

Upper Mount Gravatt QLD 4122

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Upper Mount Gravatt, QLD

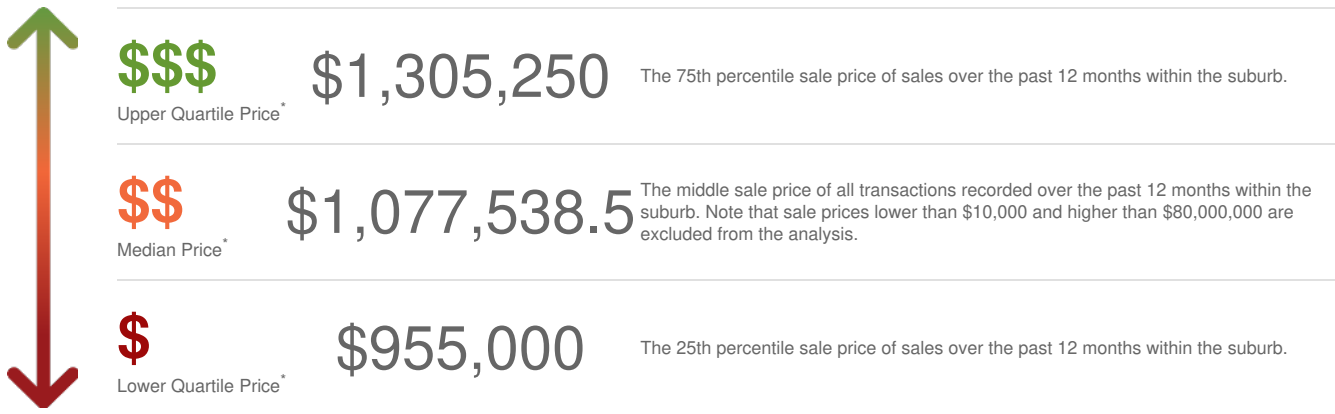
The size of Upper Mount Gravatt is approximately 4.3 square kilometres. It has 11 parks covering nearly 5.9% of total area. The population of Upper Mount Gravatt in 2011 was 8,852 people. By 2016 the population was 9,227 showing a population growth of 4.2% in the area during that time. The predominant age group in Upper Mount Gravatt is 20-29 years. Households in Upper Mount Gravatt are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Upper Mount Gravatt work in a professional occupation. In 2011, 59.9% of the homes in Upper Mount Gravatt were owner-occupied compared with 56.2% in 2016. Currently the median sales price of houses in the area is \$1,077,538.

	House	Unit	Land
Average Tenure Period	13.4 years	9.6 years	-
Total Dwellings	2,864	1,845	100
Total New Listings	118	86	-
Median Value	\$1,110,741	\$614,620	-
Total Properties Listed	125	99	-

House: Market Trends



House: Median Price Quartiles

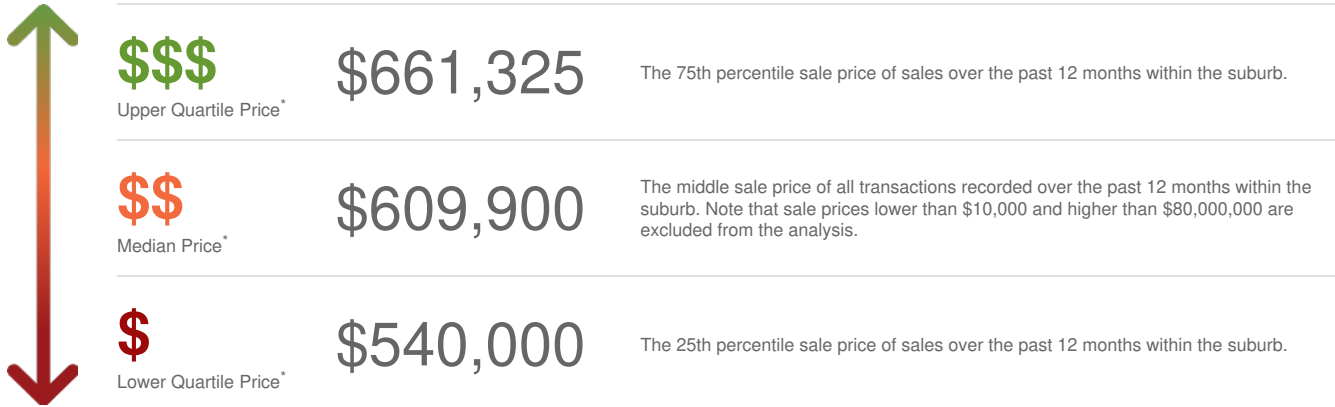


*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

131 Properties Sold (12 Months)	9.6 Average Tenure Period (Years)	\$642.5/w Median Asking Rent (12 Months)
86 New Sale Listings (12 Months)	14 Days on Market (12 Months)	142 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles

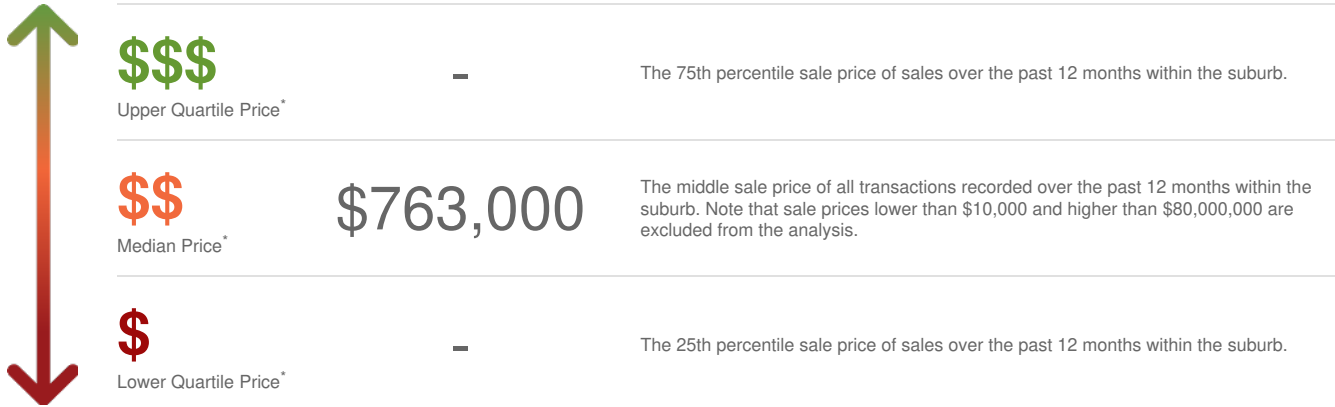


*Statistics are calculated over a rolling 12 month period

Land: Market Trends

2 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



*Statistics are calculated over a rolling 12 month period

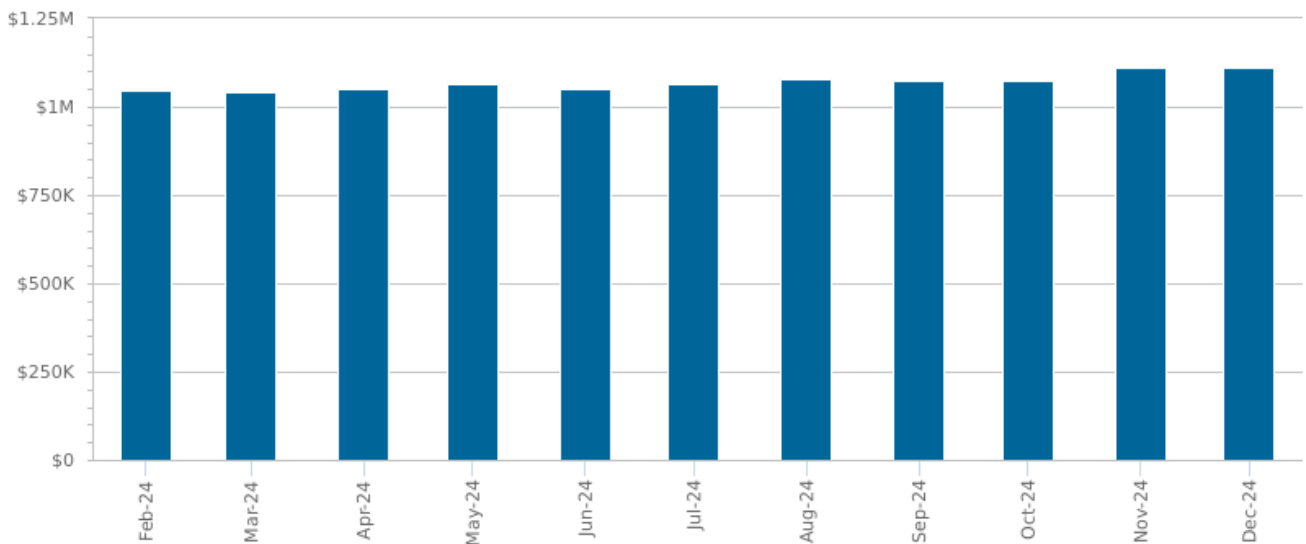
House: Recent Median Value

\$1.11M

Dec 2024

	Upper Mount Gravatt
Feb 2024	\$1,045,204
Mar 2024	\$1,043,743
Apr 2024	\$1,051,356
May 2024	\$1,065,211
Jun 2024	\$1,050,400
Jul 2024	\$1,064,868
Aug 2024	\$1,078,866
Sep 2024	\$1,076,304
Oct 2024	\$1,075,830
Nov 2024	\$1,110,836
Dec 2024	\$1,110,741
Jan 2025	-

Statistics are calculated at the end of the displayed month



● Locality: Upper Mount Gravatt, 4122 - Houses

Statistics are calculated at the end of the displayed month

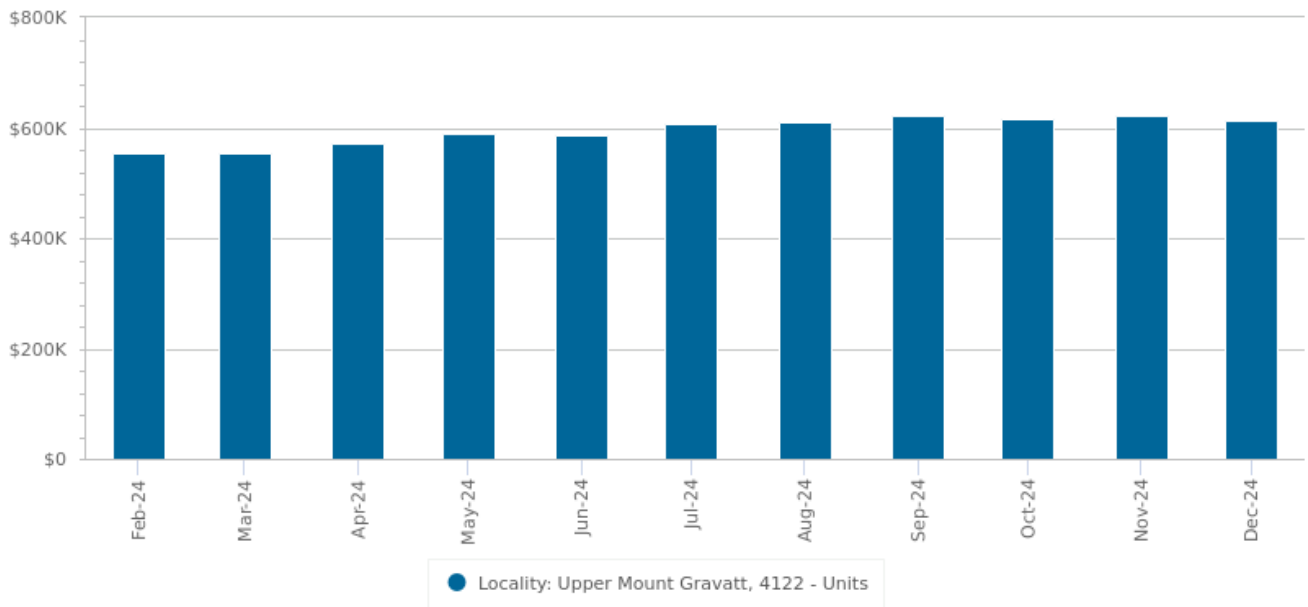
Unit: Recent Median Value

\$615K

Dec 2024

	Upper Mount Gravatt
Feb 2024	\$554,519
Mar 2024	\$554,275
Apr 2024	\$570,950
May 2024	\$590,094
Jun 2024	\$585,488
Jul 2024	\$606,753
Aug 2024	\$610,206
Sep 2024	\$622,636
Oct 2024	\$617,527
Nov 2024	\$621,950
Dec 2024	\$614,620
Jan 2025	-

Statistics are calculated at the end of the displayed month



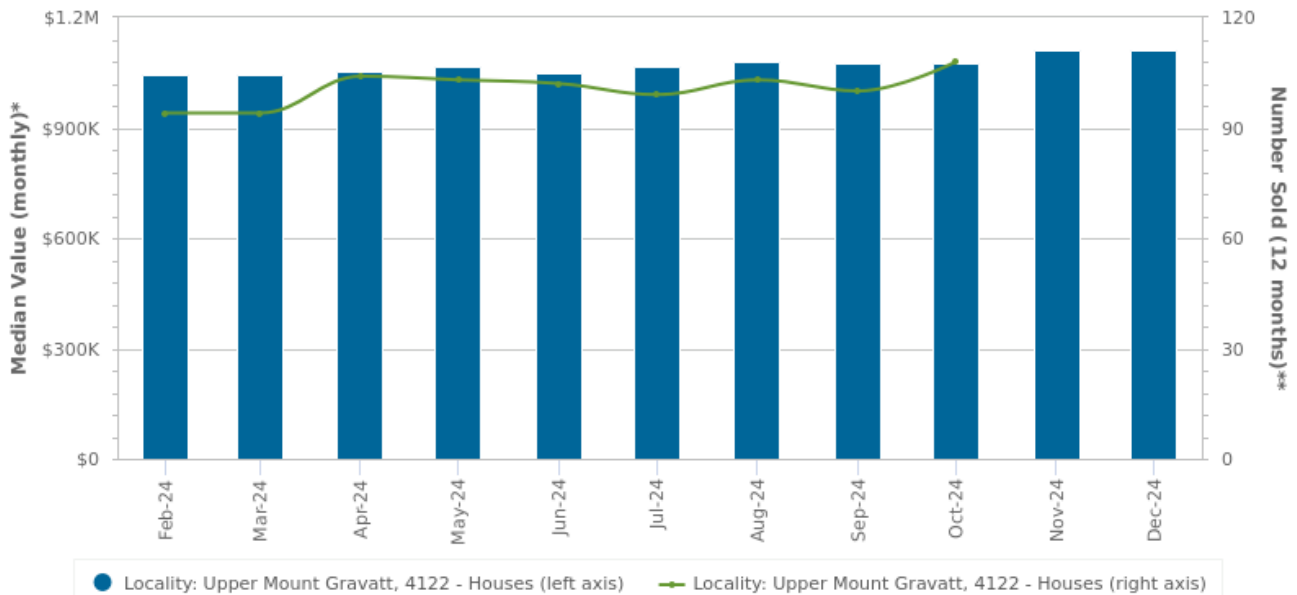
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

108
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$1,045,204	94
Mar 2024	\$1,043,743	94
Apr 2024	\$1,051,356	104
May 2024	\$1,065,211	103
Jun 2024	\$1,050,400	102
Jul 2024	\$1,064,868	99
Aug 2024	\$1,078,866	103
Sep 2024	\$1,076,304	100
Oct 2024	\$1,075,830	108
Nov 2024	\$1,110,836	-
Dec 2024	\$1,110,741	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



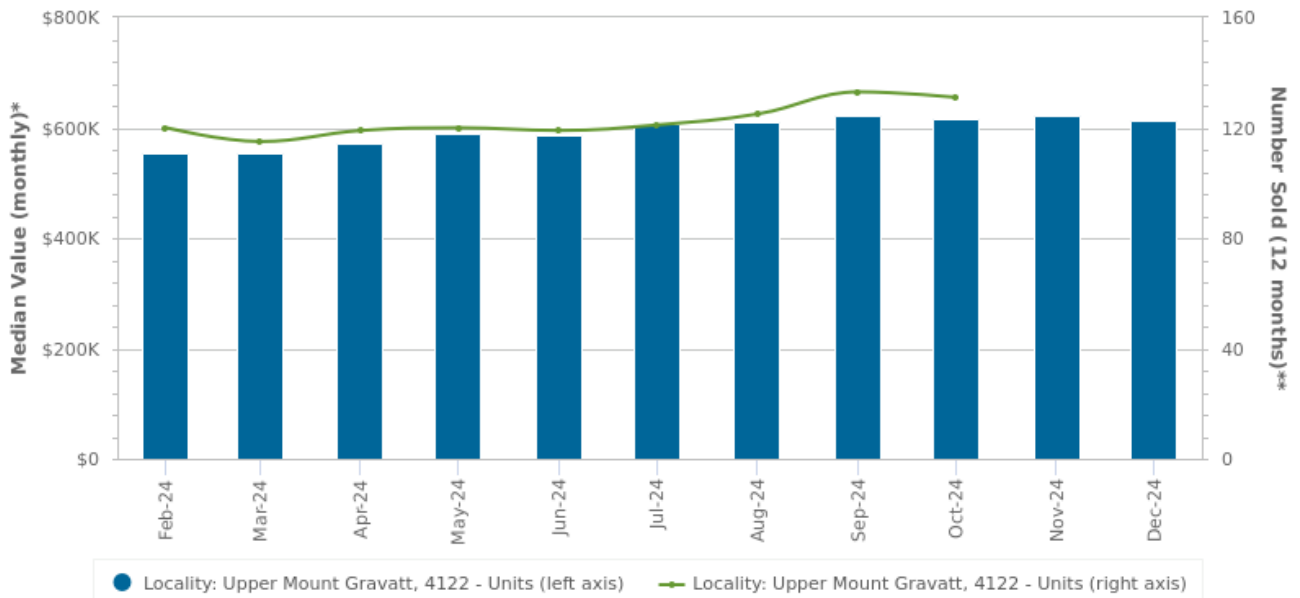
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

131
Oct 2024

	Median Value	Number Of Sold
Feb 2024	\$554,519	120
Mar 2024	\$554,275	115
Apr 2024	\$570,950	119
May 2024	\$590,094	120
Jun 2024	\$585,488	119
Jul 2024	\$606,753	121
Aug 2024	\$610,206	125
Sep 2024	\$622,636	133
Oct 2024	\$617,527	131
Nov 2024	\$621,950	-
Dec 2024	\$614,620	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



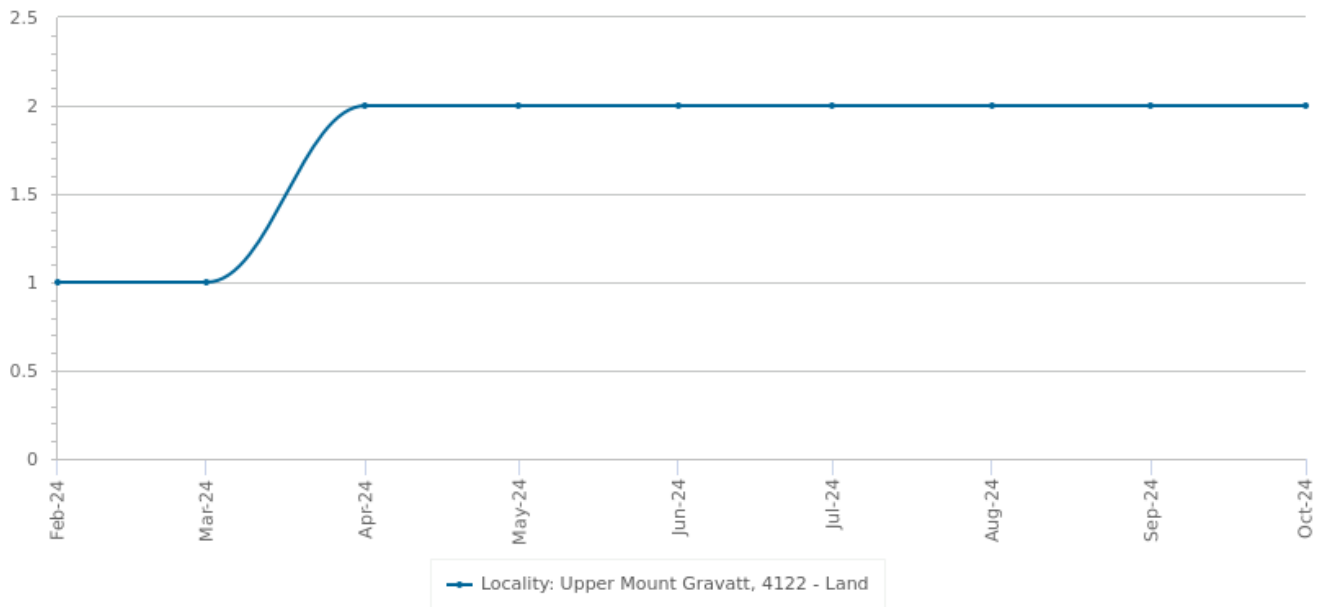
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Land: Median Value vs Number Sold

2
Oct 2024

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

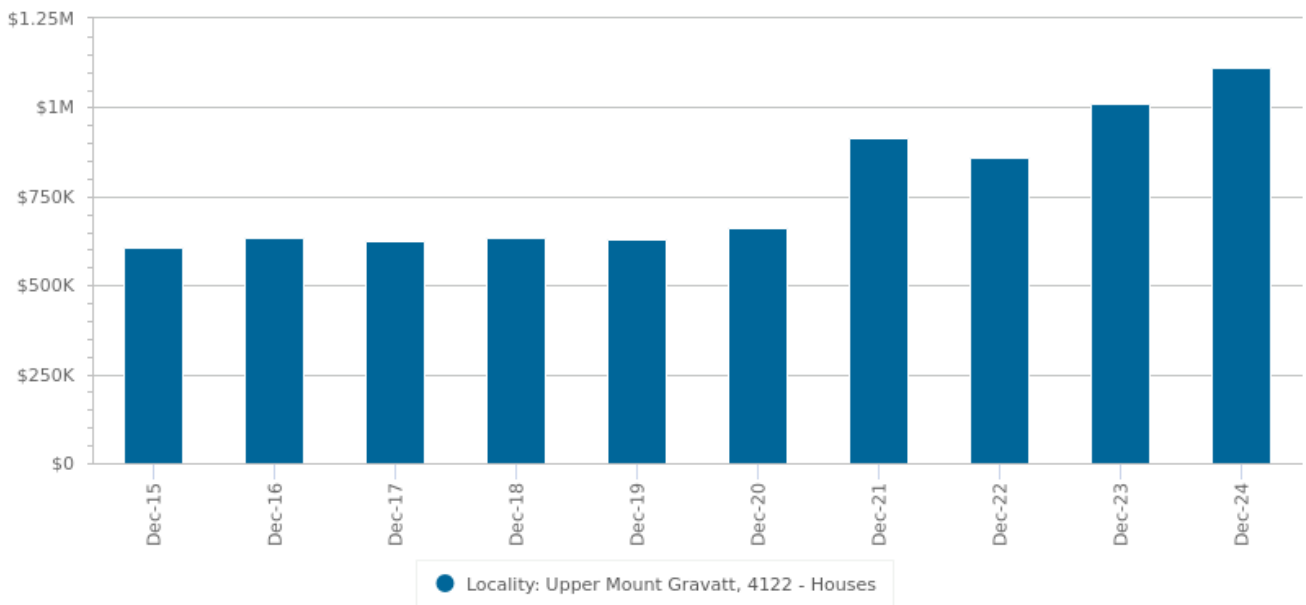
House: Median Value

\$1.11M

Dec 2024

	Upper Mount Gravatt
Dec 2016	\$632,314
Dec 2017	\$626,120
Dec 2018	\$632,974
Dec 2019	\$629,339
Dec 2020	\$662,602
Dec 2021	\$914,232
Dec 2022	\$860,444
Dec 2023	\$1,009,686
Dec 2024	\$1,110,741
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

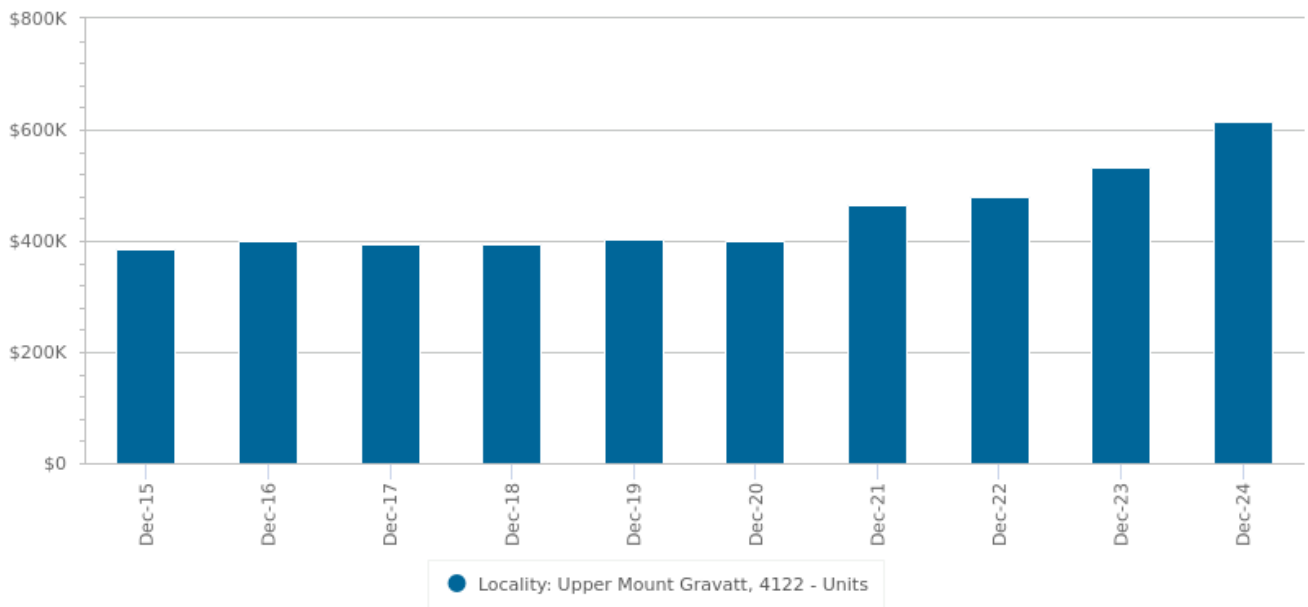
Unit: Median Value

\$615K

Dec 2024

	Upper Mount Gravatt
Dec 2016	\$398,943
Dec 2017	\$393,457
Dec 2018	\$394,242
Dec 2019	\$403,178
Dec 2020	\$400,501
Dec 2021	\$465,553
Dec 2022	\$478,873
Dec 2023	\$531,183
Dec 2024	\$614,620
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

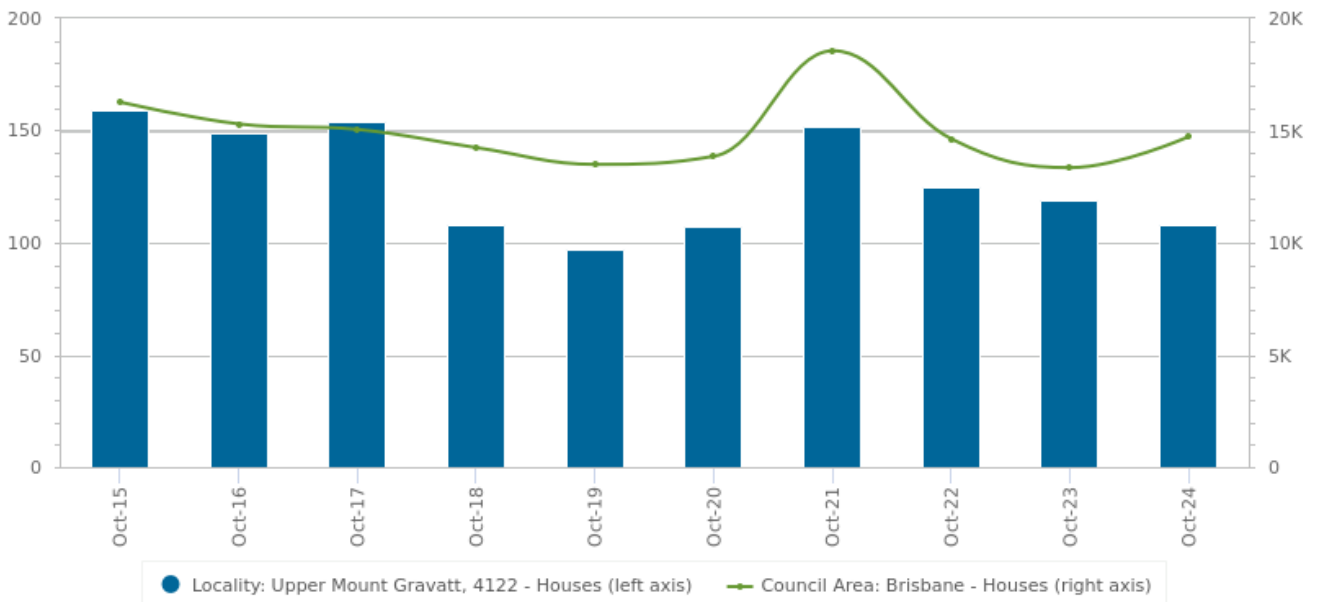
House: Sales Per Annum

108

Oct 2024

	Upper Mount Gravatt	Brisbane
Oct 2016	149	15291
Oct 2017	154	15047
Oct 2018	108	14236
Oct 2019	97	13490
Oct 2020	107	13859
Oct 2021	152	18556
Oct 2022	125	14619
Oct 2023	119	13347
Oct 2024	108	14740
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



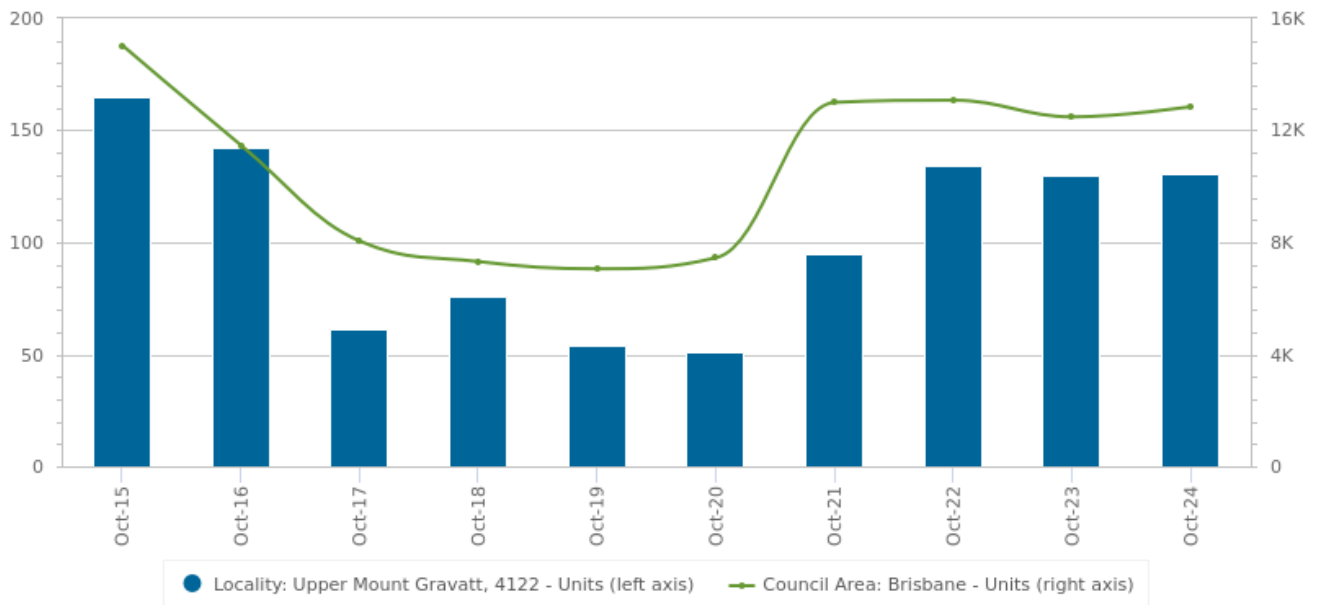
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

131
Oct 2024

	Upper Mount Gravatt	Brisbane
Oct 2016	142	11451
Oct 2017	61	8039
Oct 2018	76	7313
Oct 2019	54	7055
Oct 2020	51	7454
Oct 2021	95	13000
Oct 2022	134	13076
Oct 2023	130	12481
Oct 2024	131	12845
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



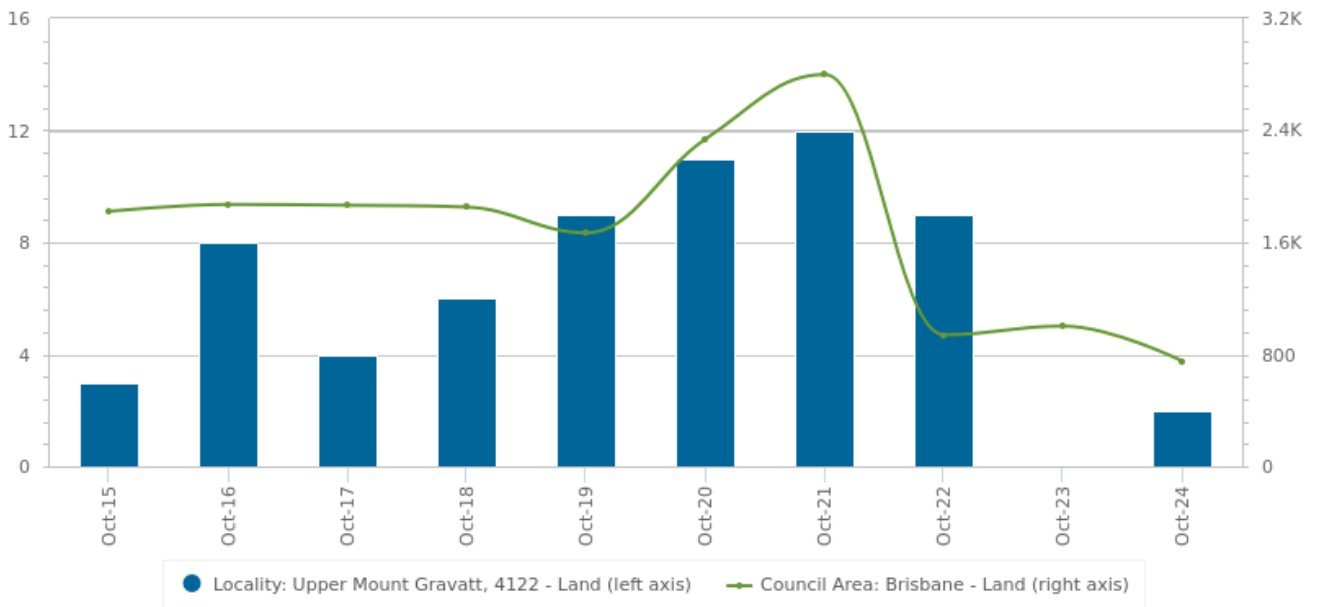
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

2
Oct 2024

	Upper Mount Gravatt	Brisbane
Oct 2016	8	1871
Oct 2017	4	1865
Oct 2018	6	1852
Oct 2019	9	1668
Oct 2020	11	2339
Oct 2021	12	2799
Oct 2022	9	940
Oct 2023	0	1002
Oct 2024	2	751
Oct 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

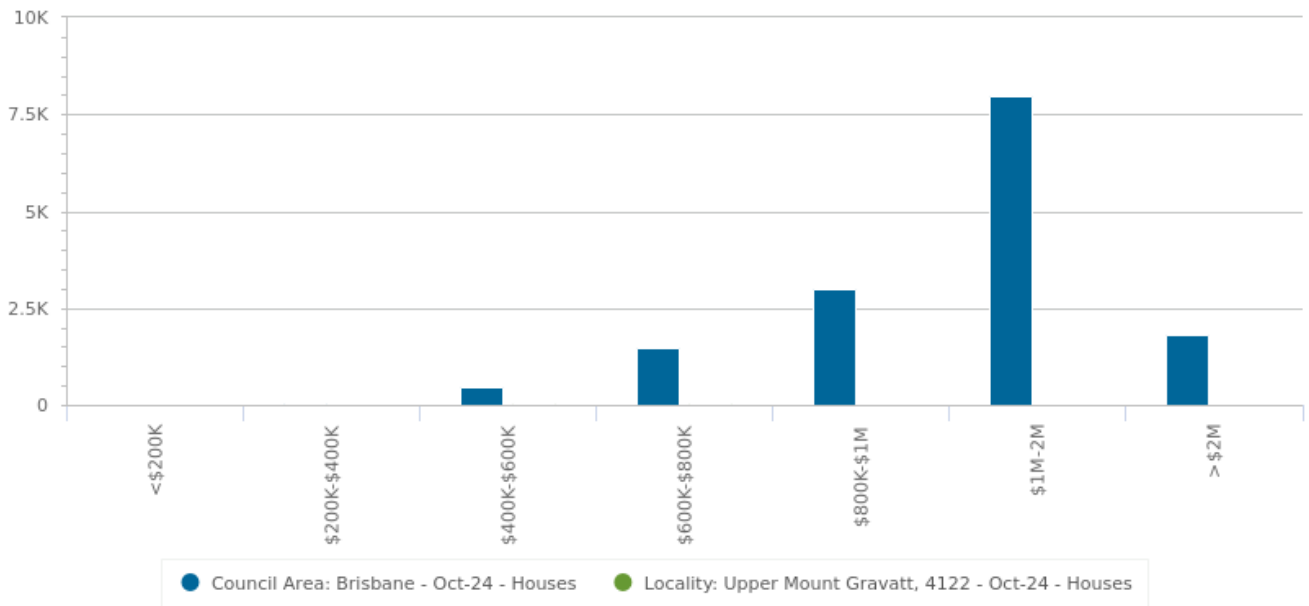
House: Sales By Price

\$127.20M

Oct 2024

	Upper Mount Gravatt	Brisbane
<\$200K	-	3
\$200K-\$400K	-	28
\$400K-\$600K	1	456
\$600K-\$800K	9	1,466
\$800K-\$1M	32	2,995
\$1M-\$2M	61	7,964
>\$2M	5	1,811

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

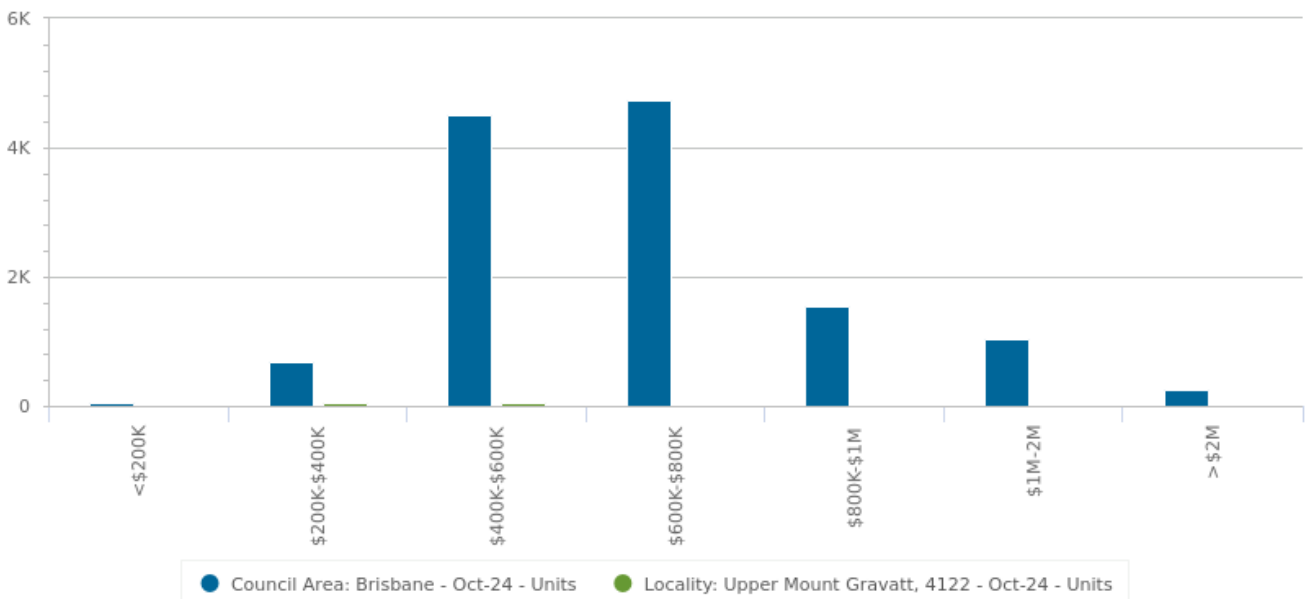
Unit: Sales By Price

\$77.89M

Oct 2024

	Upper Mount Gravatt	Brisbane
<\$200K	-	49
\$200K-\$400K	6	678
\$400K-\$600K	53	4,501
\$600K-\$800K	60	4,746
\$800K-\$1M	9	1,555
\$1M-\$2M	-	1,045
>\$2M	-	262

Statistics are calculated over a rolling 12 month period

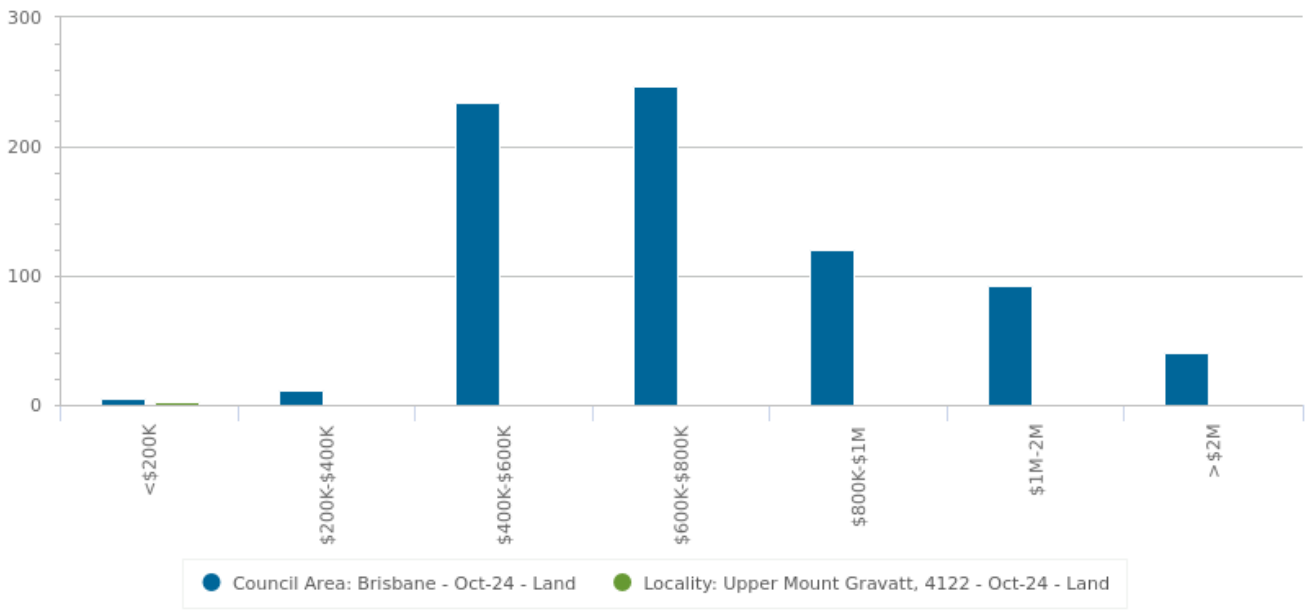


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

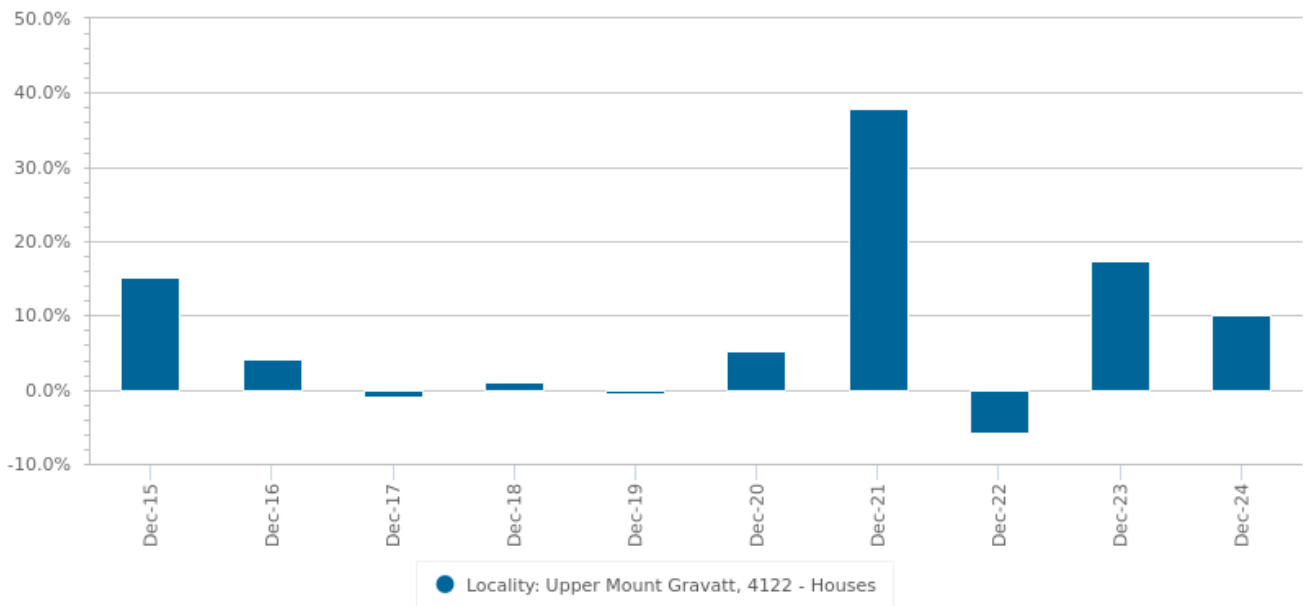
House: Change In Median Value

10.0%

Dec 2024

	Upper Mount Gravatt
Dec 2016	4.0%
Dec 2017	-1.0%
Dec 2018	1.1%
Dec 2019	-0.6%
Dec 2020	5.3%
Dec 2021	38.0%
Dec 2022	-5.9%
Dec 2023	17.3%
Dec 2024	10.0%
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

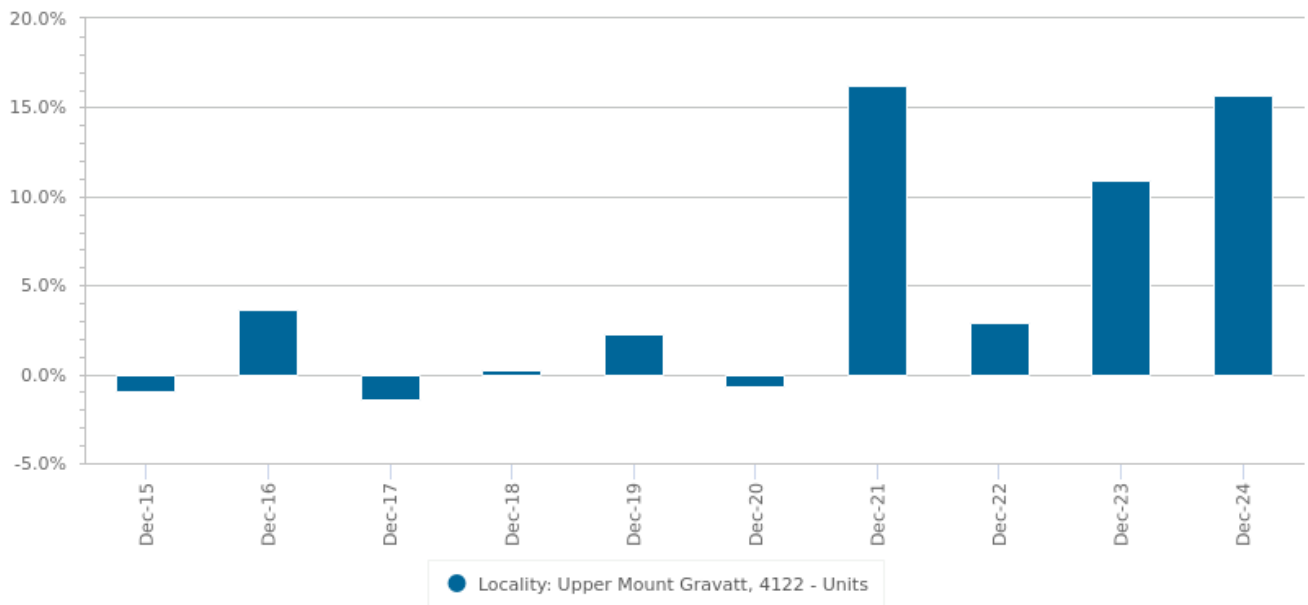
Unit: Change In Median Value

15.7%

Dec 2024

	Upper Mount Gravatt
Dec 2016	3.6%
Dec 2017	-1.4%
Dec 2018	0.2%
Dec 2019	2.3%
Dec 2020	-0.7%
Dec 2021	16.2%
Dec 2022	2.9%
Dec 2023	10.9%
Dec 2024	15.7%
Dec 2025	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

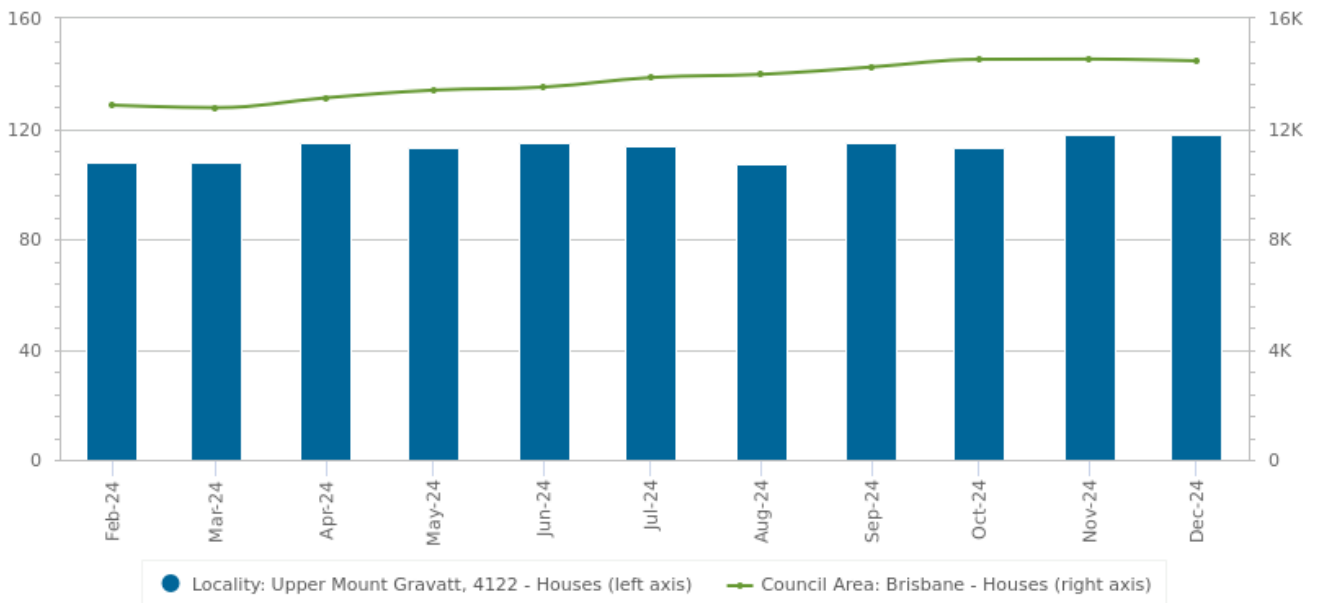
House: Number of New Listing

118

Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	108	12,853
Mar 2024	108	12,763
Apr 2024	115	13,124
May 2024	113	13,398
Jun 2024	115	13,511
Jul 2024	114	13,857
Aug 2024	107	13,972
Sep 2024	115	14,239
Oct 2024	113	14,516
Nov 2024	118	14,525
Dec 2024	118	14,462
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



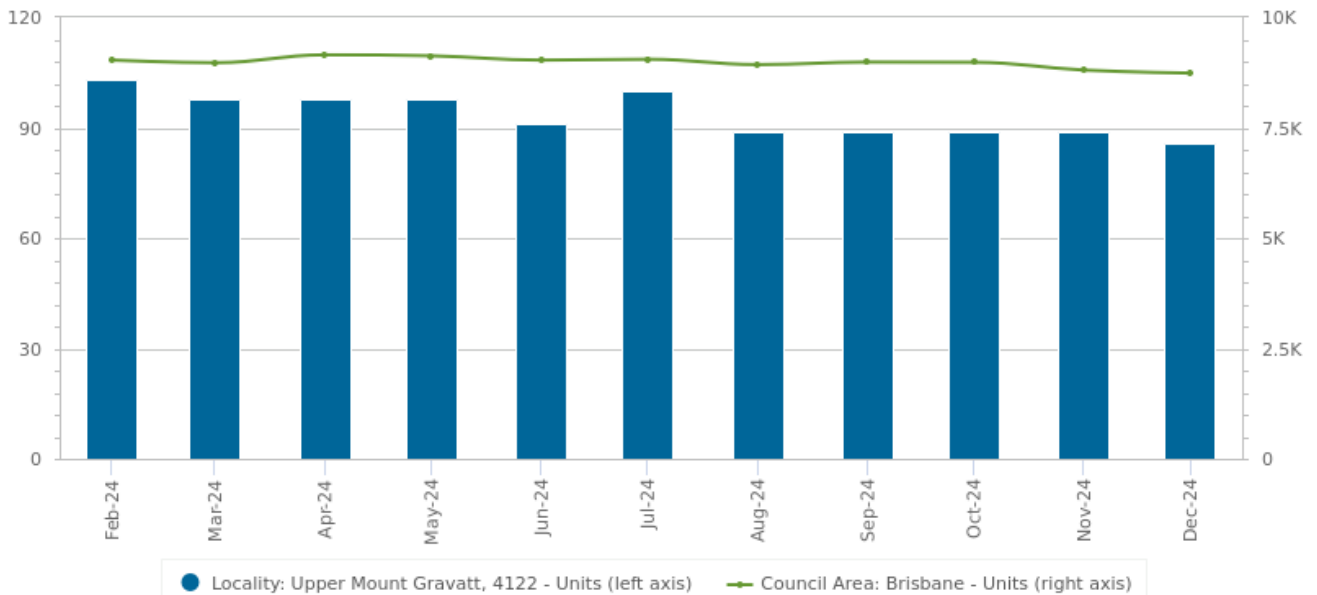
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

86
Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	103	9,032
Mar 2024	98	8,972
Apr 2024	98	9,151
May 2024	98	9,129
Jun 2024	91	9,031
Jul 2024	100	9,051
Aug 2024	89	8,930
Sep 2024	89	8,987
Oct 2024	89	8,982
Nov 2024	89	8,805
Dec 2024	86	8,737
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



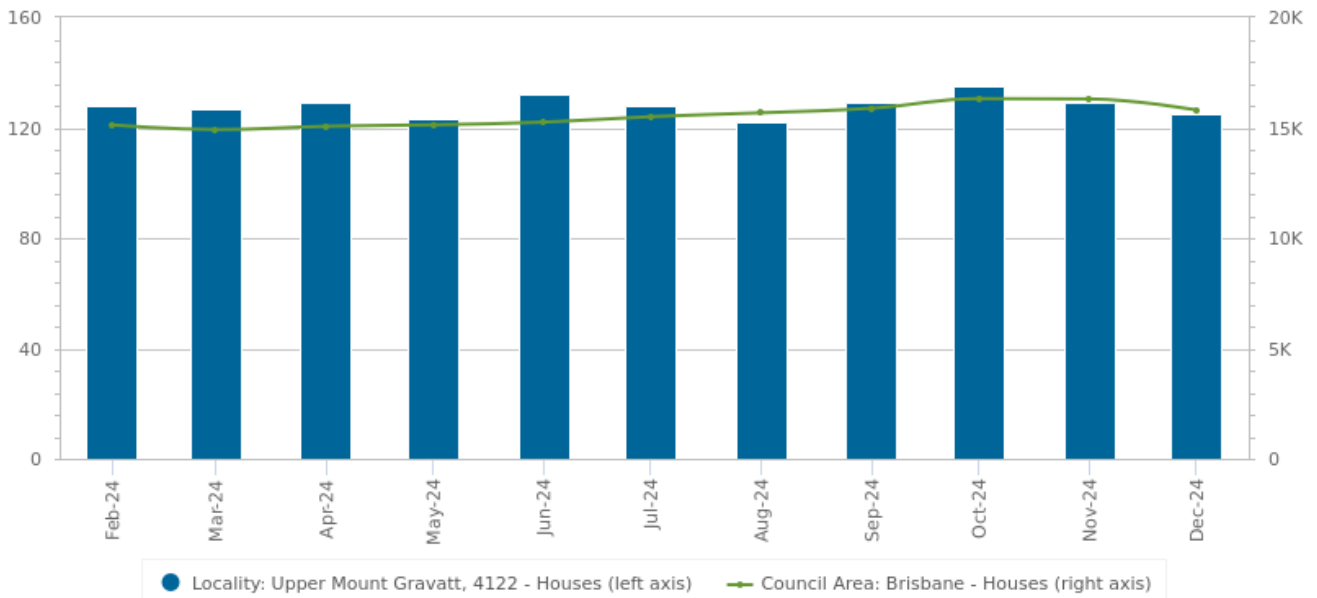
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

125
Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	128	15,123
Mar 2024	127	14,914
Apr 2024	129	15,068
May 2024	123	15,132
Jun 2024	132	15,253
Jul 2024	128	15,503
Aug 2024	122	15,677
Sep 2024	129	15,887
Oct 2024	135	16,318
Nov 2024	129	16,304
Dec 2024	125	15,804
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



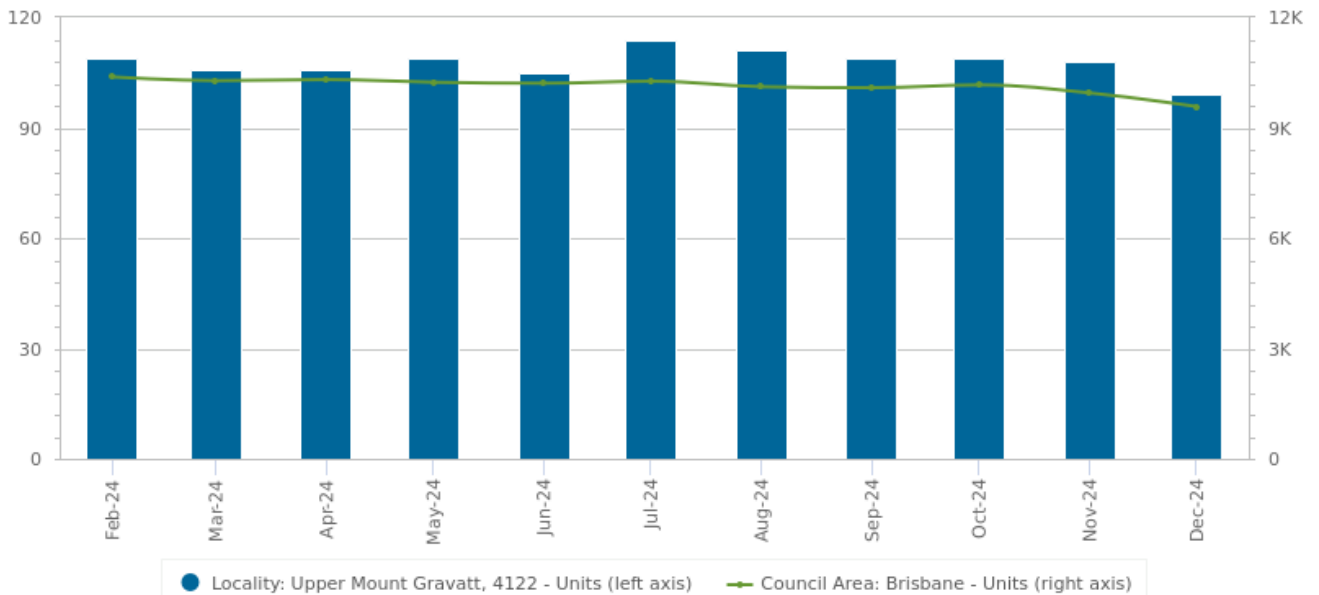
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

99
Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	109	10,380
Mar 2024	106	10,280
Apr 2024	106	10,308
May 2024	109	10,236
Jun 2024	105	10,209
Jul 2024	114	10,263
Aug 2024	111	10,114
Sep 2024	109	10,088
Oct 2024	109	10,163
Nov 2024	108	9,945
Dec 2024	99	9,575
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



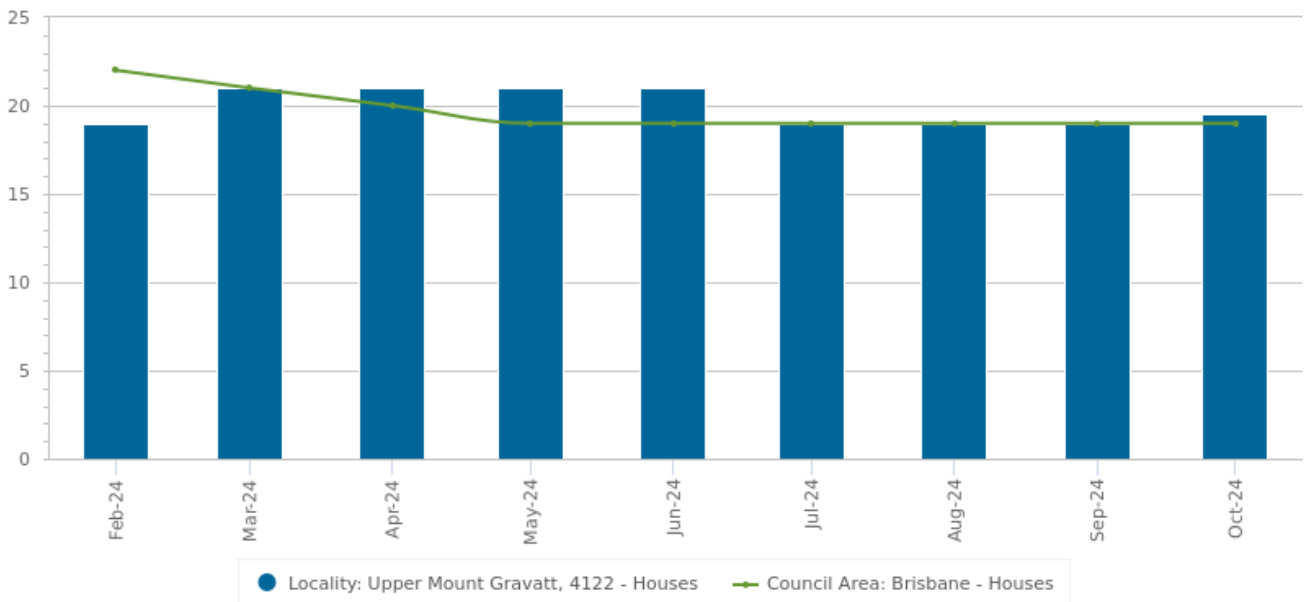
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

19.5
Oct 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	19	22
Mar 2024	21	21
Apr 2024	21	20
May 2024	21	19
Jun 2024	21	19
Jul 2024	19	19
Aug 2024	19	19
Sep 2024	19	19
Oct 2024	19.5	19
Nov 2024	-	-
Dec 2024	-	-
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



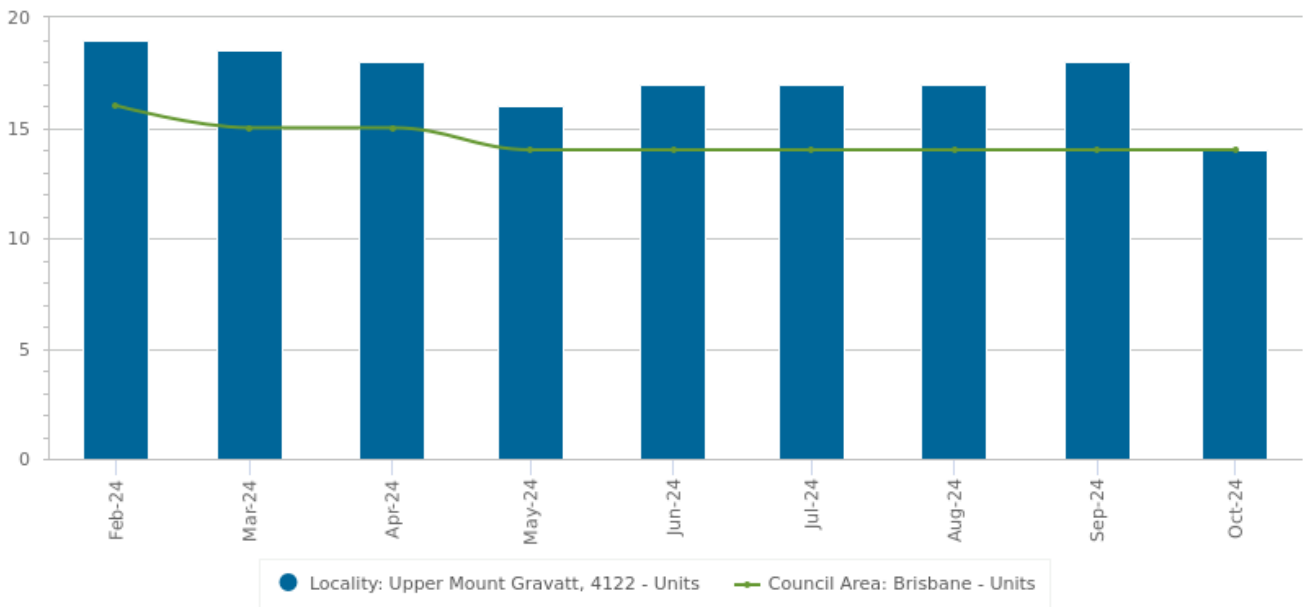
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

14
Oct 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	19	16
Mar 2024	18.5	15
Apr 2024	18	15
May 2024	16	14
Jun 2024	17	14
Jul 2024	17	14
Aug 2024	17	14
Sep 2024	18	14
Oct 2024	14	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

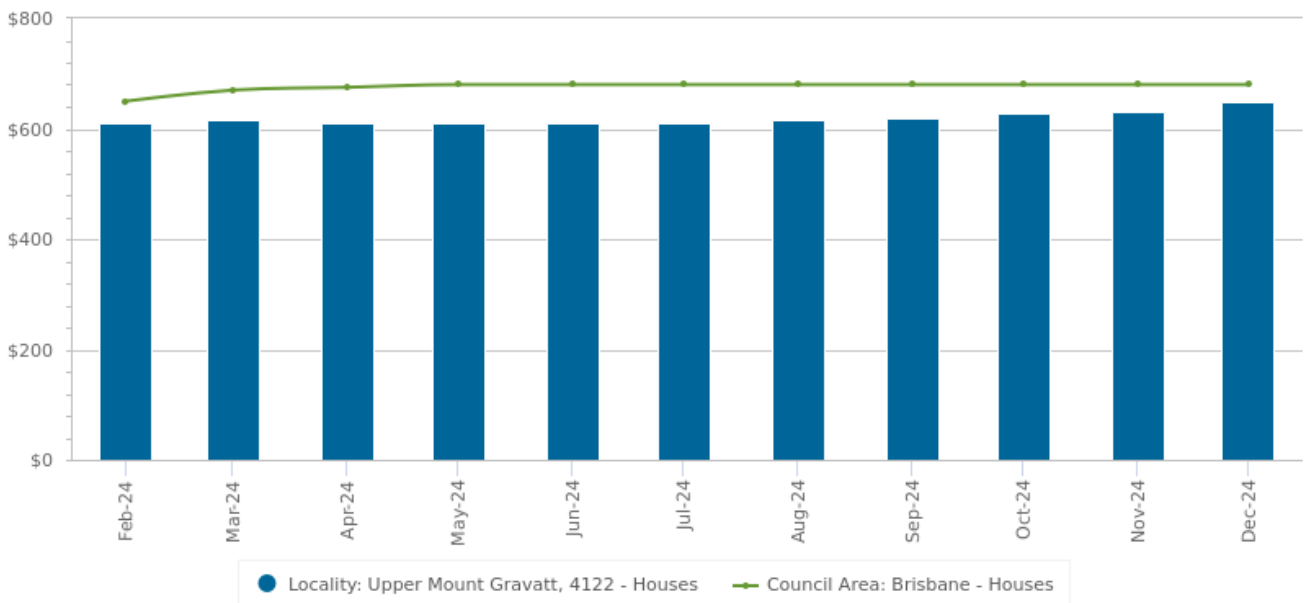
House: Median Rent

\$650/w

Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	\$610/w	\$650/w
Mar 2024	\$615/w	\$670/w
Apr 2024	\$610/w	\$675/w
May 2024	\$610/w	\$680/w
Jun 2024	\$610/w	\$680/w
Jul 2024	\$610/w	\$680/w
Aug 2024	\$615/w	\$680/w
Sep 2024	\$620/w	\$680/w
Oct 2024	\$628/w	\$680/w
Nov 2024	\$630/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

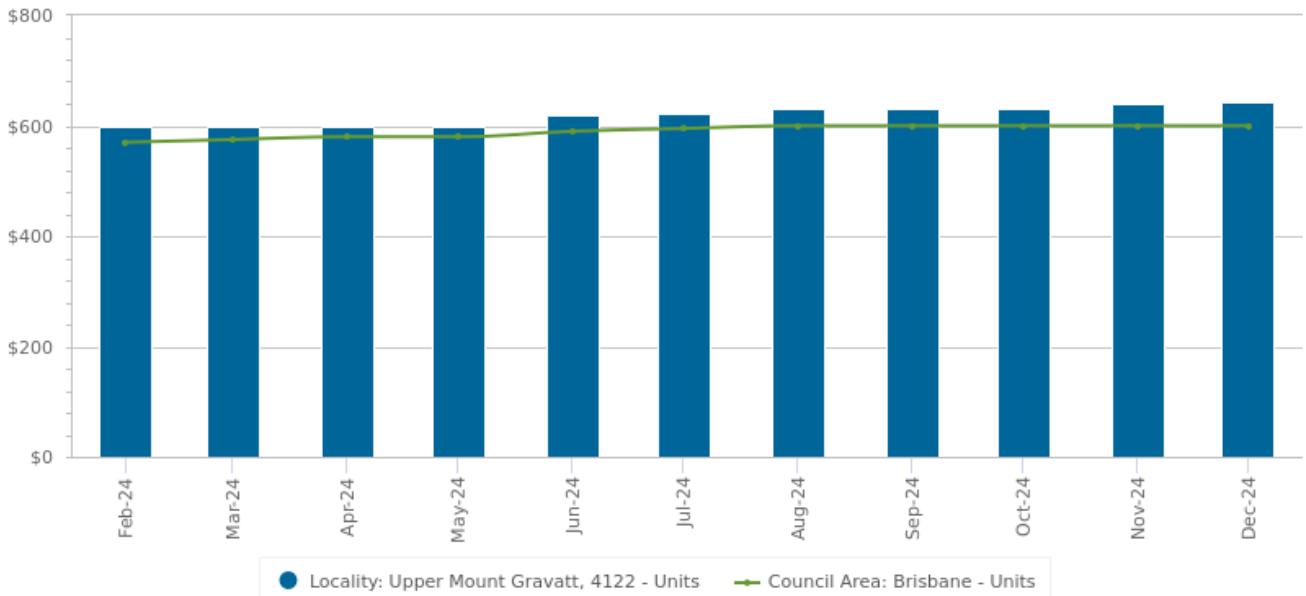
Unit: Median Rent

\$643/w

Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	\$600/w	\$570/w
Mar 2024	\$600/w	\$575/w
Apr 2024	\$600/w	\$580/w
May 2024	\$600/w	\$580/w
Jun 2024	\$620/w	\$590/w
Jul 2024	\$623/w	\$595/w
Aug 2024	\$630/w	\$600/w
Sep 2024	\$630/w	\$600/w
Oct 2024	\$630/w	\$600/w
Nov 2024	\$640/w	\$600/w
Dec 2024	\$643/w	\$600/w
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

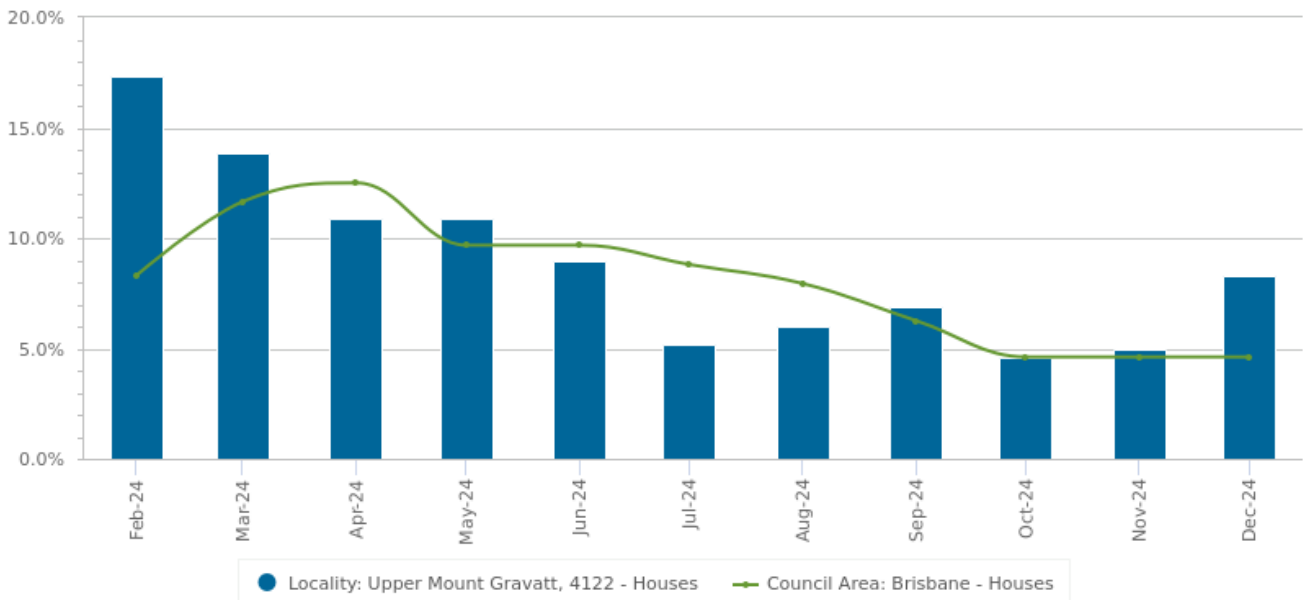
House: Change in Rental Rate

8.3%

Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	17.3%	8.3%
Mar 2024	13.9%	11.7%
Apr 2024	10.9%	12.5%
May 2024	10.9%	9.7%
Jun 2024	8.9%	9.7%
Jul 2024	5.2%	8.8%
Aug 2024	6.0%	7.9%
Sep 2024	6.9%	6.3%
Oct 2024	4.6%	4.6%
Nov 2024	5.0%	4.6%
Dec 2024	8.3%	4.6%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

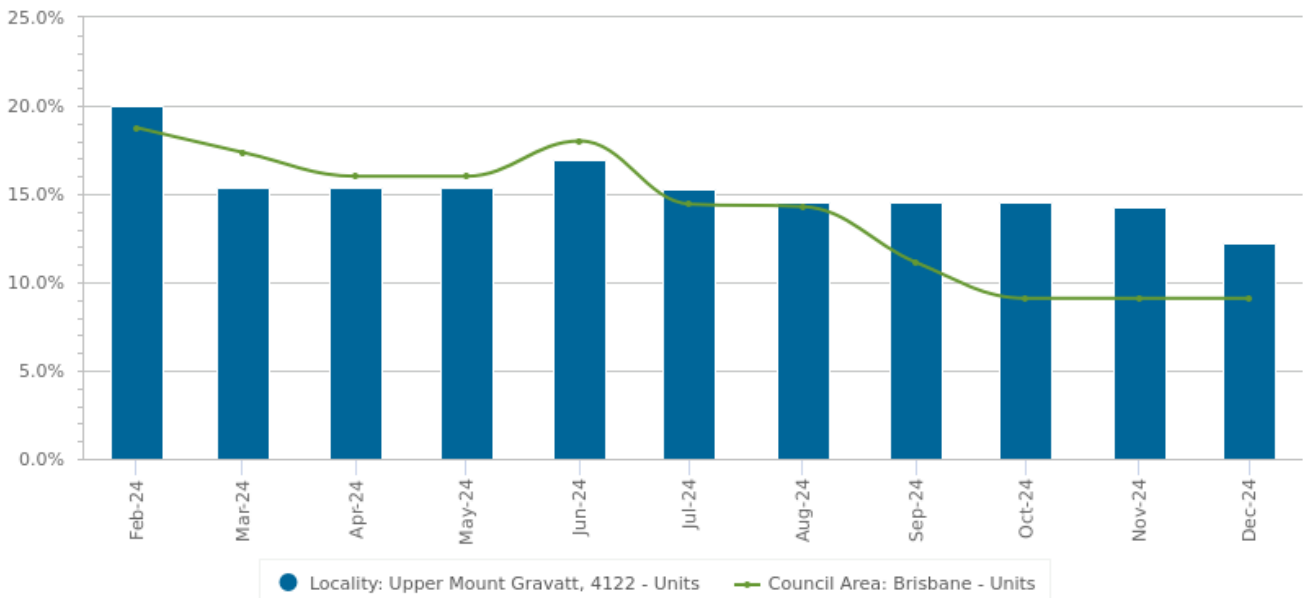
Unit: Change in Rental Rate

12.2%

Dec 2024

	Upper Mount Gravatt	Brisbane
Feb 2024	20.0%	18.8%
Mar 2024	15.4%	17.3%
Apr 2024	15.4%	16.0%
May 2024	15.4%	16.0%
Jun 2024	17.0%	18.0%
Jul 2024	15.3%	14.4%
Aug 2024	14.5%	14.3%
Sep 2024	14.5%	11.1%
Oct 2024	14.5%	9.1%
Nov 2024	14.3%	9.1%
Dec 2024	12.2%	9.1%
Jan 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

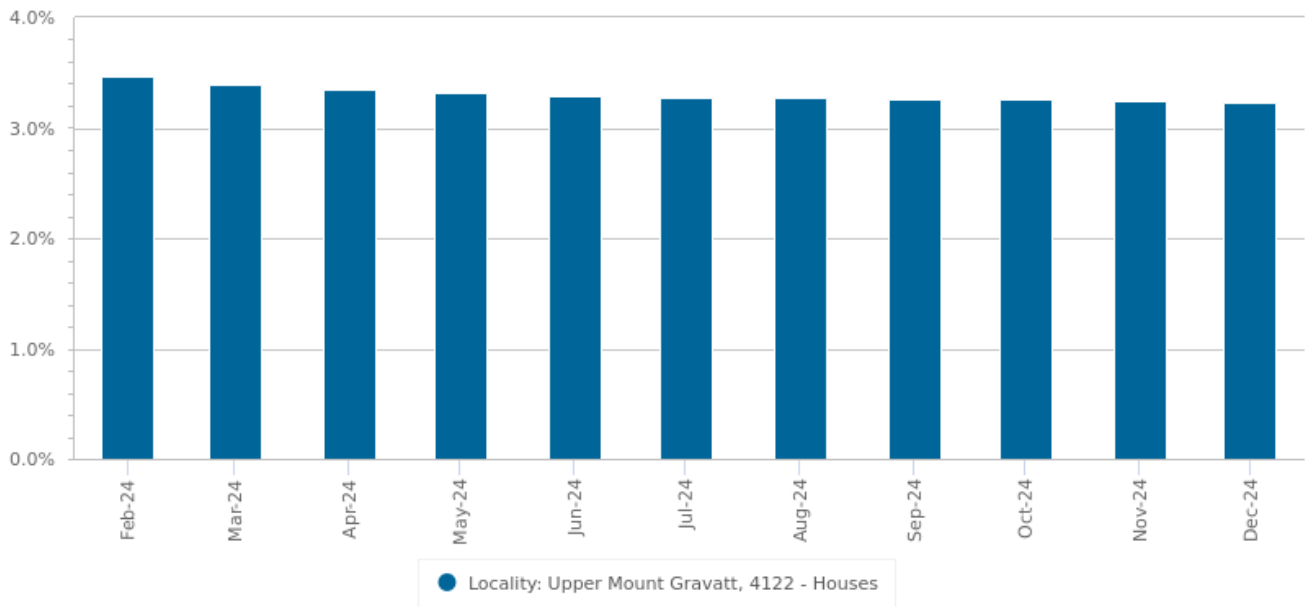
House: Value Based Rental Yield

3.2%

Dec 2024

	Upper Mount Gravatt
Feb 2024	3.5%
Mar 2024	3.4%
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	3.2%
Dec 2024	3.2%
Jan 2025	-

Statistics are calculated at the end of the displayed month



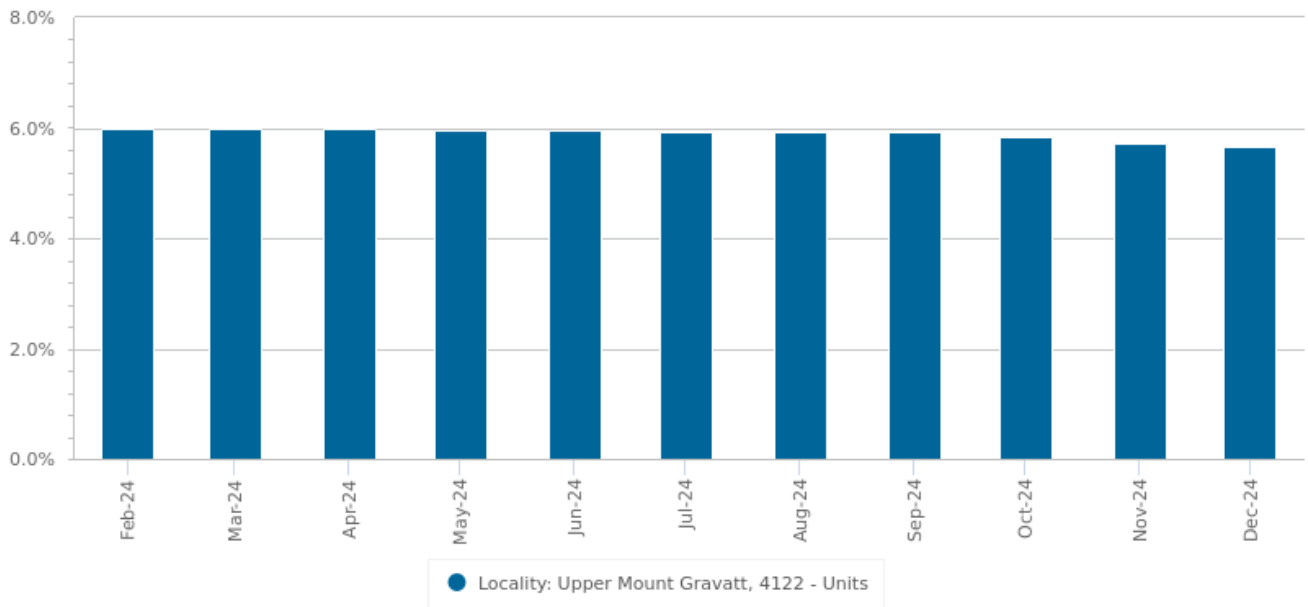
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.7%
Dec 2024

	Upper Mount Gravatt
Feb 2024	6.0%
Mar 2024	6.0%
Apr 2024	6.0%
May 2024	6.0%
Jun 2024	6.0%
Jul 2024	5.9%
Aug 2024	5.9%
Sep 2024	5.9%
Oct 2024	5.8%
Nov 2024	5.7%
Dec 2024	5.7%
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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