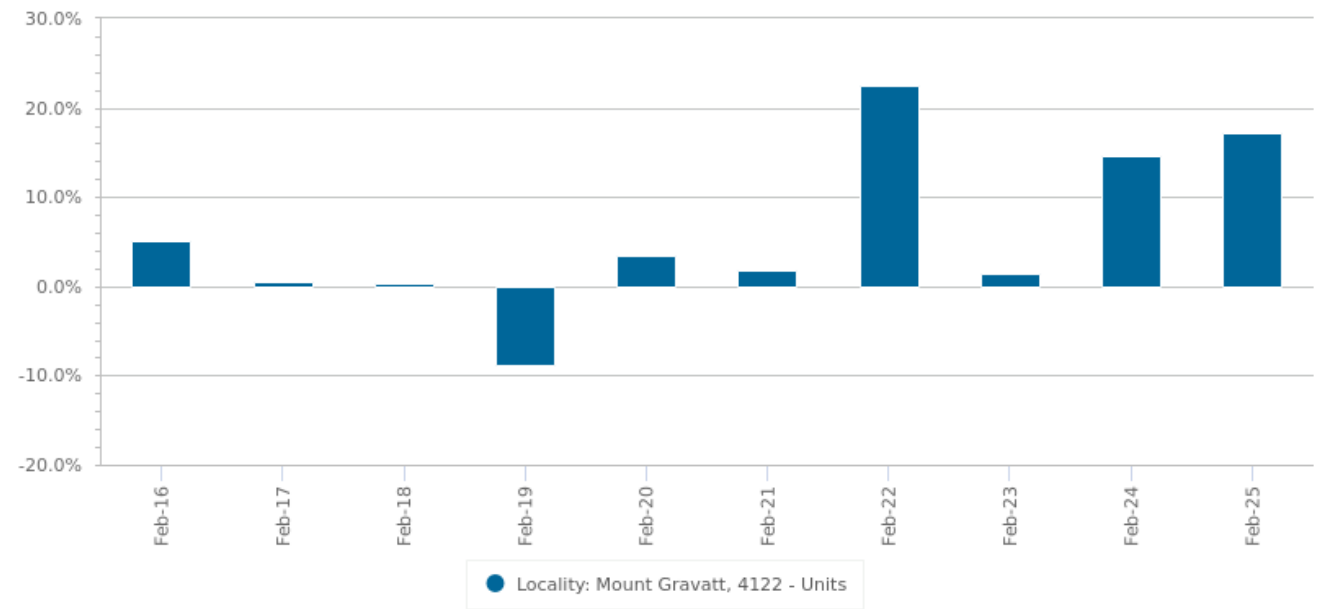
Unit: Change In Median Value

17.1%

Feb 2025

	Mount Gravatt
Feb 2016	5.0%
Feb 2017	0.6%
Feb 2018	0.3%
Feb 2019	-8.8%
Feb 2020	3.5%
Feb 2021	1.9%
Feb 2022	22.5%
Feb 2023	1.3%
Feb 2024	14.7%
Feb 2025	17.1%

Statistics are calculated at the end of the displayed month



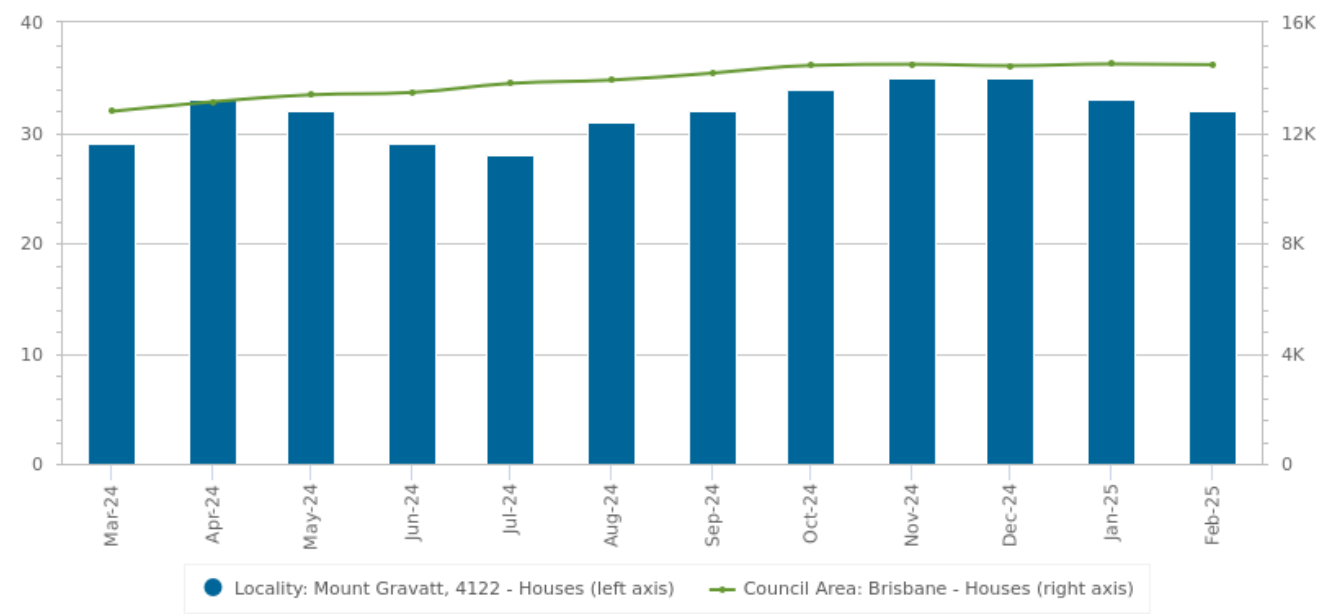
Statistics are calculated at the end of the displayed month

House: Number of New Listing

32
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	29	12,774
Apr 2024	33	13,124
May 2024	32	13,374
Jun 2024	29	13,460
Jul 2024	28	13,788
Aug 2024	31	13,908
Sep 2024	32	14,162
Oct 2024	34	14,441
Nov 2024	35	14,482
Dec 2024	35	14,428
Jan 2025	33	14,492
Feb 2025	32	14,468

Statistics are calculated over a rolling 12 month period



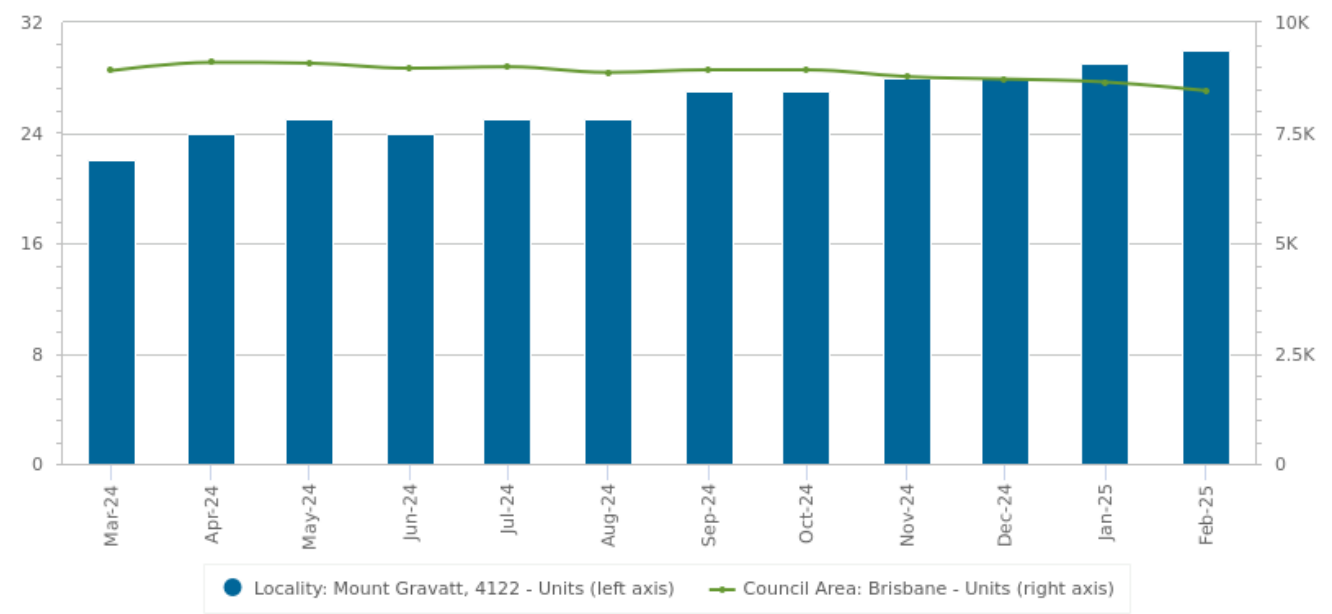
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

30
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	22	8,908
Apr 2024	24	9,094
May 2024	25	9,076
Jun 2024	24	8,961
Jul 2024	25	8,994
Aug 2024	25	8,866
Sep 2024	27	8,926
Oct 2024	27	8,924
Nov 2024	28	8,770
Dec 2024	28	8,716
Jan 2025	29	8,648
Feb 2025	30	8,452

Statistics are calculated over a rolling 12 month period



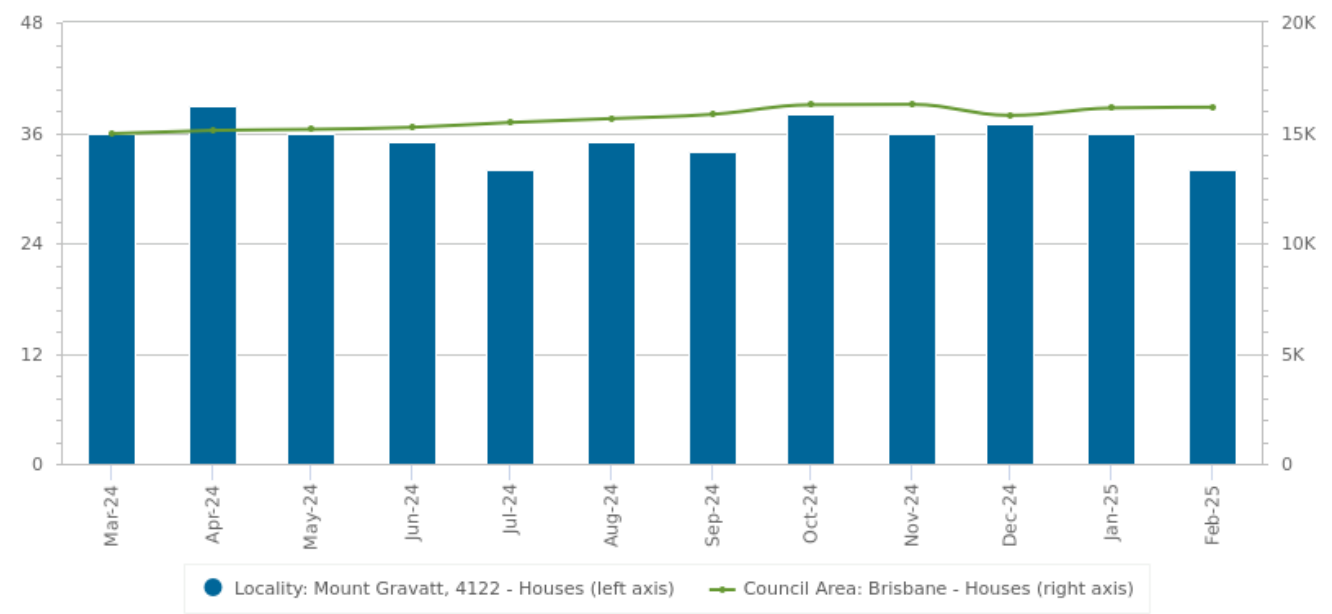
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

32
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	36	14,961
Apr 2024	39	15,105
May 2024	36	15,152
Jun 2024	35	15,244
Jul 2024	32	15,465
Aug 2024	35	15,641
Sep 2024	34	15,835
Oct 2024	38	16,266
Nov 2024	36	16,283
Dec 2024	37	15,786
Jan 2025	36	16,121
Feb 2025	32	16,157

Statistics are calculated over a rolling 12 month period



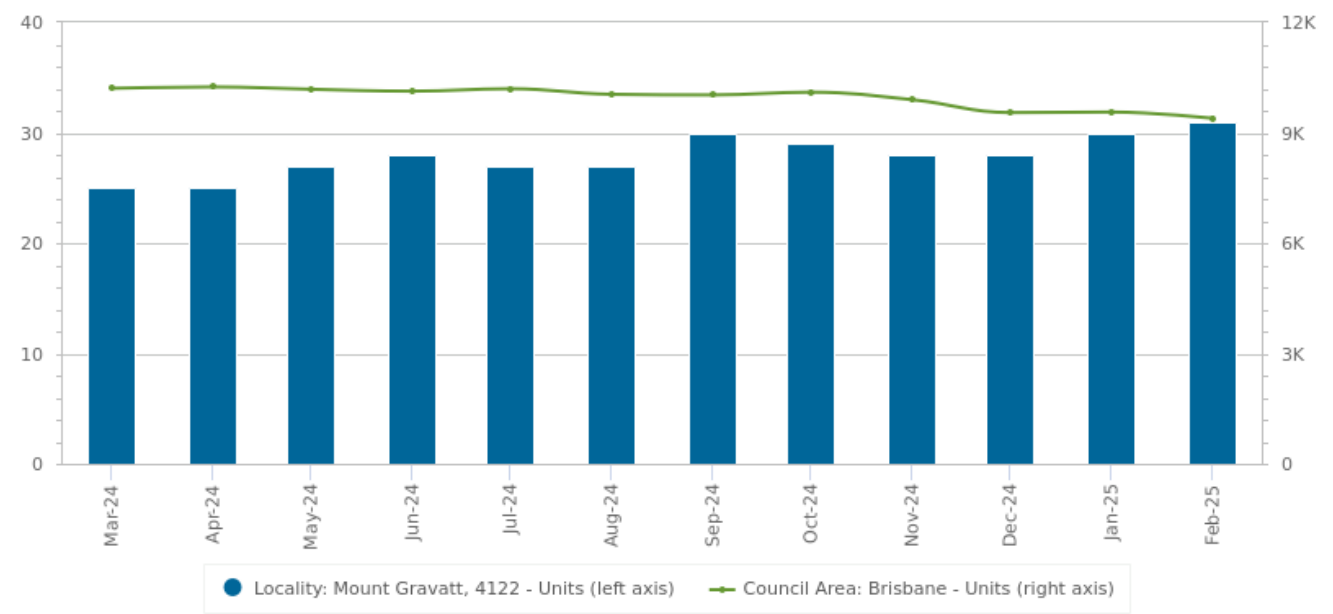
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

31
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	25	10,207
Apr 2024	25	10,245
May 2024	27	10,181
Jun 2024	28	10,129
Jul 2024	27	10,196
Aug 2024	27	10,044
Sep 2024	30	10,027
Oct 2024	29	10,102
Nov 2024	28	9,898
Dec 2024	28	9,547
Jan 2025	30	9,562
Feb 2025	31	9,393

Statistics are calculated over a rolling 12 month period



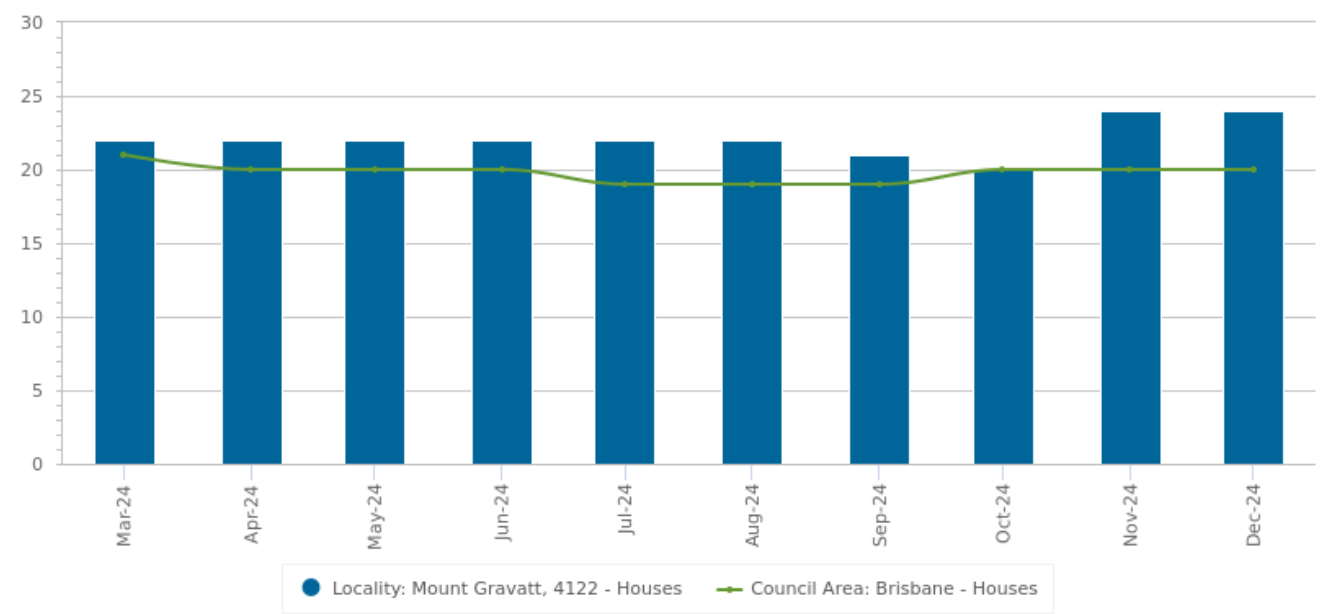
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

24
Dec 2024

	Mount Gravatt	Brisbane
Mar 2024	22	21
Apr 2024	22	20
May 2024	22	20
Jun 2024	22	20
Jul 2024	22	19
Aug 2024	22	19
Sep 2024	21	19
Oct 2024	20	20
Nov 2024	24	20
Dec 2024	24	20
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



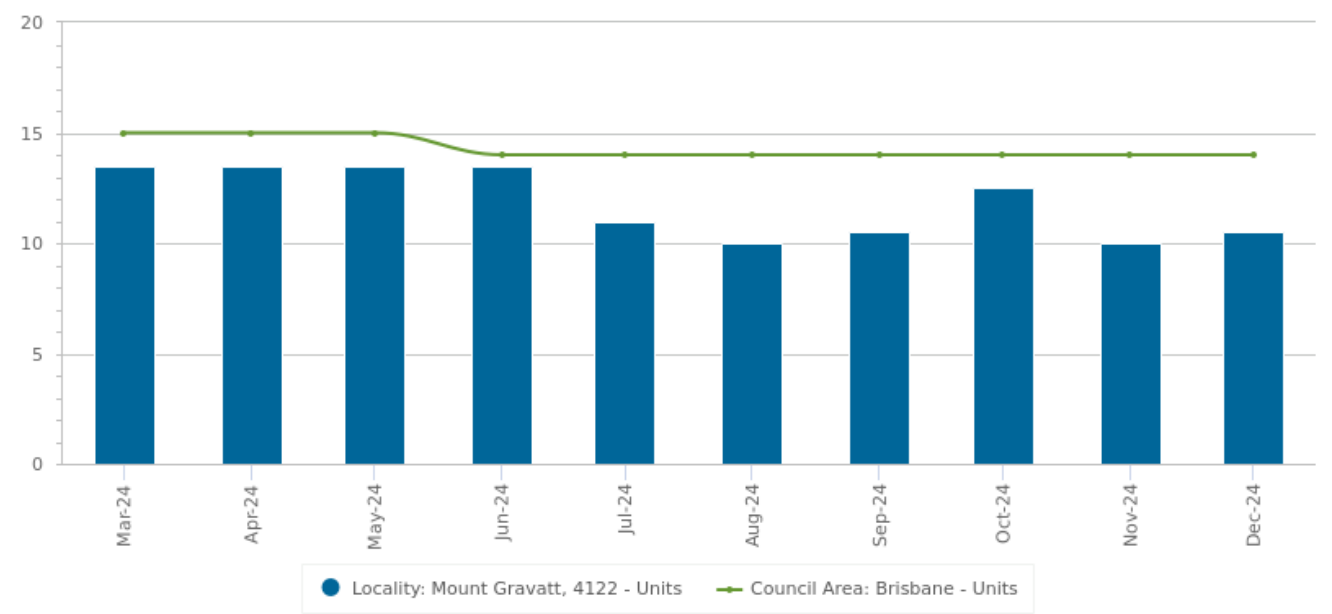
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

10.5
Dec 2024

	Mount Gravatt	Brisbane
Mar 2024	13.5	15
Apr 2024	13.5	15
May 2024	13.5	15
Jun 2024	13.5	14
Jul 2024	11	14
Aug 2024	10	14
Sep 2024	10.5	14
Oct 2024	12.5	14
Nov 2024	10	14
Dec 2024	10.5	14
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



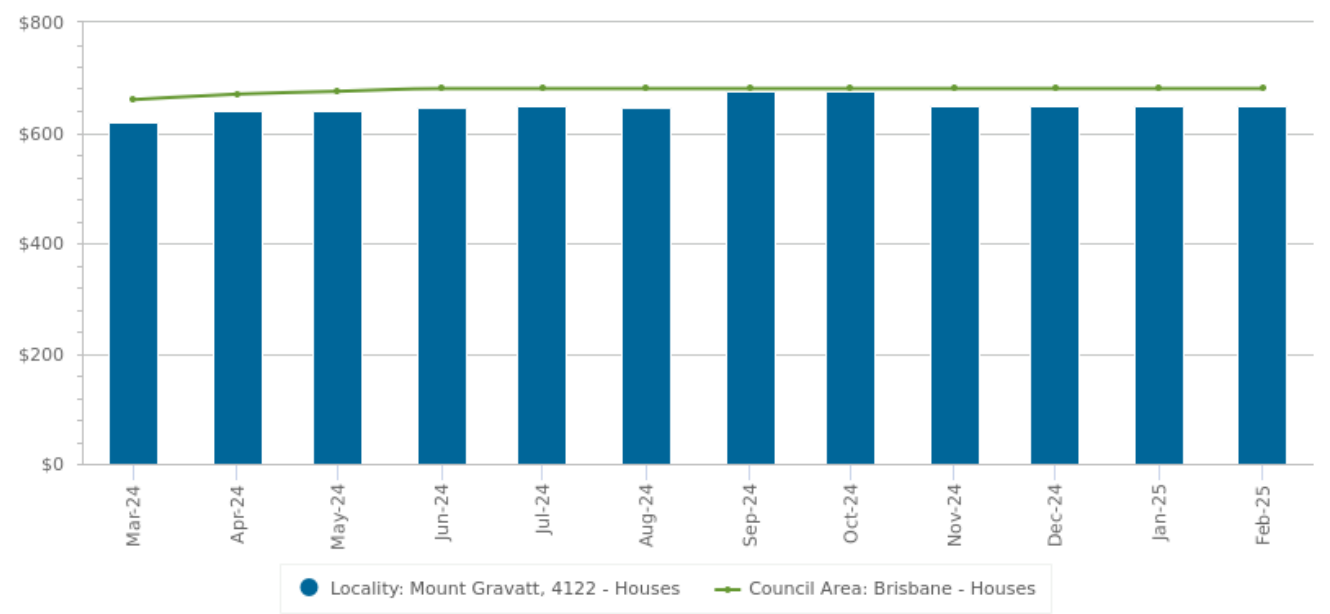
Statistics are calculated over a rolling 12 month period

House: Median Rent

\$650/w
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	\$620/w	\$660/w
Apr 2024	\$640/w	\$670/w
May 2024	\$640/w	\$675/w
Jun 2024	\$645/w	\$680/w
Jul 2024	\$650/w	\$680/w
Aug 2024	\$645/w	\$680/w
Sep 2024	\$675/w	\$680/w
Oct 2024	\$675/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



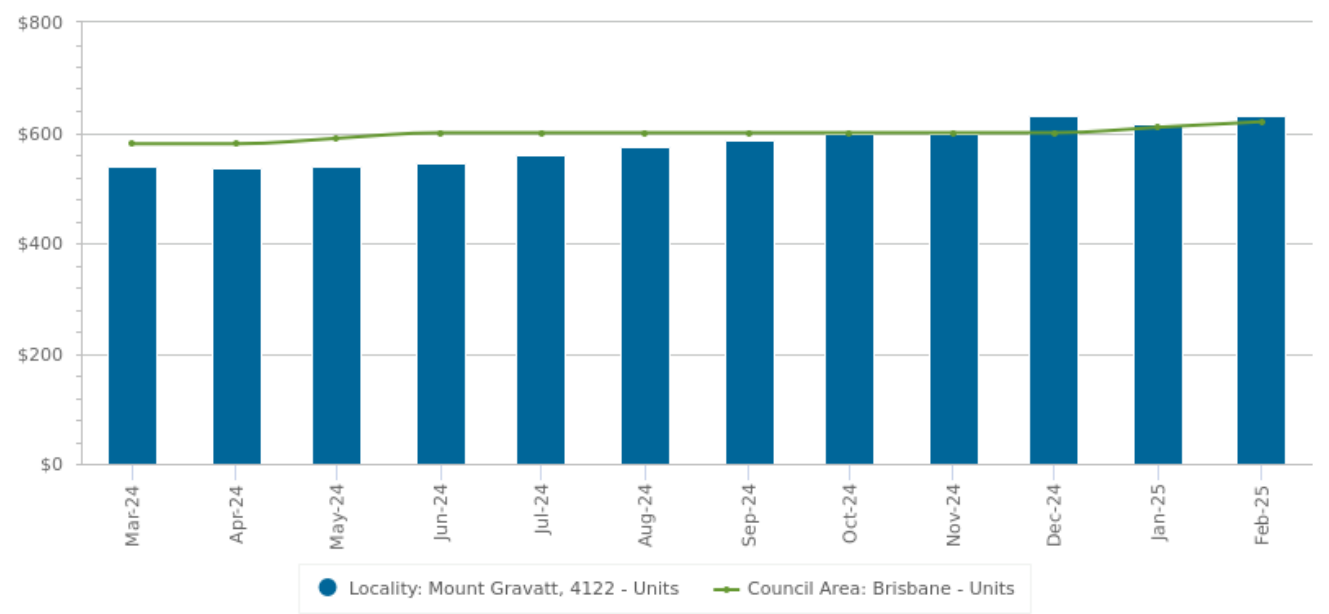
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$630/w
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	\$540/w	\$580/w
Apr 2024	\$535/w	\$580/w
May 2024	\$540/w	\$590/w
Jun 2024	\$545/w	\$600/w
Jul 2024	\$560/w	\$600/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	\$615/w	\$610/w
Feb 2025	\$630/w	\$620/w

Statistics are calculated over a rolling 12 month period



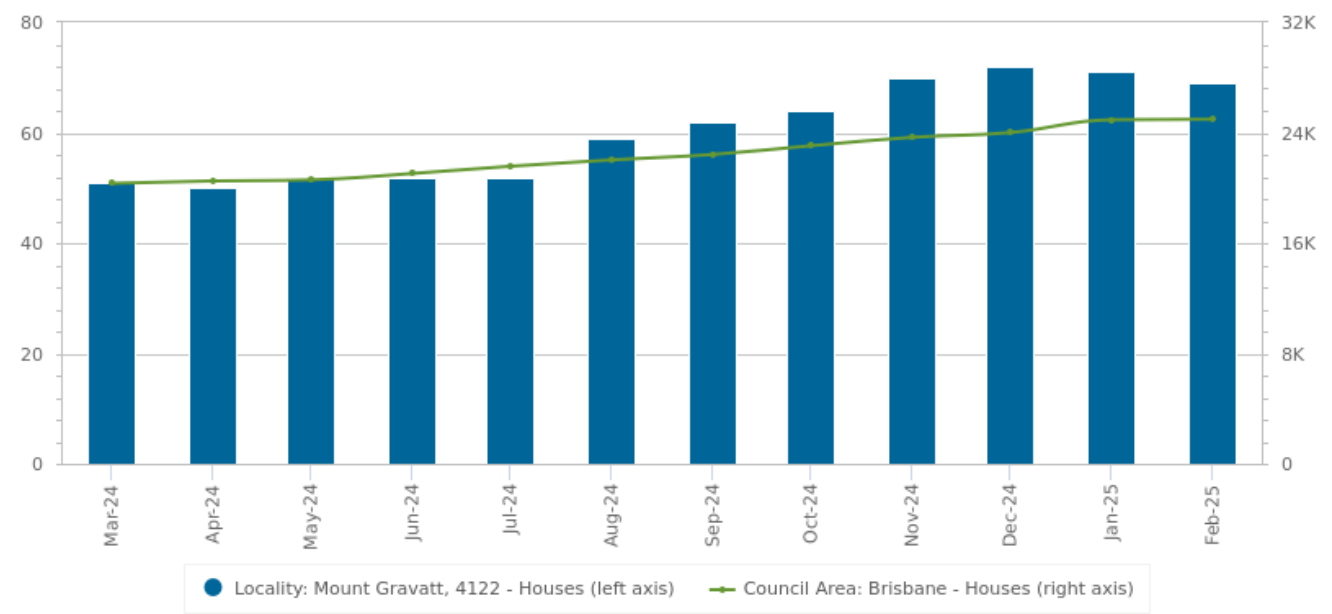
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

69
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	51	20,330
Apr 2024	50	20,503
May 2024	52	20,583
Jun 2024	52	21,044
Jul 2024	52	21,569
Aug 2024	59	22,032
Sep 2024	62	22,424
Oct 2024	64	23,056
Nov 2024	70	23,668
Dec 2024	72	24,010
Jan 2025	71	24,938
Feb 2025	69	24,980

Statistics are calculated over a rolling 12 month period



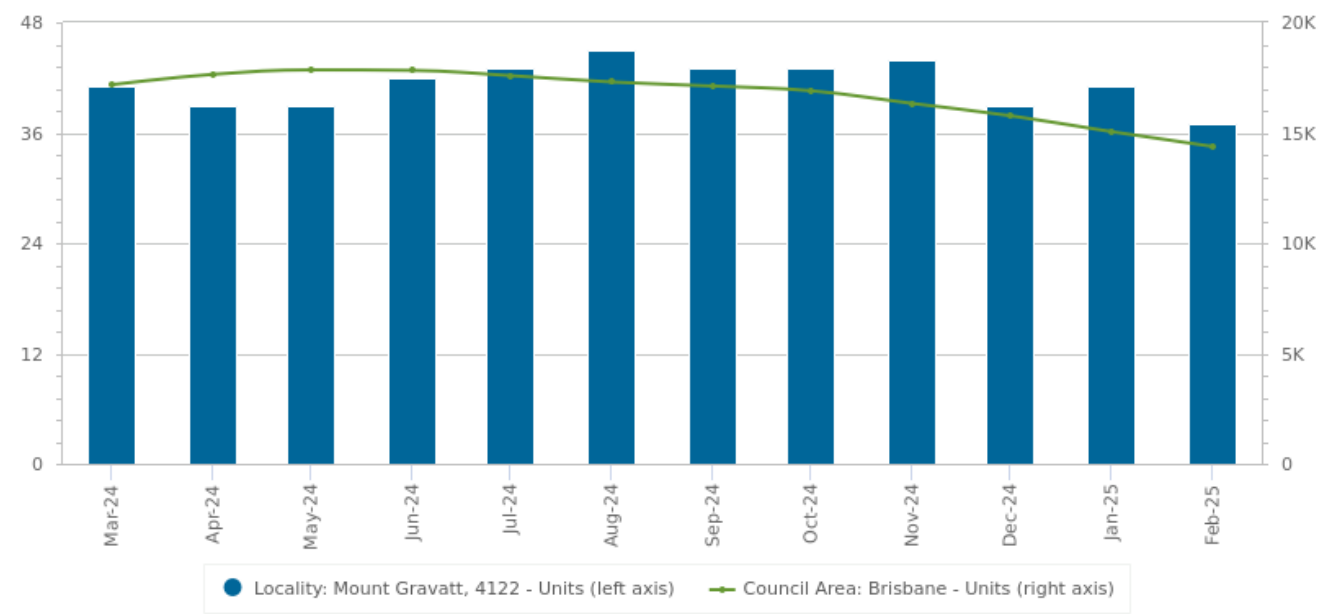
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

37
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	41	17,177
Apr 2024	39	17,646
May 2024	39	17,846
Jun 2024	42	17,824
Jul 2024	43	17,587
Aug 2024	45	17,298
Sep 2024	43	17,114
Oct 2024	43	16,901
Nov 2024	44	16,326
Dec 2024	39	15,772
Jan 2025	41	15,048
Feb 2025	37	14,376

Statistics are calculated over a rolling 12 month period



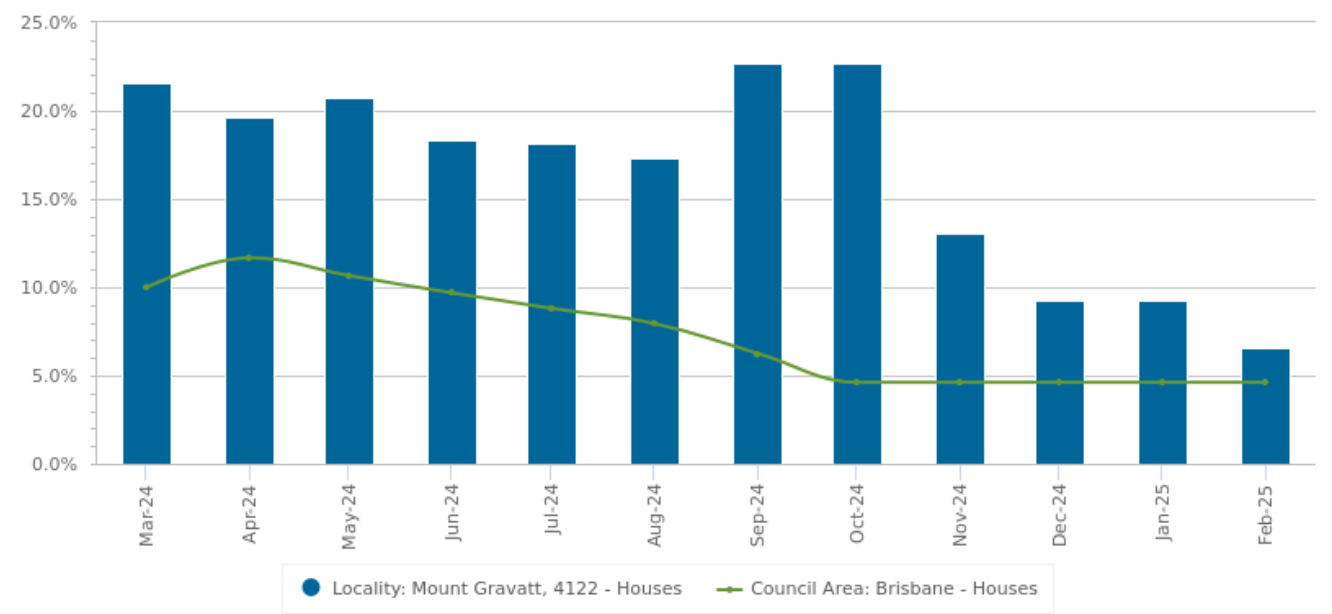
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

6.6%
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	21.6%	10.0%
Apr 2024	19.6%	11.7%
May 2024	20.8%	10.7%
Jun 2024	18.3%	9.7%
Jul 2024	18.2%	8.8%
Aug 2024	17.3%	7.9%
Sep 2024	22.7%	6.3%
Oct 2024	22.7%	4.6%
Nov 2024	13.0%	4.6%
Dec 2024	9.2%	4.6%
Jan 2025	9.2%	4.6%
Feb 2025	6.6%	4.6%

Statistics are calculated over a rolling 12 month period



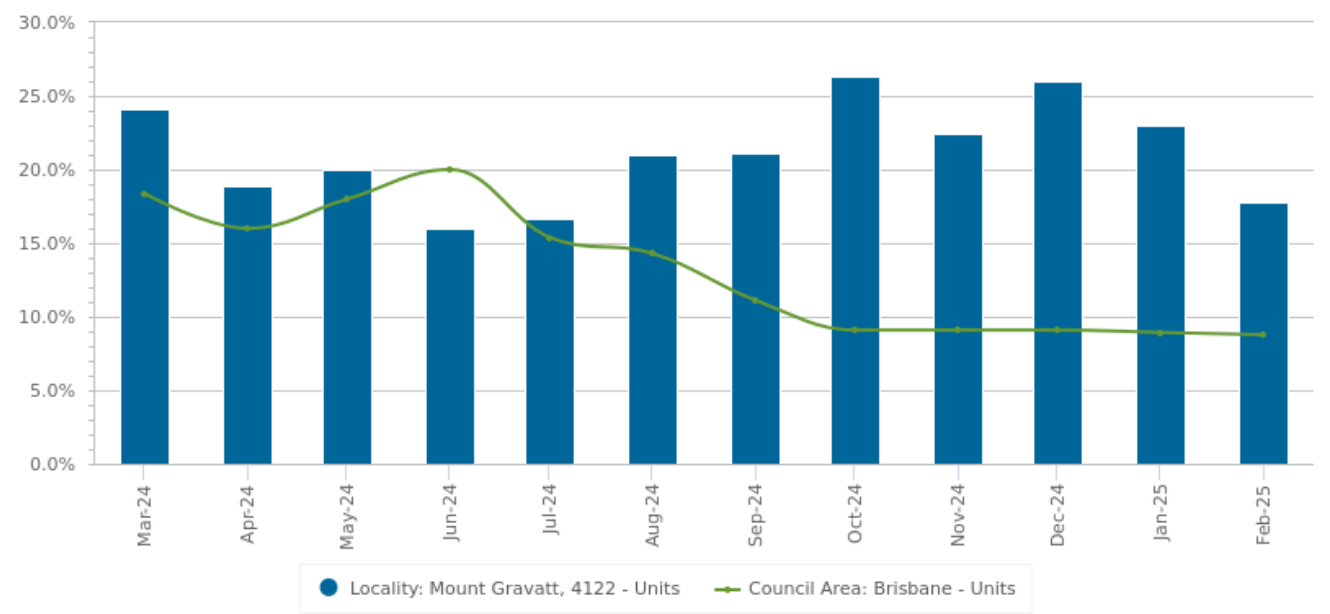
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

17.8%
Feb 2025

	Mount Gravatt	Brisbane
Mar 2024	24.1%	18.4%
Apr 2024	18.9%	16.0%
May 2024	20.0%	18.0%
Jun 2024	16.0%	20.0%
Jul 2024	16.7%	15.4%
Aug 2024	21.1%	14.3%
Sep 2024	21.1%	11.1%
Oct 2024	26.3%	9.1%
Nov 2024	22.4%	9.1%
Dec 2024	26.0%	9.1%
Jan 2025	23.0%	8.9%
Feb 2025	17.8%	8.8%

Statistics are calculated over a rolling 12 month period



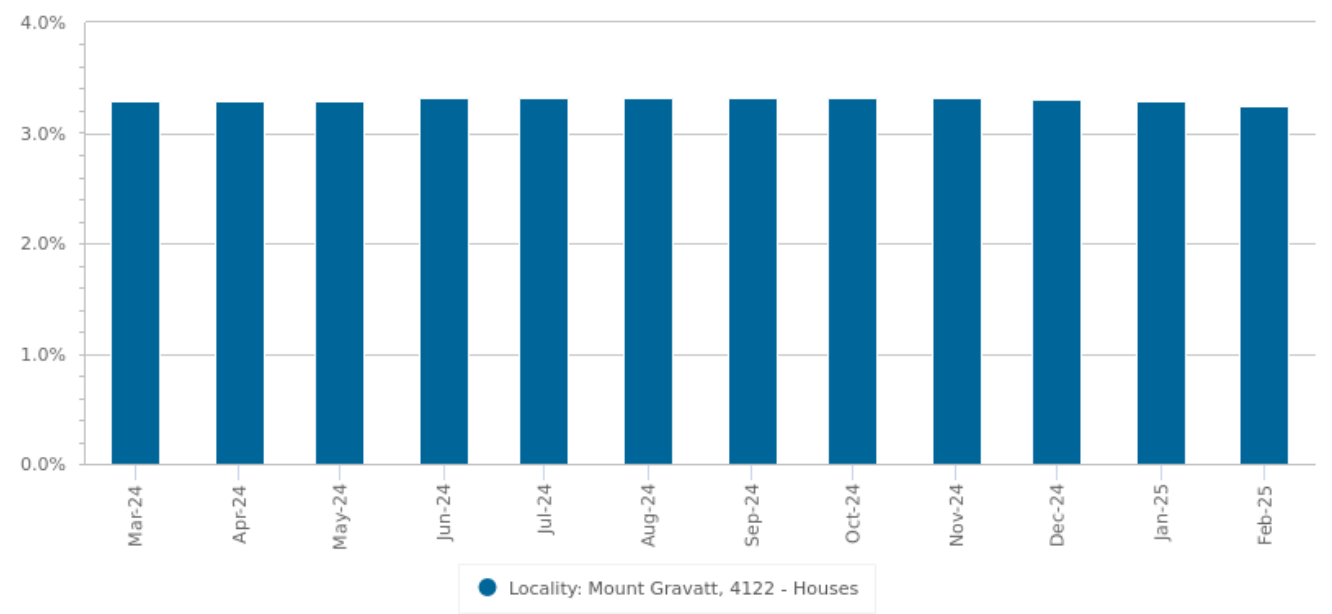
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.2%
Feb 2025

	Mount Gravatt
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



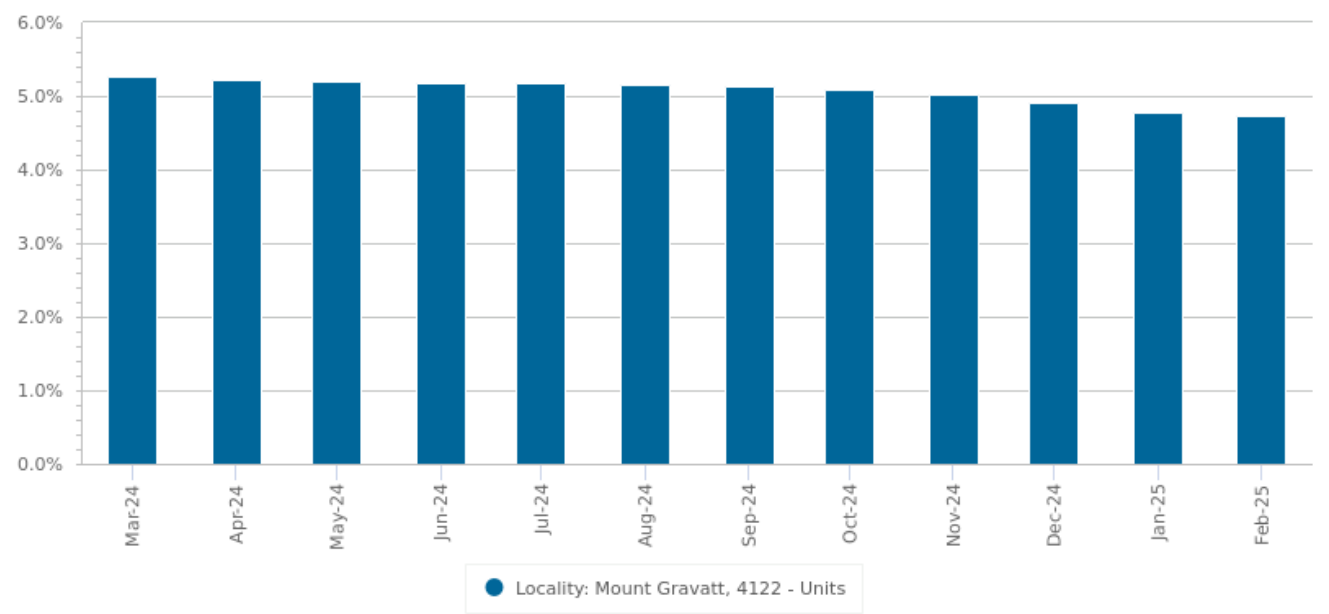
Statistics are calculated at the end of the displayed month

4.7%
Feb 2025

Unit: Value Based Rental Yield

	Mount Gravatt
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	5.0%
Dec 2024	4.9%
Jan 2025	4.8%
Feb 2025	4.7%

Statistics are calculated at the end of the displayed month



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