

Upper Mount Gravatt QLD 4122

Prepared on 12 Mar 2025

Anthony Mamic
Mob: 0413214884
Ph: 1800 462 642
Email: anthony@mamicrealestate.com.au



Upper Mount Gravatt, QLD

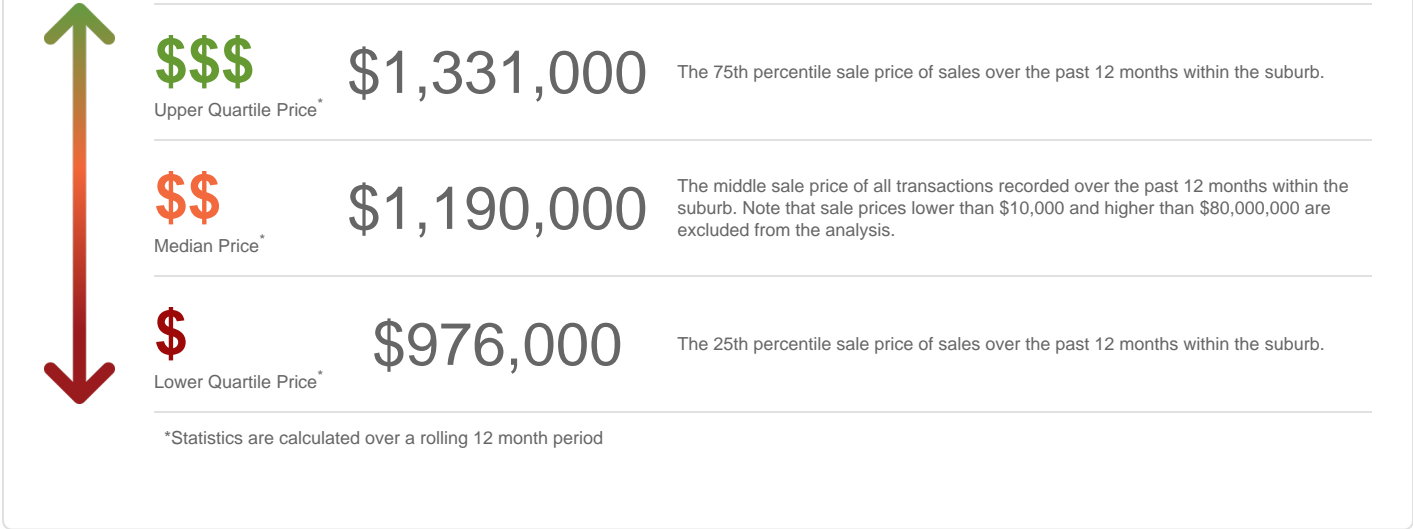
The size of Upper Mount Gravatt is approximately 4.3 square kilometres. It has 11 parks covering nearly 5.9% of total area. The population of Upper Mount Gravatt in 2011 was 8,852 people. By 2016 the population was 9,227 showing a population growth of 4.2% in the area during that time. The predominant 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 \$1,190,000.

	House	Unit	Land
Average Tenure Period	12.9 years	9.9 years	-
Total Dwellings	2,868	1,840	101
Total New Listings	123	81	-
Median Value	\$1,126,056	\$622,942	-
Total Properties Listed	139	94	-

House: Market Trends



House: Median Price Quartiles



Unit: Market Trends

140 Properties Sold (12 Months)	9.9 Average Tenure Period (Years)	\$642.5/w Median Asking Rent (12 Months)
81 New Sale Listings (12 Months)	13.5 Days on Market (12 Months)	120 Rental Rate Observations (12 Months)

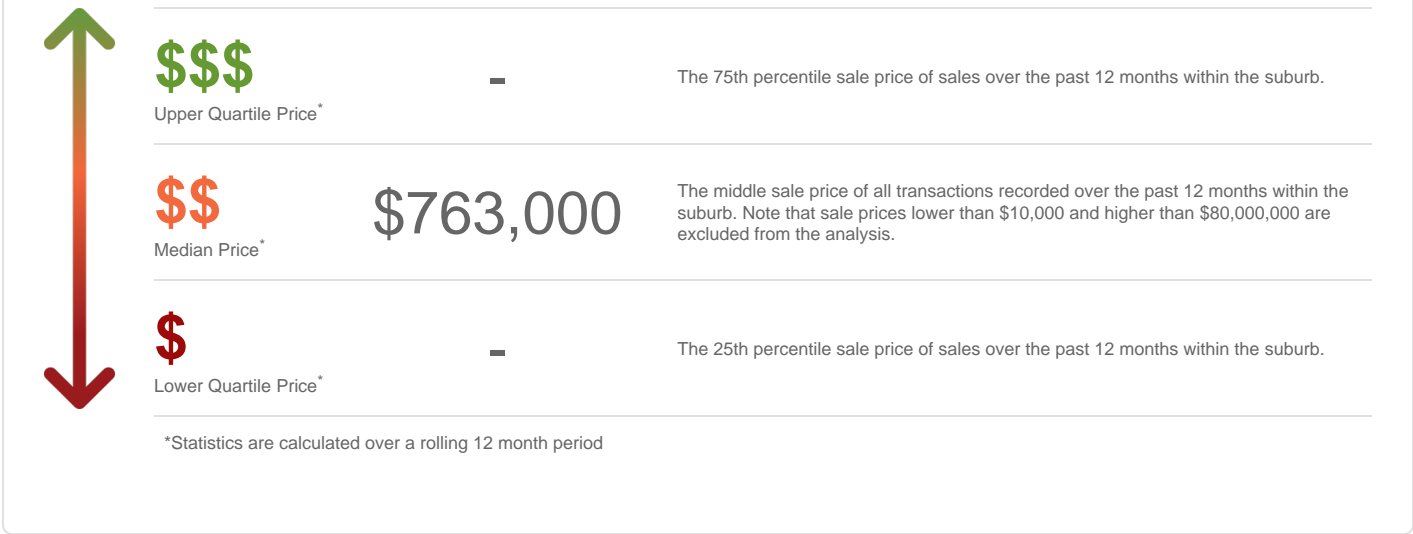
Unit: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$670,500	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$617,000	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.
	\$ Lower Quartile Price*	\$548,750	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Land: Market Trends



Land: Median Price Quartiles



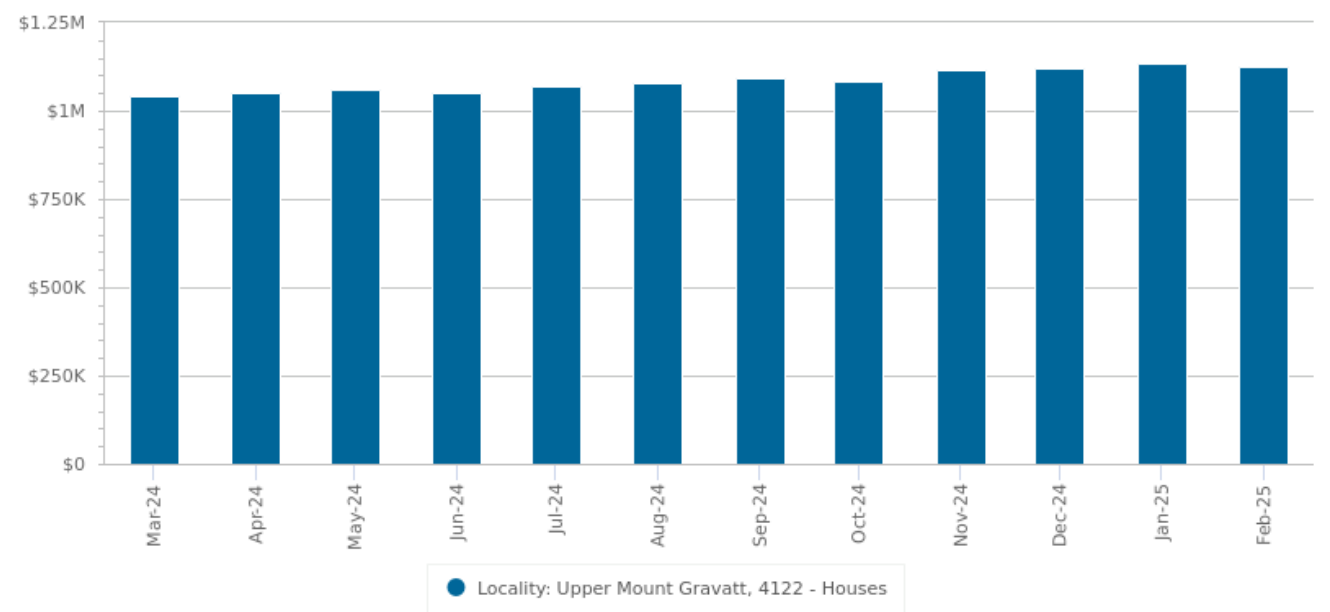
House: Recent Median Value

\$1.13M

Feb 2025

	Upper Mount Gravatt
Mar 2024	\$1,043,550
Apr 2024	\$1,050,348
May 2024	\$1,060,268
Jun 2024	\$1,050,949
Jul 2024	\$1,070,352
Aug 2024	\$1,078,014
Sep 2024	\$1,093,181
Oct 2024	\$1,085,589
Nov 2024	\$1,115,416
Dec 2024	\$1,118,081
Jan 2025	\$1,133,758
Feb 2025	\$1,126,056

Statistics are calculated at the end of the displayed month



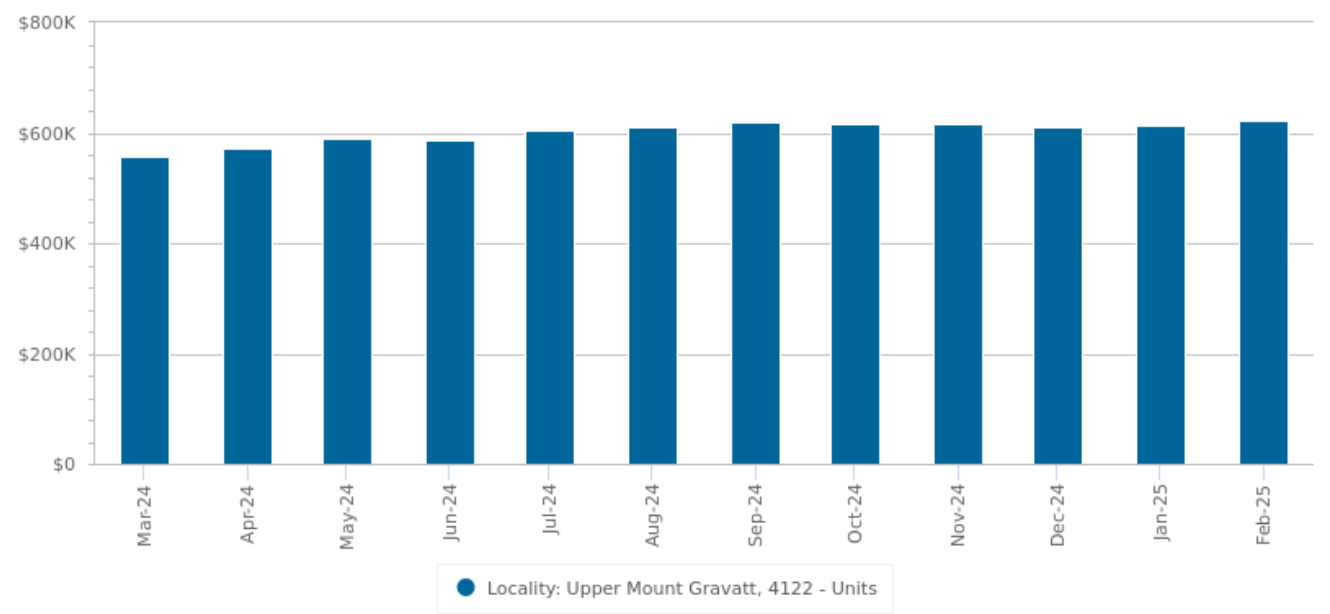
Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$623K
Feb 2025

	Upper Mount Gravatt
Mar 2024	\$555,867
Apr 2024	\$572,142
May 2024	\$589,303
Jun 2024	\$585,529
Jul 2024	\$605,583
Aug 2024	\$608,901
Sep 2024	\$619,166
Oct 2024	\$615,273
Nov 2024	\$615,475
Dec 2024	\$610,915
Jan 2025	\$614,430
Feb 2025	\$622,942

Statistics are calculated at the end of the displayed month



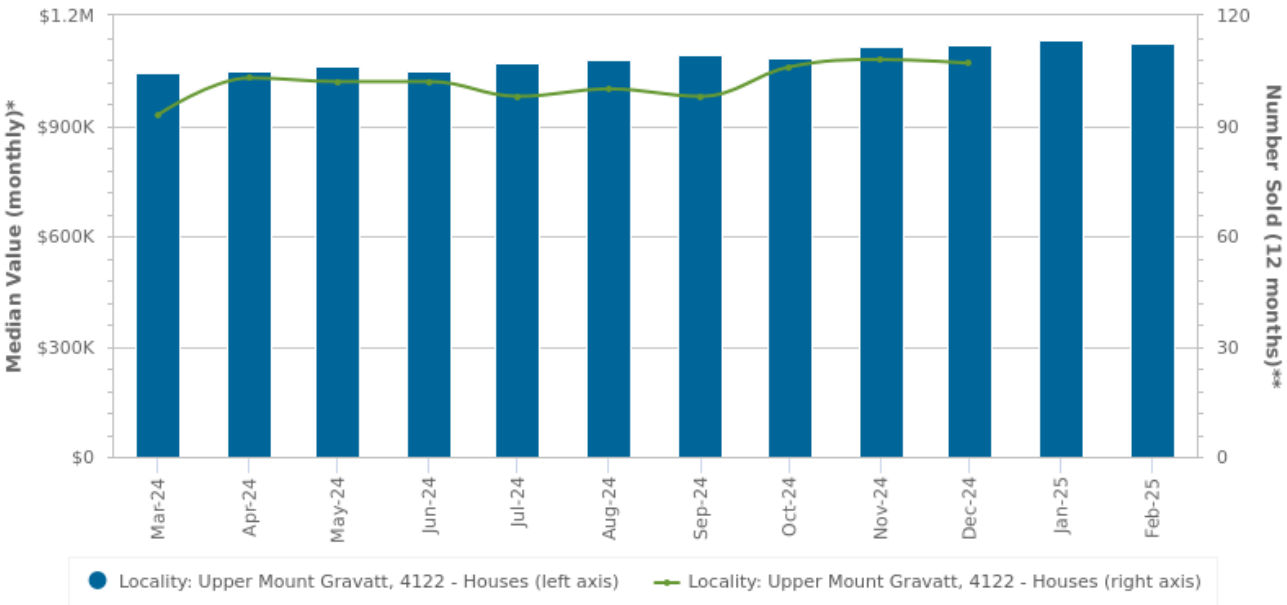
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

107
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$1,043,550	93
Apr 2024	\$1,050,348	103
May 2024	\$1,060,268	102
Jun 2024	\$1,050,949	102
Jul 2024	\$1,070,352	98
Aug 2024	\$1,078,014	100
Sep 2024	\$1,093,181	98
Oct 2024	\$1,085,589	106
Nov 2024	\$1,115,416	108
Dec 2024	\$1,118,081	107
Jan 2025	\$1,133,758	-
Feb 2025	\$1,126,056	-

Statistics are calculated over a rolling 12 month period



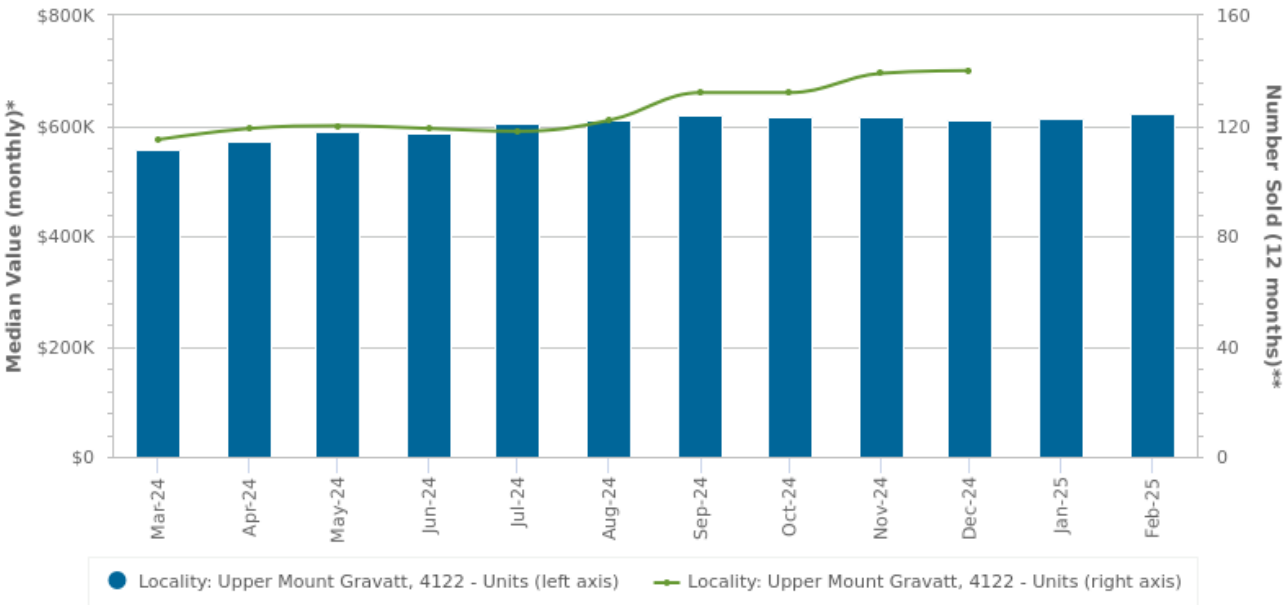
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

140
Dec 2024

	Median Value	Number Of Sold
Mar 2024	\$555,867	115
Apr 2024	\$572,142	119
May 2024	\$589,303	120
Jun 2024	\$585,529	119
Jul 2024	\$605,583	118
Aug 2024	\$608,901	122
Sep 2024	\$619,166	132
Oct 2024	\$615,273	132
Nov 2024	\$615,475	139
Dec 2024	\$610,915	140
Jan 2025	\$614,430	-
Feb 2025	\$622,942	-

Statistics are calculated over a rolling 12 month period



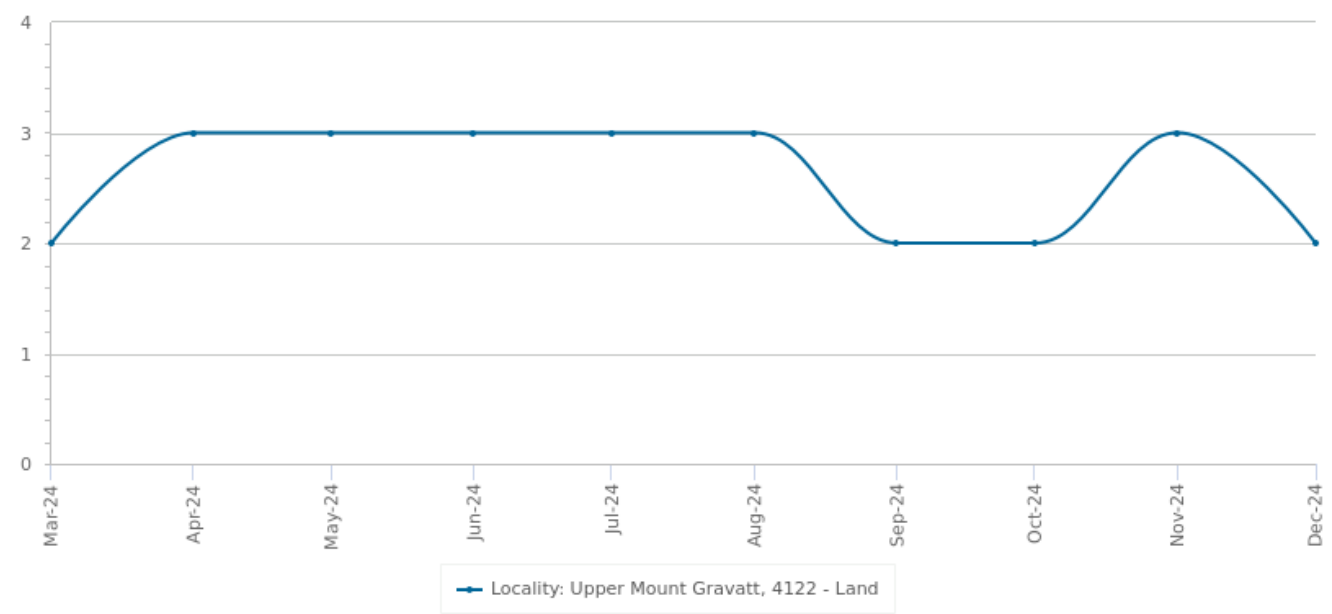
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

2
Dec 2024

	Median Value	Number Of Sold
Mar 2024	-	2
Apr 2024	-	3
May 2024	-	3
Jun 2024	-	3
Jul 2024	-	3
Aug 2024	-	3
Sep 2024	-	2
Oct 2024	-	2
Nov 2024	-	3
Dec 2024	-	2
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



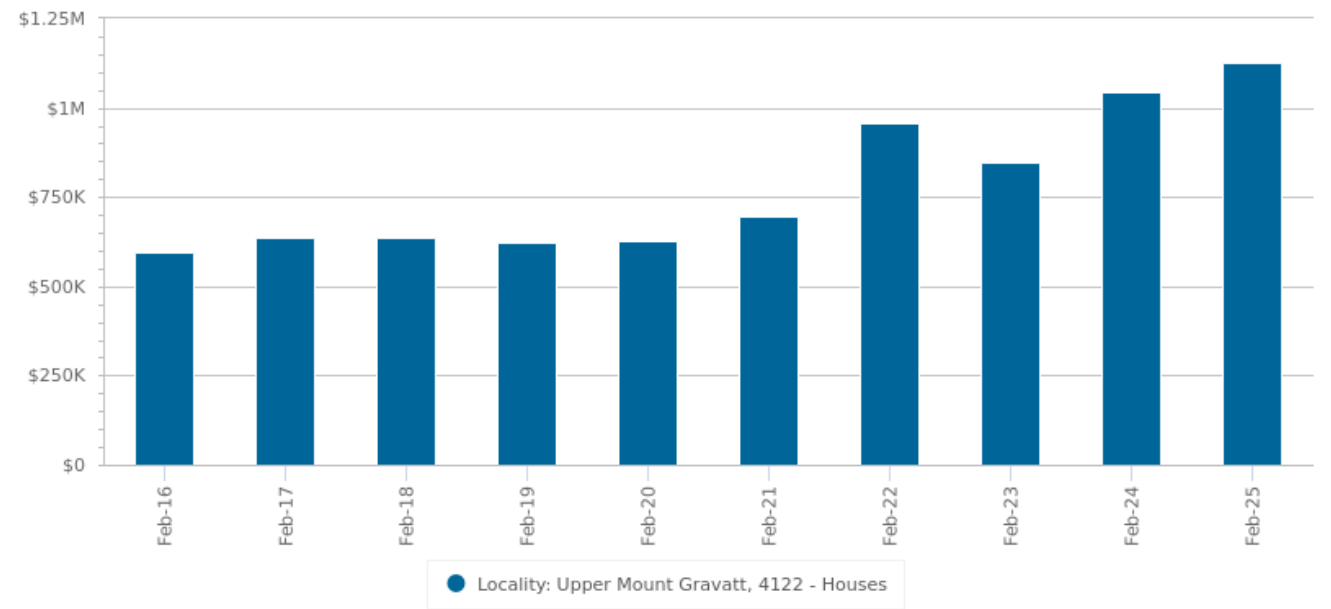
Statistics are calculated over a rolling 12 month period

House: Median Value

\$1.13M
Feb 2025

	Upper Mount Gravatt
Feb 2016	\$595,044
Feb 2017	\$635,862
Feb 2018	\$636,567
Feb 2019	\$624,065
Feb 2020	\$627,775
Feb 2021	\$695,734
Feb 2022	\$955,432
Feb 2023	\$846,765
Feb 2024	\$1,045,218
Feb 2025	\$1,126,056

Statistics are calculated at the end of the displayed month



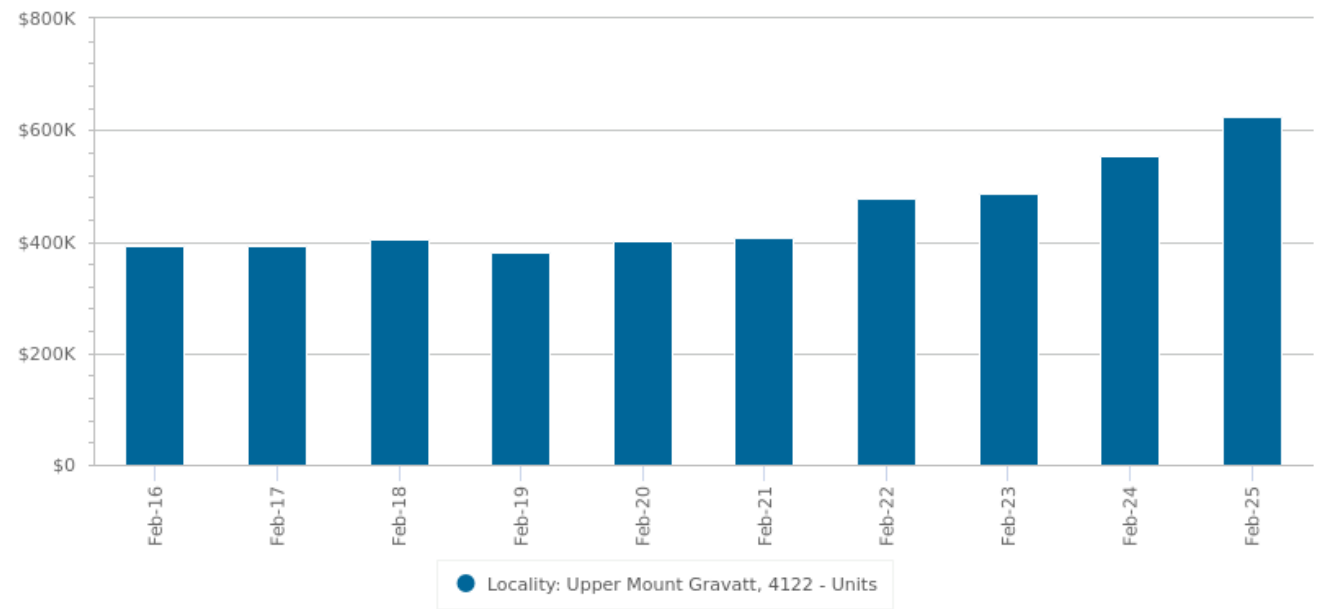
Statistics are calculated at the end of the displayed month

Unit: Median Value

\$623K
Feb 2025

	Upper Mount Gravatt
Feb 2016	\$392,267
Feb 2017	\$393,851
Feb 2018	\$404,779
Feb 2019	\$381,719
Feb 2020	\$401,304
Feb 2021	\$407,853
Feb 2022	\$479,083
Feb 2023	\$486,843
Feb 2024	\$554,565
Feb 2025	\$622,942

Statistics are calculated at the end of the displayed month



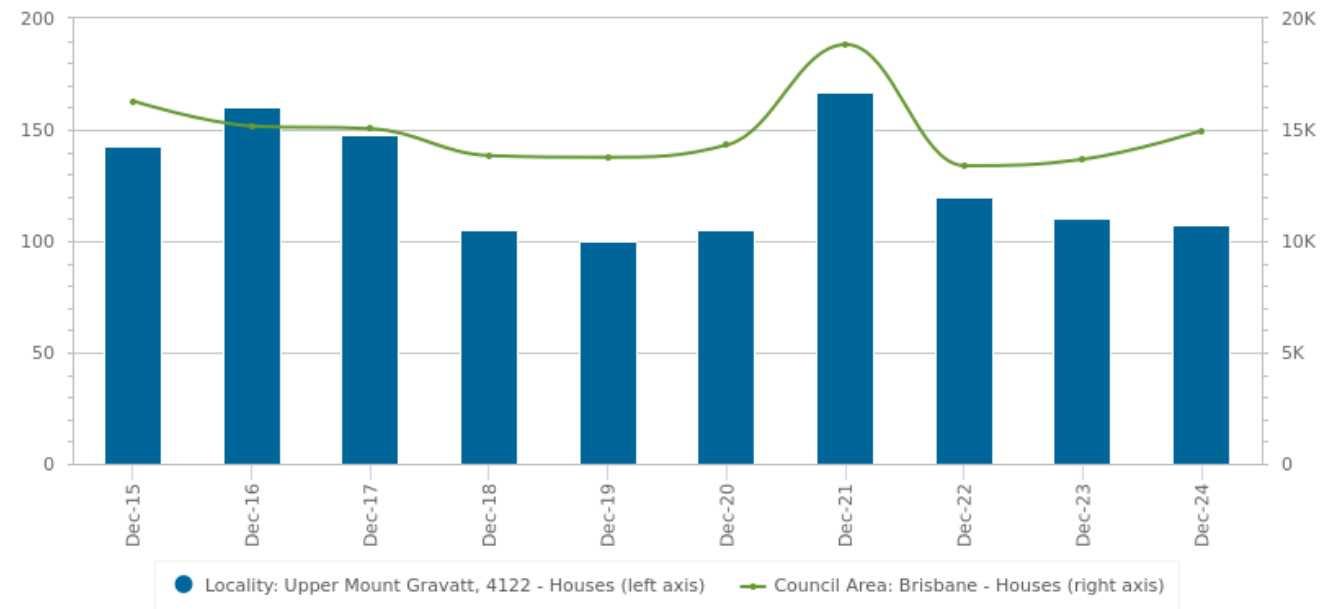
Statistics are calculated at the end of the displayed month

House: Sales Per Annum

107
Dec 2024

	Upper Mount Gravatt	Brisbane
Dec 2016	160	15167
Dec 2017	148	15048
Dec 2018	105	13838
Dec 2019	100	13764
Dec 2020	105	14323
Dec 2021	167	18828
Dec 2022	120	13386
Dec 2023	110	13676
Dec 2024	107	14957
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



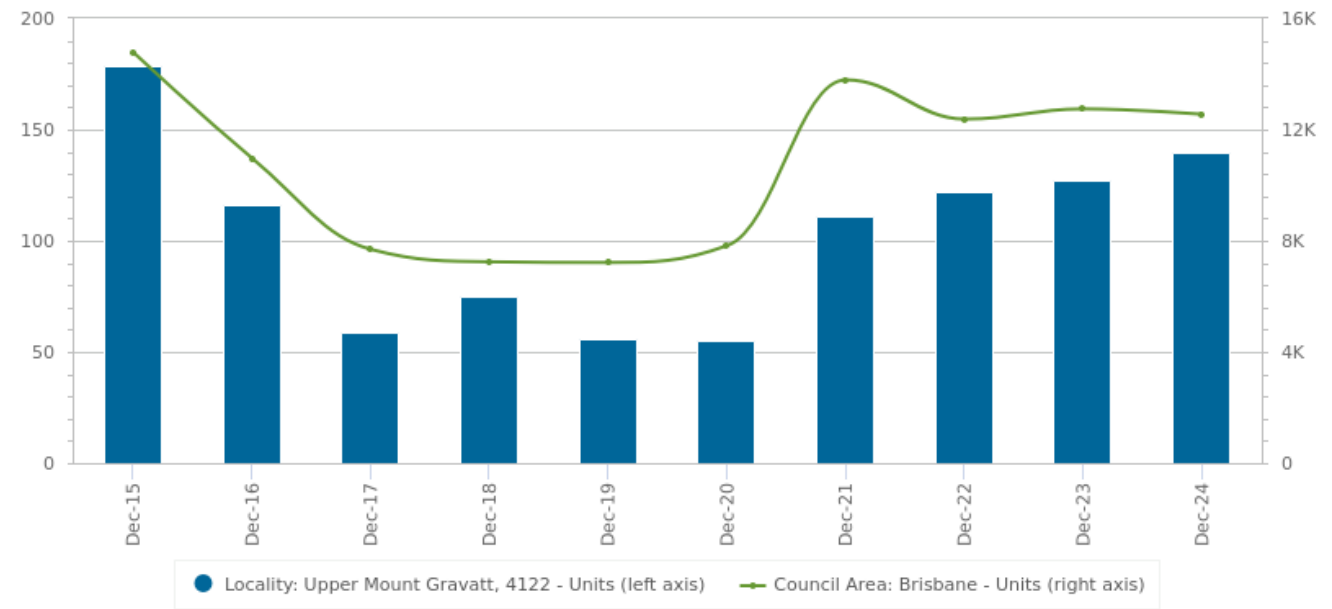
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

140
Dec 2024

	Upper Mount Gravatt	Brisbane
Dec 2016	116	10956
Dec 2017	59	7686
Dec 2018	75	7242
Dec 2019	56	7216
Dec 2020	55	7828
Dec 2021	111	13788
Dec 2022	122	12376
Dec 2023	127	12743
Dec 2024	140	12551
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



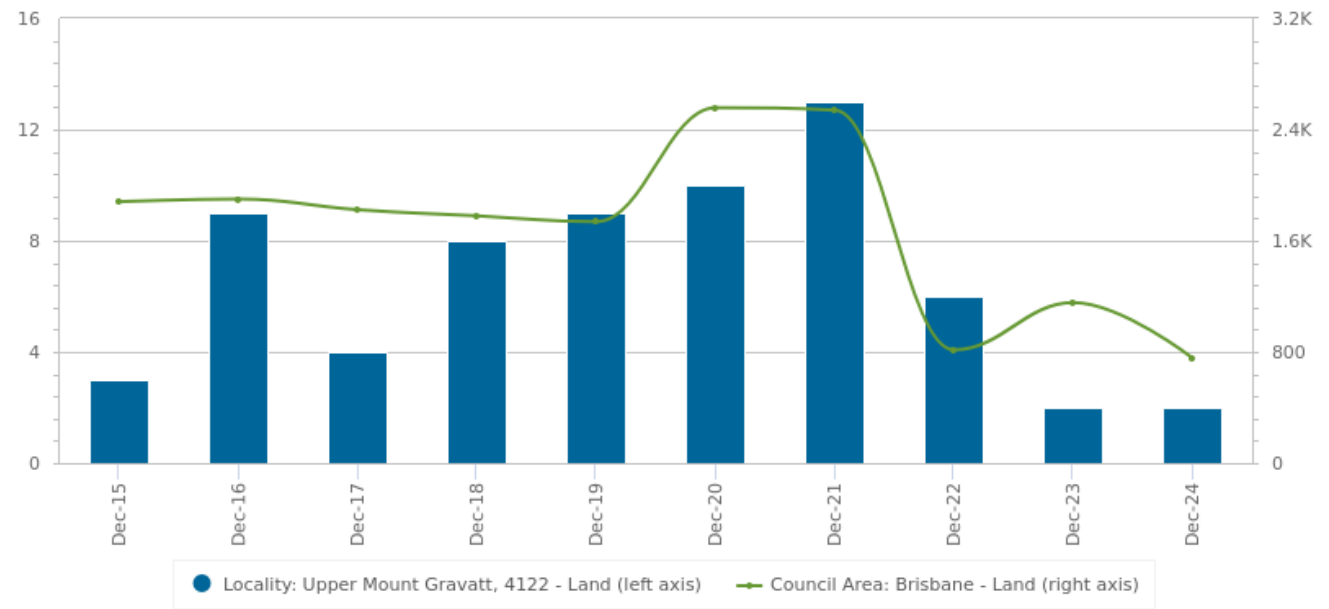
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

2
Dec 2024

	Upper Mount Gravatt	Brisbane
Dec 2016	9	1900
Dec 2017	4	1823
Dec 2018	8	1779
Dec 2019	9	1737
Dec 2020	10	2557
Dec 2021	13	2540
Dec 2022	6	815
Dec 2023	2	1155
Dec 2024	2	755
Dec 2025	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

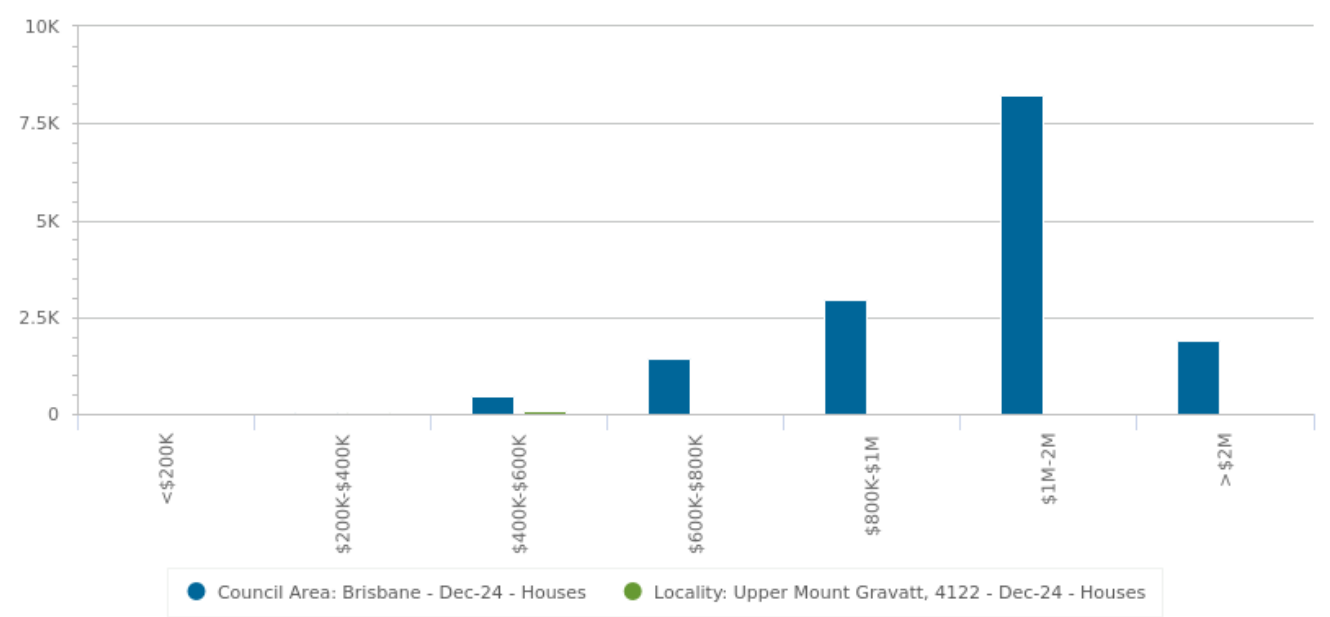
House: Sales By Price

\$128.90M

Dec 2024

	Upper Mount Gravatt	Brisbane
<\$200K	-	2
\$200K-\$400K	-	29
\$400K-\$600K	-	444
\$600K-\$800K	7	1,418
\$800K-\$1M	25	2,960
\$1M-\$2M	72	8,212
>\$2M	3	1,880

Statistics are calculated over a rolling 12 month period



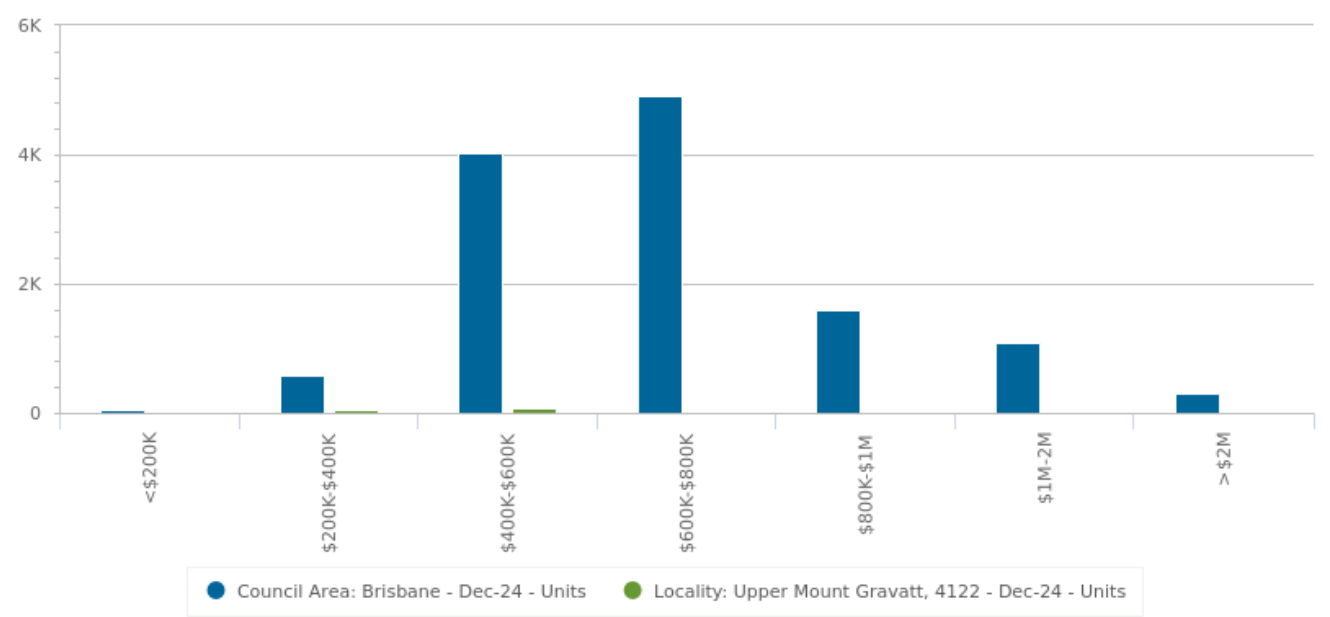
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$85.77M
Dec 2024

	Upper Mount Gravatt	Brisbane
<\$200K	-	44
\$200K-\$400K	9	574
\$400K-\$600K	52	4,035
\$600K-\$800K	68	4,922
\$800K-\$1M	11	1,590
\$1M-\$2M	-	1,083
>\$2M	-	294

Statistics are calculated over a rolling 12 month period

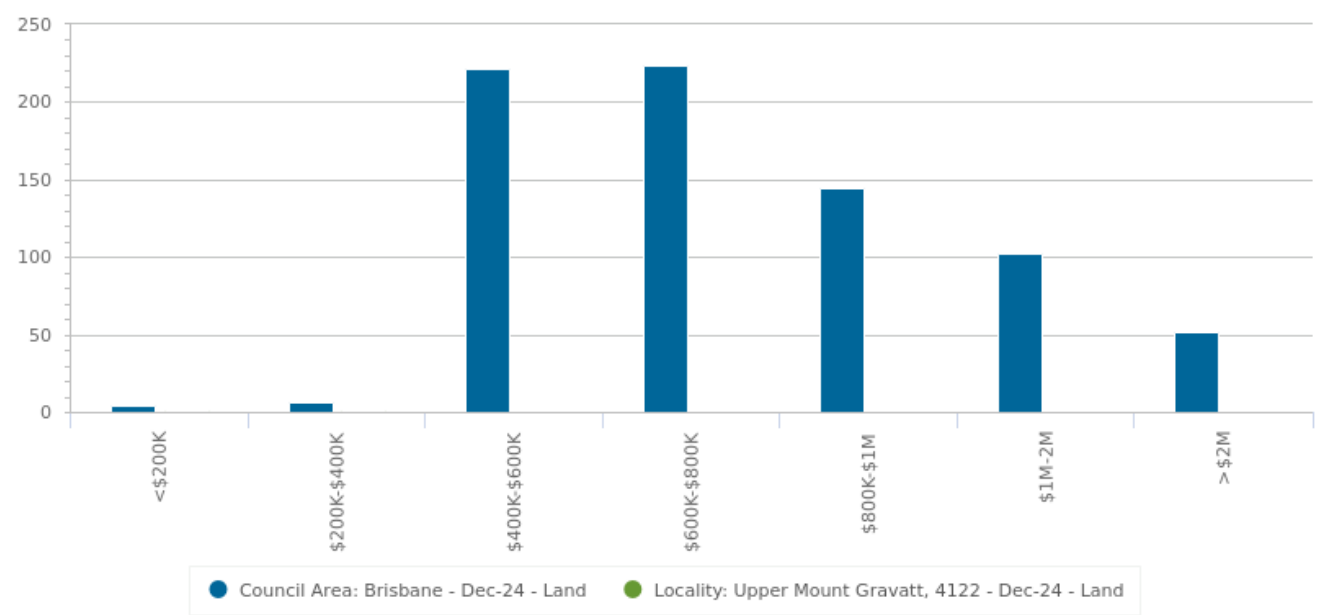


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

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

Statistics are calculated over a rolling 12 month period



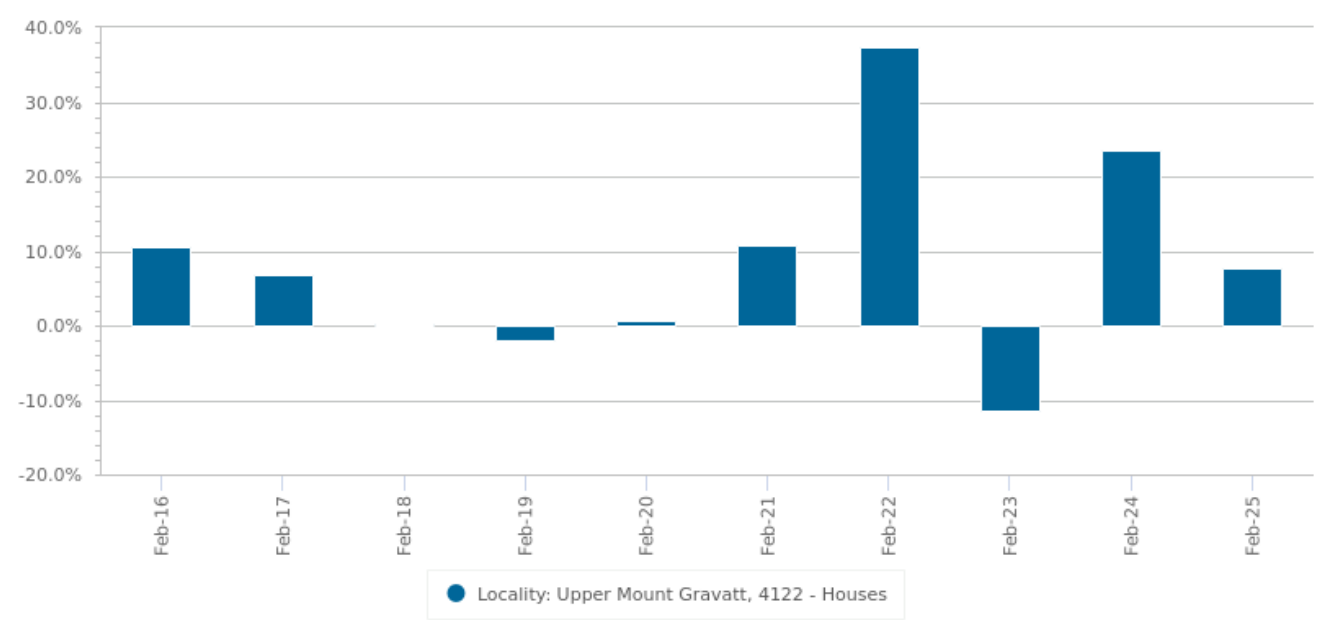
Statistics are calculated over a rolling 12 month period

House: Change In Median Value

7.7%
Feb 2025

	Upper Mount Gravatt
Feb 2016	10.5%
Feb 2017	6.9%
Feb 2018	0.1%
Feb 2019	-2.0%
Feb 2020	0.6%
Feb 2021	10.8%
Feb 2022	37.3%
Feb 2023	-11.4%
Feb 2024	23.4%
Feb 2025	7.7%

Statistics are calculated at the end of the displayed month



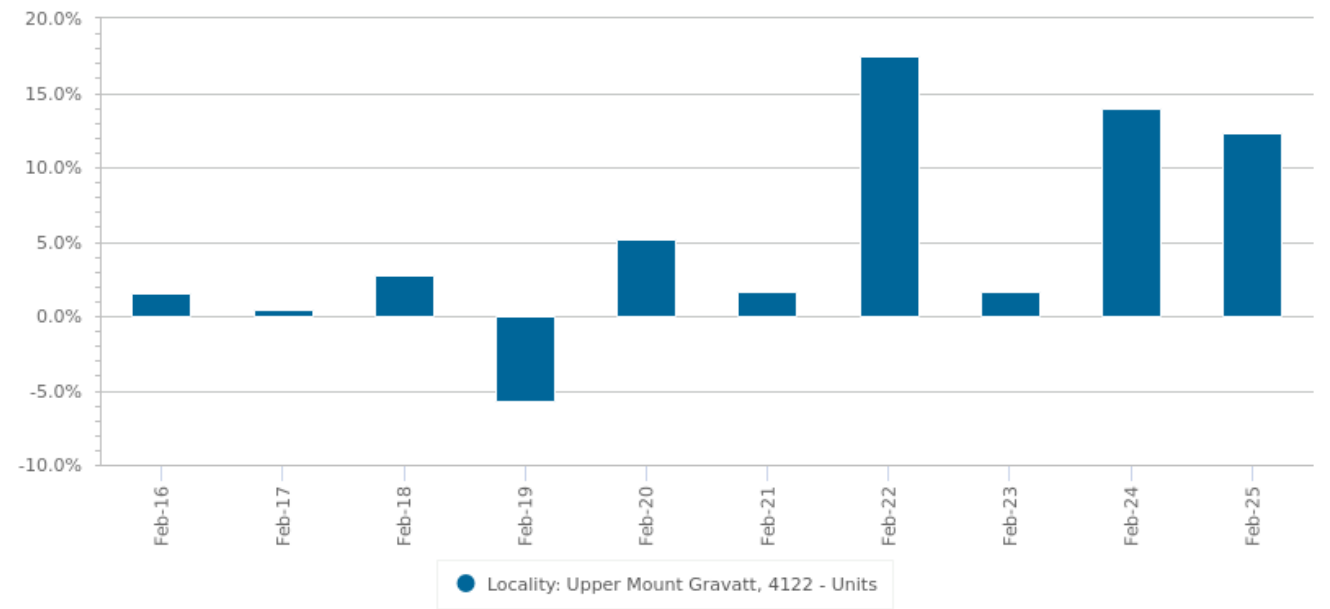
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

12.3%
Feb 2025

	Upper Mount Gravatt
Feb 2016	1.6%
Feb 2017	0.4%
Feb 2018	2.8%
Feb 2019	-5.7%
Feb 2020	5.1%
Feb 2021	1.6%
Feb 2022	17.5%
Feb 2023	1.6%
Feb 2024	13.9%
Feb 2025	12.3%

Statistics are calculated at the end of the displayed month



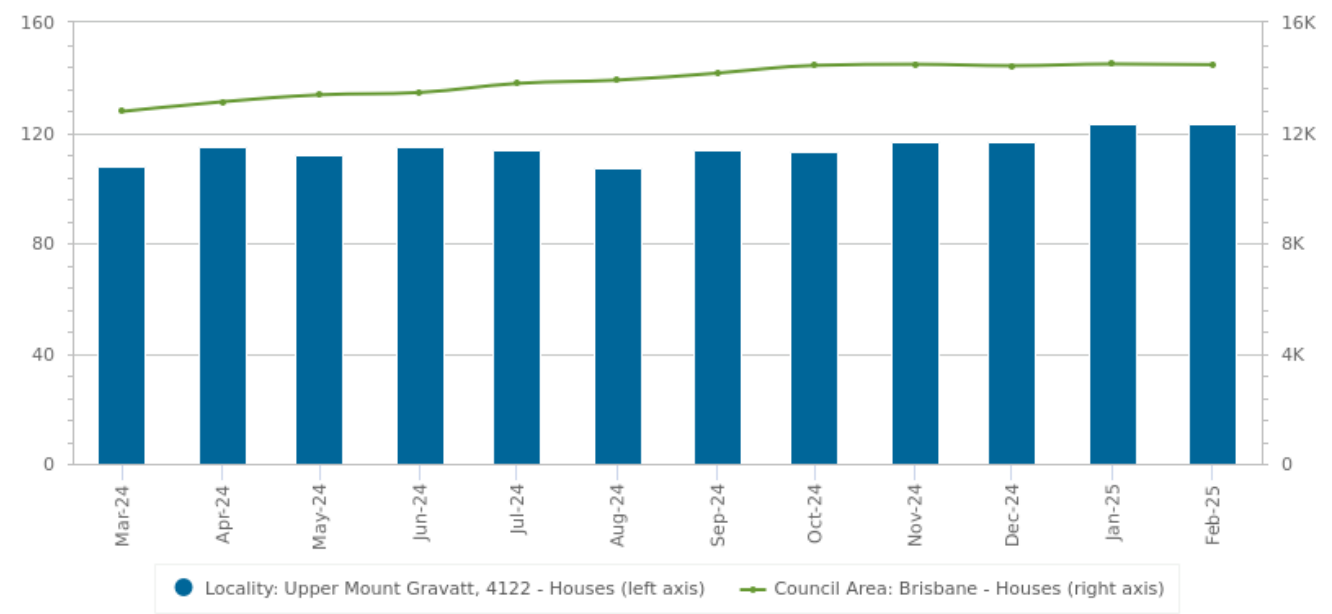
Statistics are calculated at the end of the displayed month

House: Number of New Listing

123
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	108	12,774
Apr 2024	115	13,124
May 2024	112	13,374
Jun 2024	115	13,460
Jul 2024	114	13,788
Aug 2024	107	13,908
Sep 2024	114	14,162
Oct 2024	113	14,441
Nov 2024	117	14,482
Dec 2024	117	14,428
Jan 2025	123	14,492
Feb 2025	123	14,468

Statistics are calculated over a rolling 12 month period



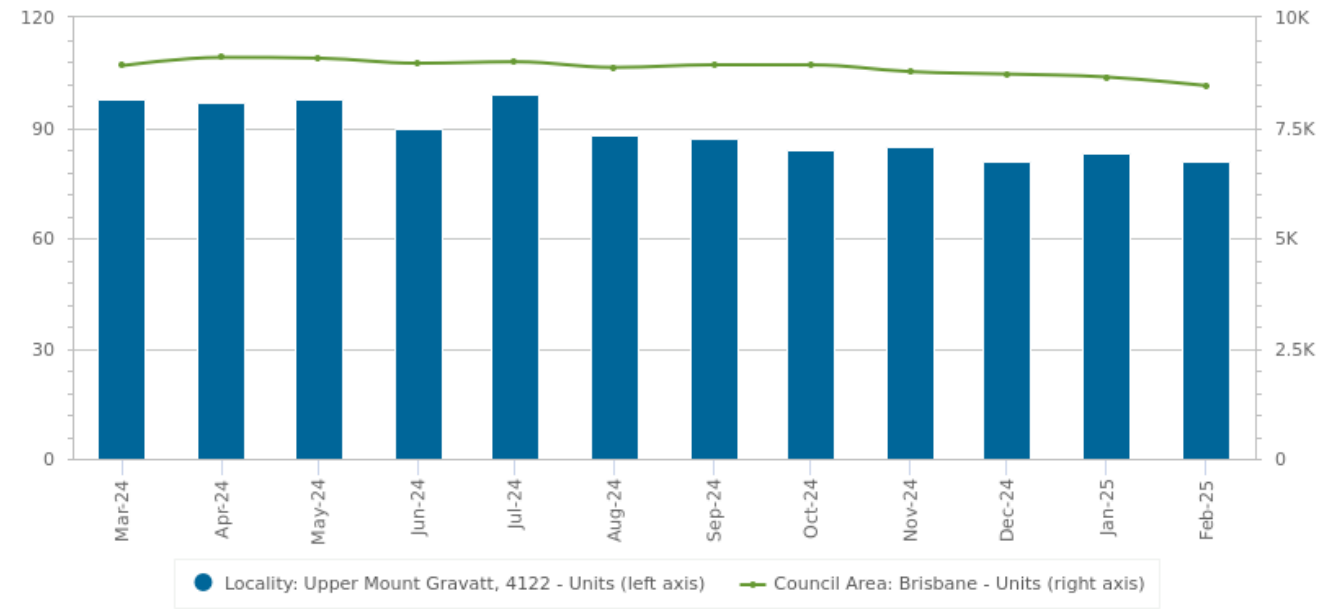
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

81
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	98	8,908
Apr 2024	97	9,094
May 2024	98	9,076
Jun 2024	90	8,961
Jul 2024	99	8,994
Aug 2024	88	8,866
Sep 2024	87	8,926
Oct 2024	84	8,924
Nov 2024	85	8,770
Dec 2024	81	8,716
Jan 2025	83	8,648
Feb 2025	81	8,452

Statistics are calculated over a rolling 12 month period



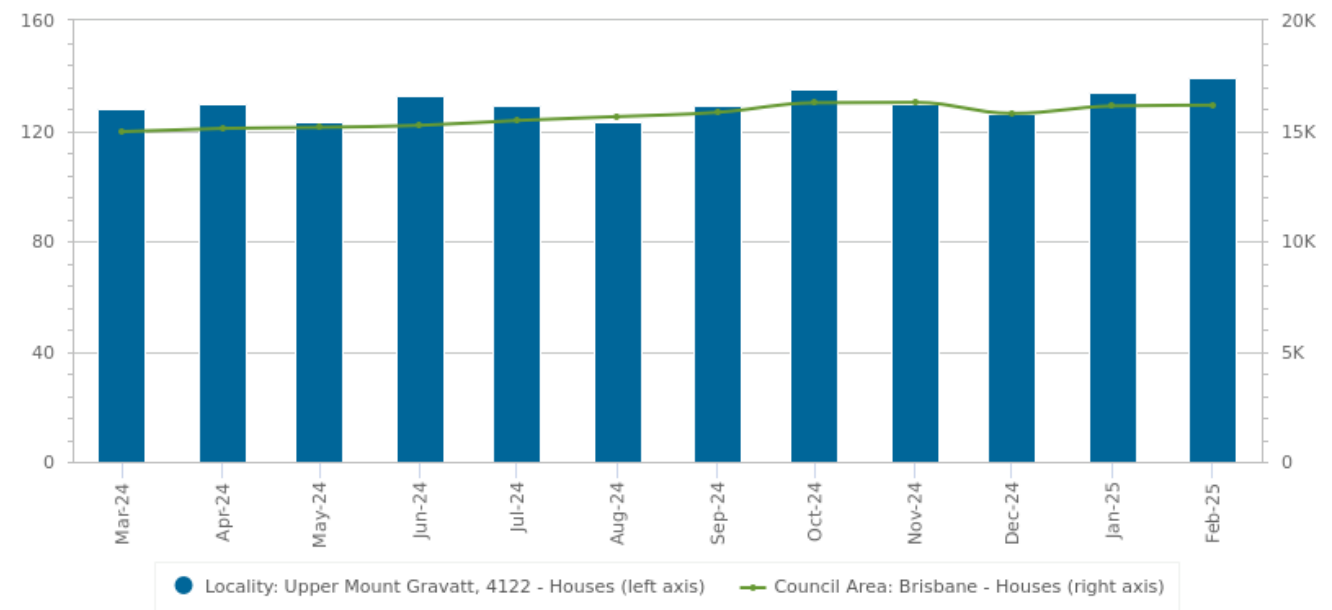
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

139
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	128	14,961
Apr 2024	130	15,105
May 2024	123	15,152
Jun 2024	133	15,244
Jul 2024	129	15,465
Aug 2024	123	15,641
Sep 2024	129	15,835
Oct 2024	135	16,266
Nov 2024	130	16,283
Dec 2024	126	15,786
Jan 2025	134	16,121
Feb 2025	139	16,157

Statistics are calculated over a rolling 12 month period



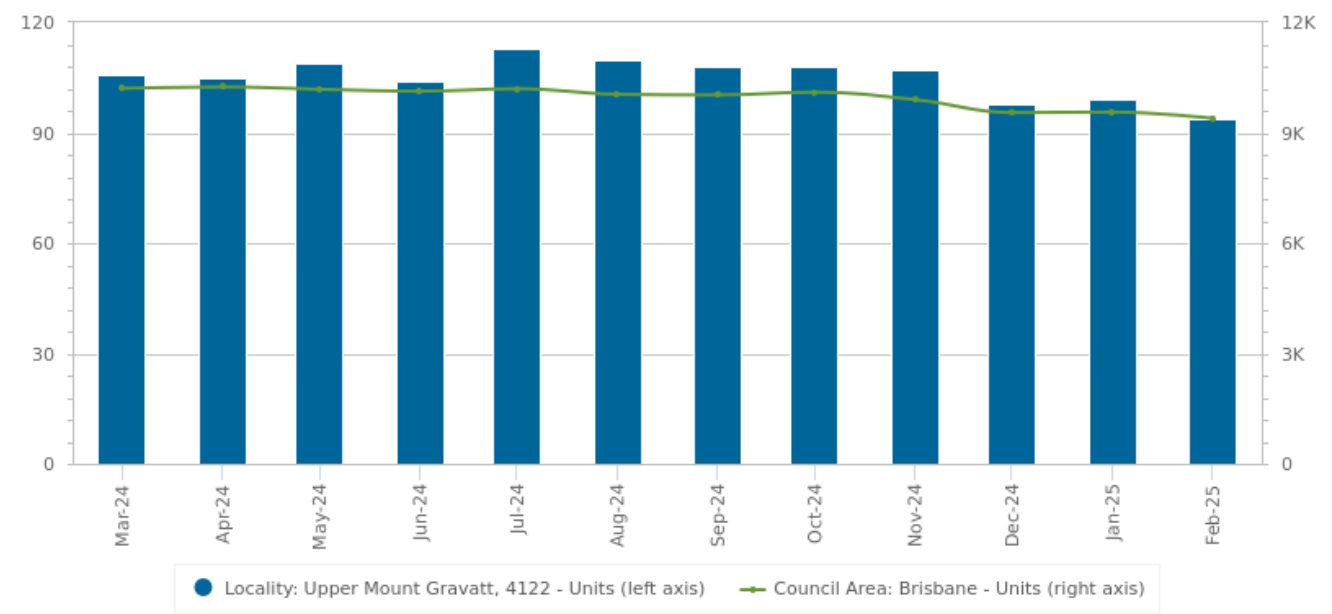
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

94
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	106	10,207
Apr 2024	105	10,245
May 2024	109	10,181
Jun 2024	104	10,129
Jul 2024	113	10,196
Aug 2024	110	10,044
Sep 2024	108	10,027
Oct 2024	108	10,102
Nov 2024	107	9,898
Dec 2024	98	9,547
Jan 2025	99	9,562
Feb 2025	94	9,393

Statistics are calculated over a rolling 12 month period



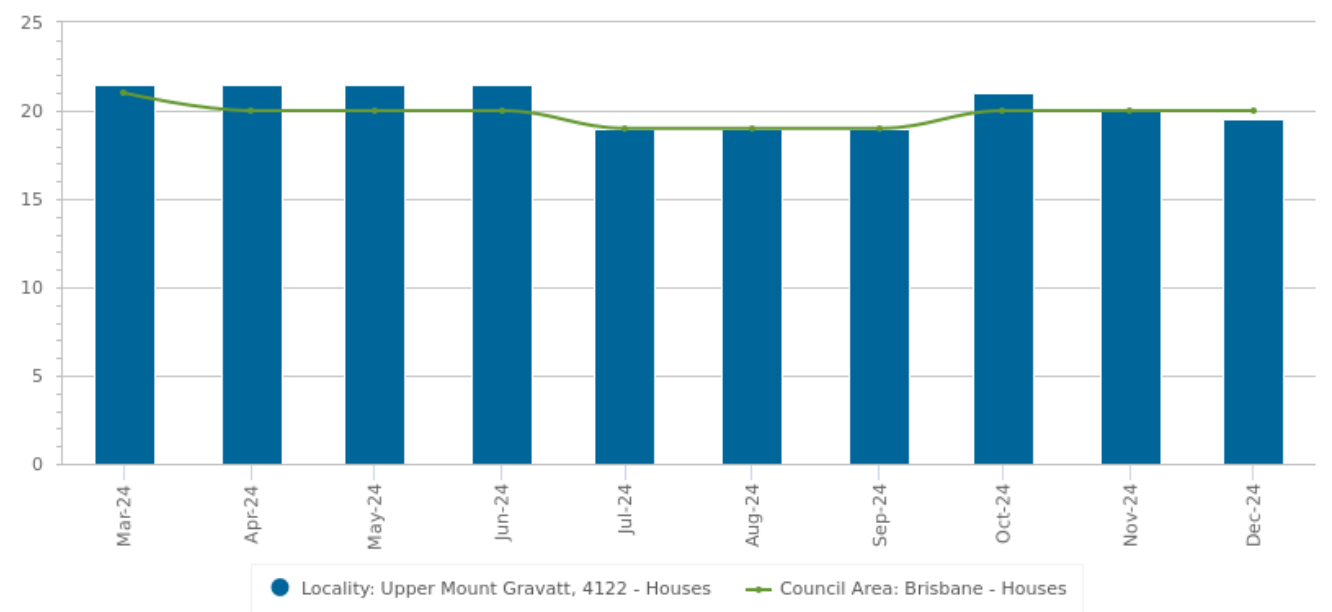
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

19.5
Dec 2024

	Upper Mount Gravatt	Brisbane
Mar 2024	21.5	21
Apr 2024	21.5	20
May 2024	21.5	20
Jun 2024	21.5	20
Jul 2024	19	19
Aug 2024	19	19
Sep 2024	19	19
Oct 2024	21	20
Nov 2024	20	20
Dec 2024	19.5	20
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



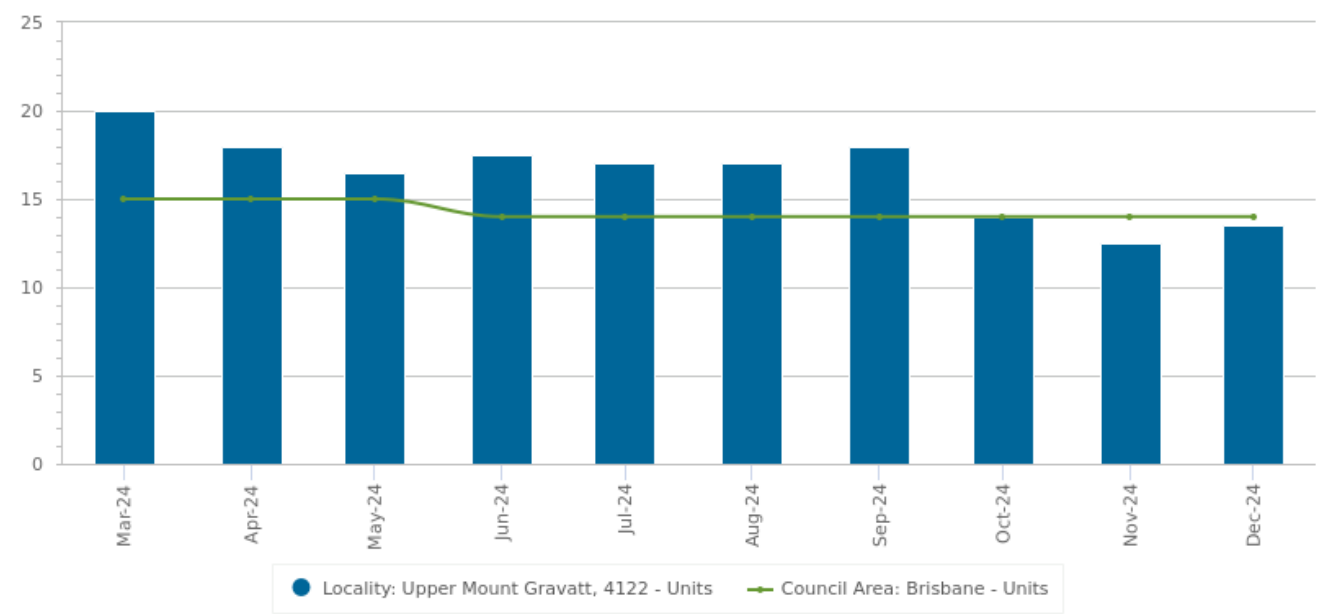
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13.5
Dec 2024

	Upper Mount Gravatt	Brisbane
Mar 2024	20	15
Apr 2024	18	15
May 2024	16.5	15
Jun 2024	17.5	14
Jul 2024	17	14
Aug 2024	17	14
Sep 2024	18	14
Oct 2024	14	14
Nov 2024	12.5	14
Dec 2024	13.5	14
Jan 2025	-	-
Feb 2025	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

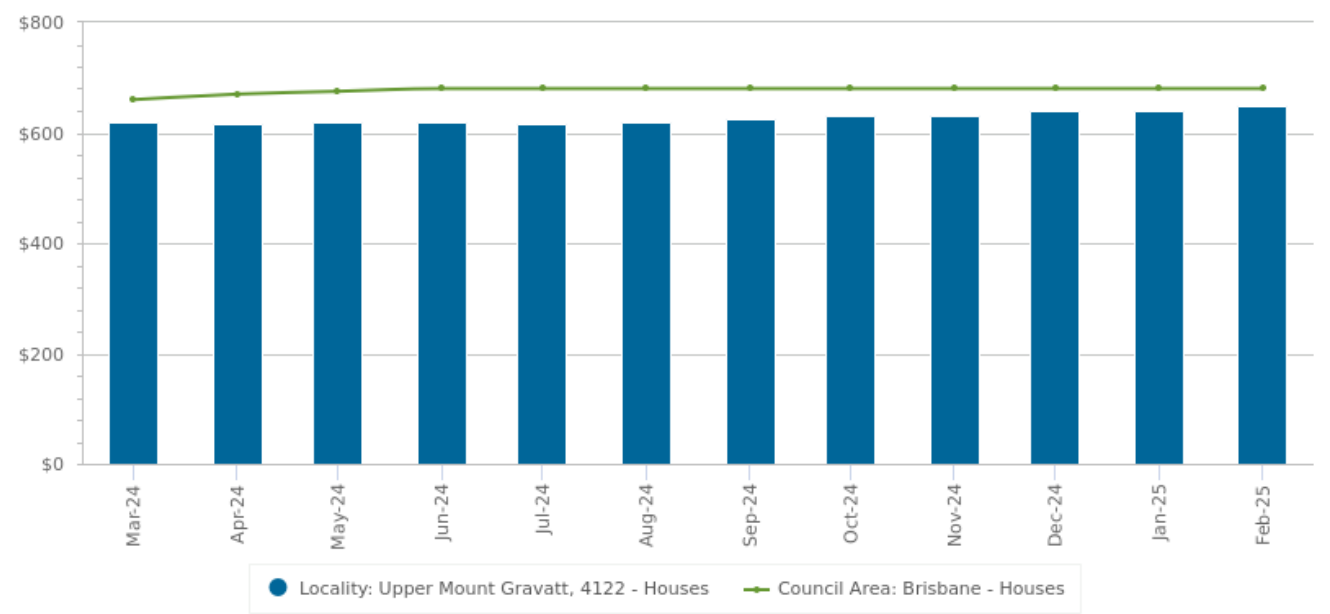
House: Median Rent

\$650/w

Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	\$620/w	\$660/w
Apr 2024	\$615/w	\$670/w
May 2024	\$620/w	\$675/w
Jun 2024	\$620/w	\$680/w
Jul 2024	\$618/w	\$680/w
Aug 2024	\$620/w	\$680/w
Sep 2024	\$625/w	\$680/w
Oct 2024	\$630/w	\$680/w
Nov 2024	\$630/w	\$680/w
Dec 2024	\$640/w	\$680/w
Jan 2025	\$640/w	\$680/w
Feb 2025	\$650/w	\$680/w

Statistics are calculated over a rolling 12 month period



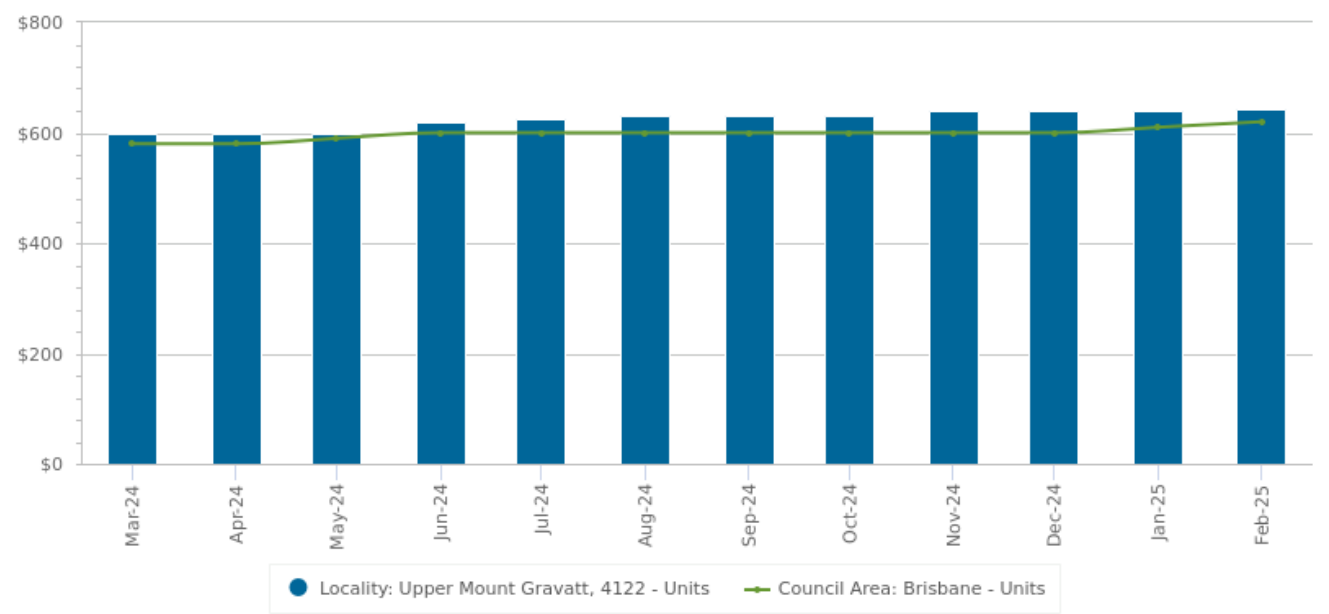
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$643/w
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	\$600/w	\$580/w
Apr 2024	\$600/w	\$580/w
May 2024	\$600/w	\$590/w
Jun 2024	\$620/w	\$600/w
Jul 2024	\$625/w	\$600/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	\$640/w	\$600/w
Jan 2025	\$640/w	\$610/w
Feb 2025	\$643/w	\$620/w

Statistics are calculated over a rolling 12 month period



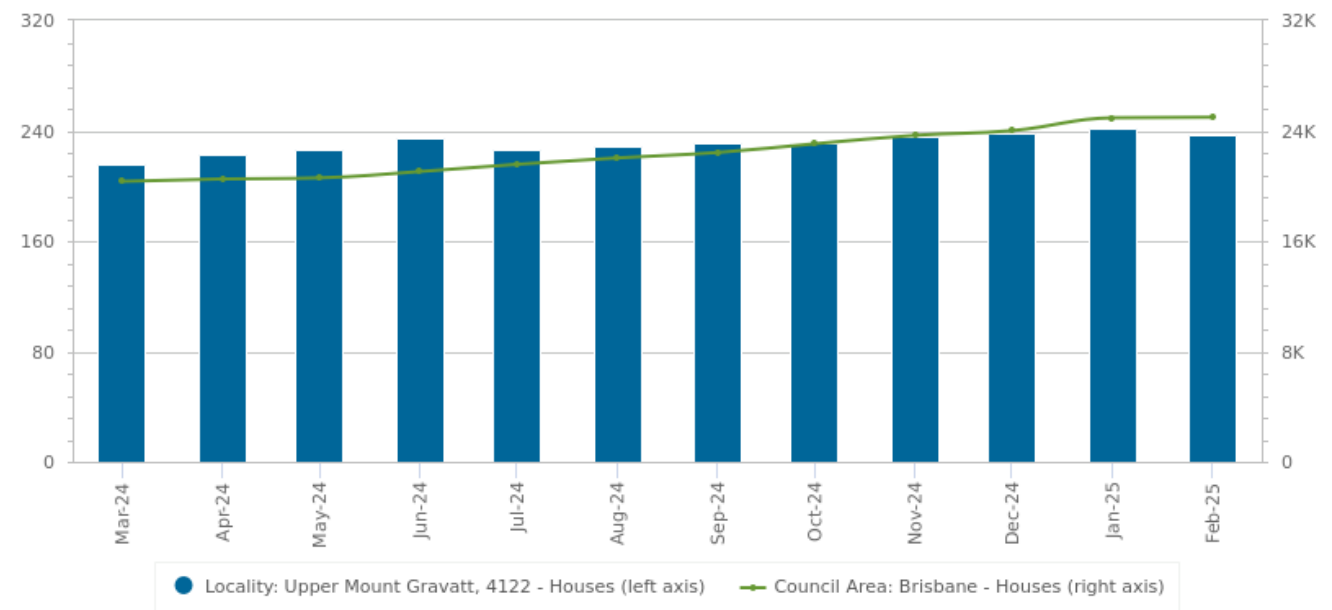
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

237
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	216	20,330
Apr 2024	223	20,503
May 2024	226	20,583
Jun 2024	235	21,044
Jul 2024	226	21,569
Aug 2024	229	22,032
Sep 2024	231	22,424
Oct 2024	231	23,056
Nov 2024	236	23,668
Dec 2024	238	24,010
Jan 2025	242	24,938
Feb 2025	237	24,980

Statistics are calculated over a rolling 12 month period



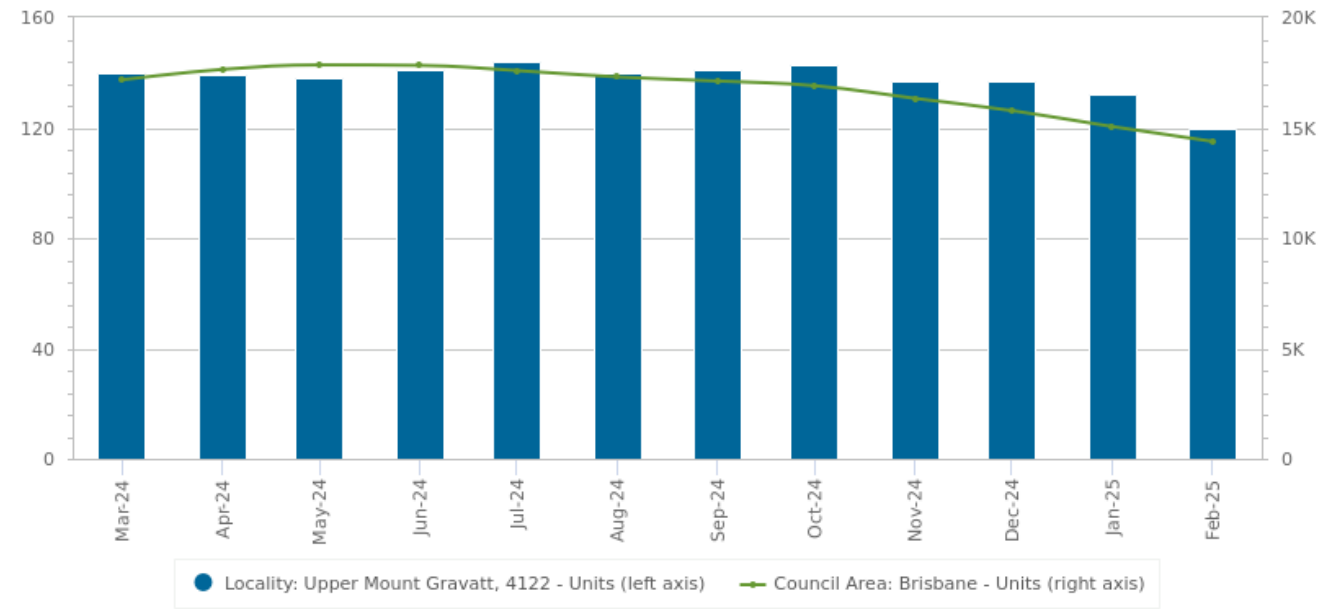
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

120
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	140	17,177
Apr 2024	139	17,646
May 2024	138	17,846
Jun 2024	141	17,824
Jul 2024	144	17,587
Aug 2024	140	17,298
Sep 2024	141	17,114
Oct 2024	143	16,901
Nov 2024	137	16,326
Dec 2024	137	15,772
Jan 2025	132	15,048
Feb 2025	120	14,376

Statistics are calculated over a rolling 12 month period



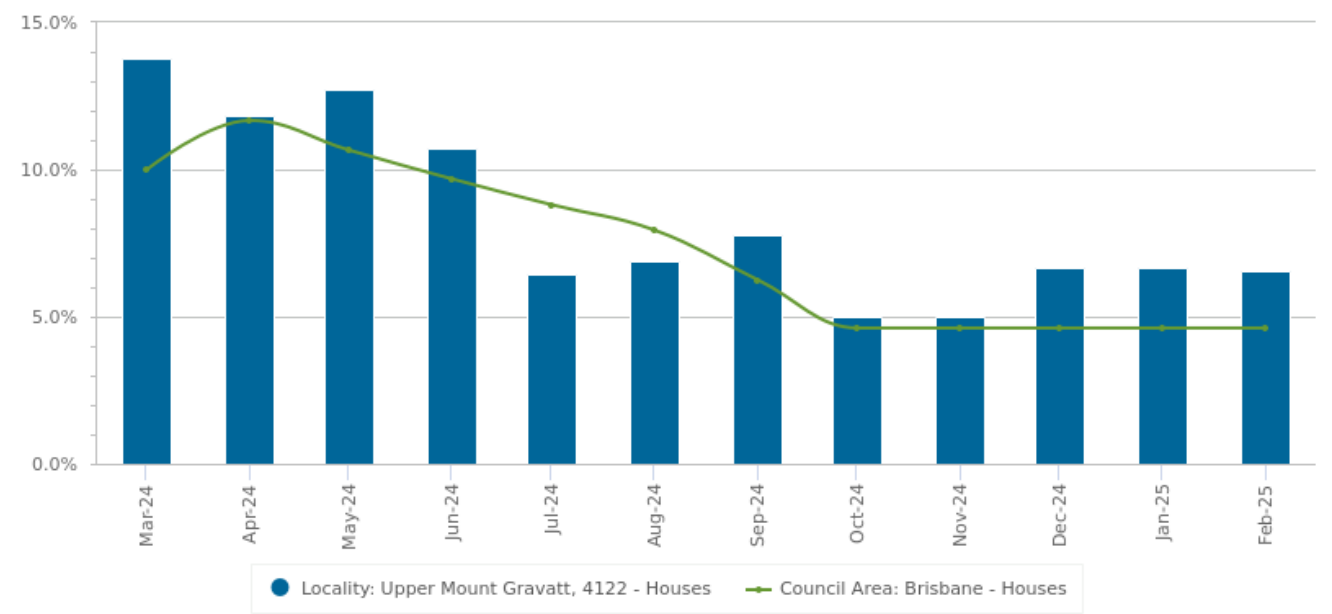
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

6.6%
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	13.8%	10.0%
Apr 2024	11.8%	11.7%
May 2024	12.7%	10.7%
Jun 2024	10.7%	9.7%
Jul 2024	6.5%	8.8%
Aug 2024	6.9%	7.9%
Sep 2024	7.8%	6.3%
Oct 2024	5.0%	4.6%
Nov 2024	5.0%	4.6%
Dec 2024	6.7%	4.6%
Jan 2025	6.7%	4.6%
Feb 2025	6.6%	4.6%

Statistics are calculated over a rolling 12 month period



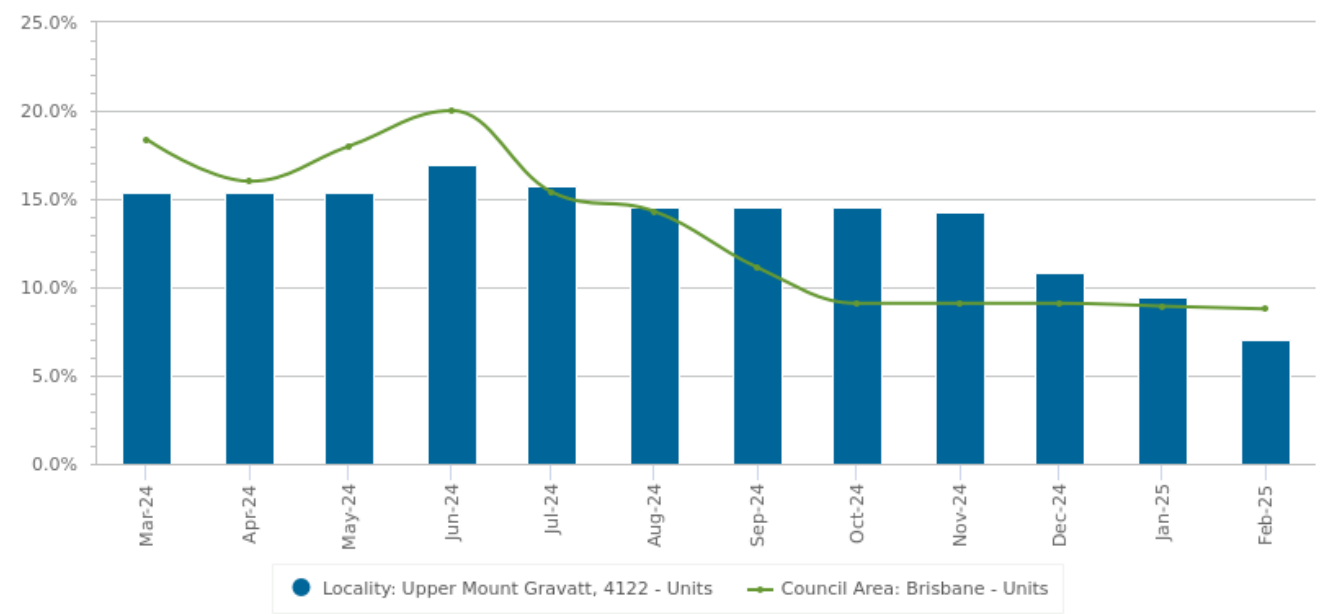
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

7.1%
Feb 2025

	Upper Mount Gravatt	Brisbane
Mar 2024	15.4%	18.4%
Apr 2024	15.4%	16.0%
May 2024	15.4%	18.0%
Jun 2024	17.0%	20.0%
Jul 2024	15.7%	15.4%
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	10.8%	9.1%
Jan 2025	9.4%	8.9%
Feb 2025	7.1%	8.8%

Statistics are calculated over a rolling 12 month period



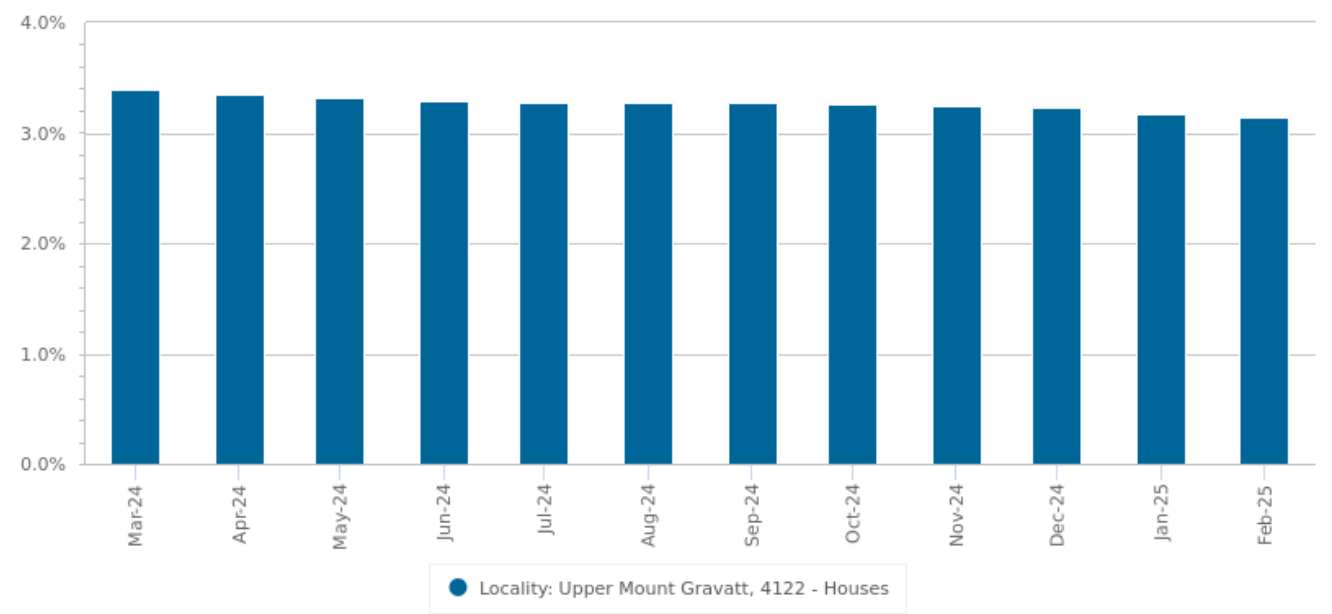
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.1%
Feb 2025

	Upper Mount Gravatt
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	3.2%
Feb 2025	3.1%

Statistics are calculated at the end of the displayed month



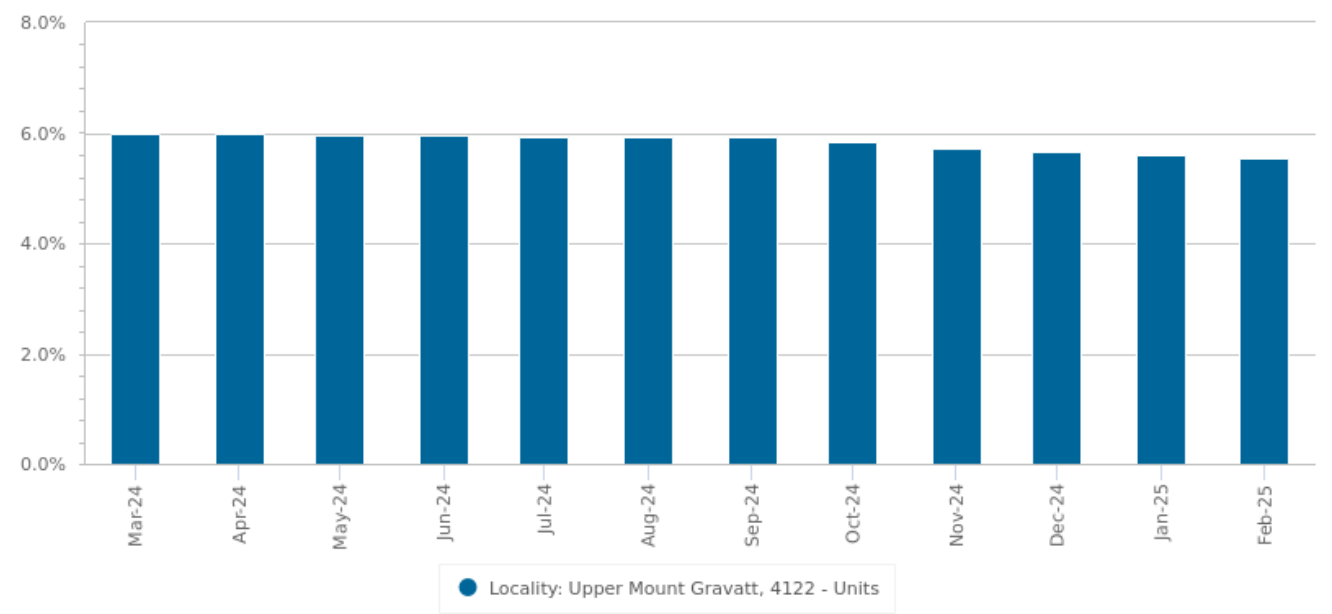
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

5.5%
Feb 2025

	Upper Mount Gravatt
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	5.6%
Jan 2025	5.6%
Feb 2025	5.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at www.abs.gov.au and reproduced under Creative Commons Attribution 2.5