






Mount Gravatt, QLD 4122

House  undefined beds

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Suburb Summary

Suburb Median

\$925k
Low

\$1.02M

\$1.2M
High

MEDIUM CONFIDENCE

*Suburb Median price based on 46 sales results over the previous 12 months.

Suburb Statistics

Population: 3,733

Dwellings: 1,132

Owner Occupier: 74%

IQR % Median: 27%

DOM: 23

ICSEA School Score: 70.5

IRSAD (Australia): 79

Building Approvals: 7.1%

Suburb \$ Median: \$1.02M

Suburb % Growth: 7.6%

Rental Yield: 3.6%

Vacancy Rate: 0.9%

Market Absorption: 25%

% Stock on Market: 0.7%

% Discounting: 2.2%

Median Income: \$1,875

Suburb Summary

Mount Gravatt, QLD 4122 is a thriving suburb with a population of 3733 residents. The area has experienced steady population growth over the years, with a good mix of age groups represented. The median household income is \$1,875 per week, and the suburb offers various commuting options with a significant number of residents working from home. The suburb boasts a high level of educational advantage for students attending government schools, with an ICSEA percentile of 70.5. The top three occupations in the area are professionals, managers, and technicians/tradeworkers.

For house investors, Mount Gravatt presents an opportunity with a median sale price below neighbouring suburbs and a healthy rental yield of 4.7%. The suburb has shown strong median growth rates over the past 3 and 5 years, suggesting potential for capital appreciation. With a low sale price IQR ratio of 8.1%, the area may be attractive for renovators. The market absorption rate of 25.0% indicates high demand, potentially leading to future price increases. For unit investors, similar benefits apply, making Mount Gravatt an overall attractive location for property investment.

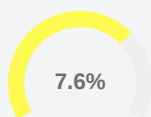
Mount Gravatt, QLD 4122 is a desirable suburb for both homeowners and property investors alike. With an excellent mix of demographics, good infrastructure, and high demand for rental properties, the area offers potential for long-term growth. Homeowners will enjoy a vibrant community with various amenities, while investors can benefit from the suburb's strong rental yield and growth prospects for both houses and units.

Suburb Summary

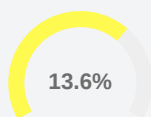
Sale Price Insights

Sale Price Insights provide key data on how prices have changed over time, allowing investors to assess potential capital growth. This analysis can highlight trends like steady appreciation, rapid increases, or stability in property values. Please use these insights as a guide and verify with local real estate sources.

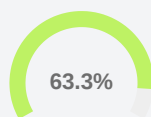
Suburb Growth ?



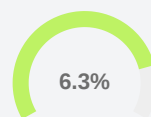
1Y Growth



3Y Growth



5Y Growth

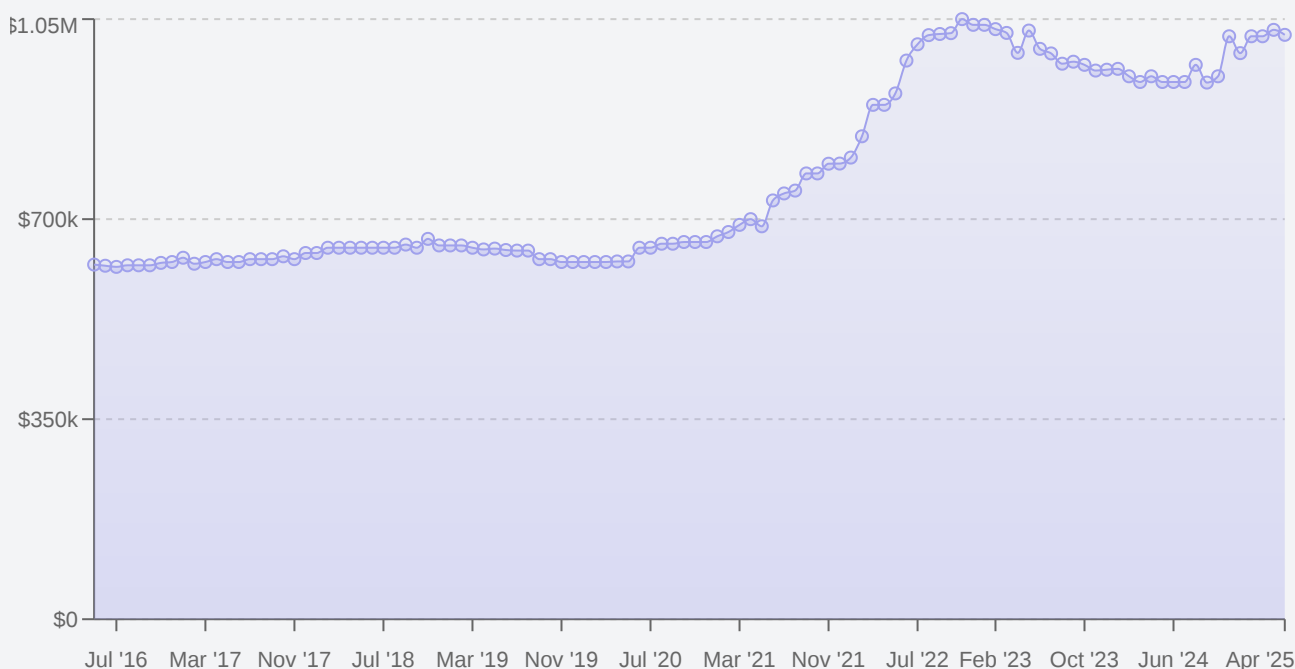


10Y Growth*

*Compound Annual Growth Rate (CAGR) calculated per annum for 10 years.

Sale Price Median

Data Range: 3M 6M 1Y 3Y 5Y **10Y**
Interval: 1M 3M 6M **12M**

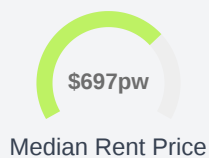


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Rental Insights

Rental Insights provides key data on the rental market and compares different property yield strategies, such as renting room by room versus long-term rentals, and to analyse the impact of adding bedrooms or developing the property. Please use these insights as a guide and verify with local real estate sources.

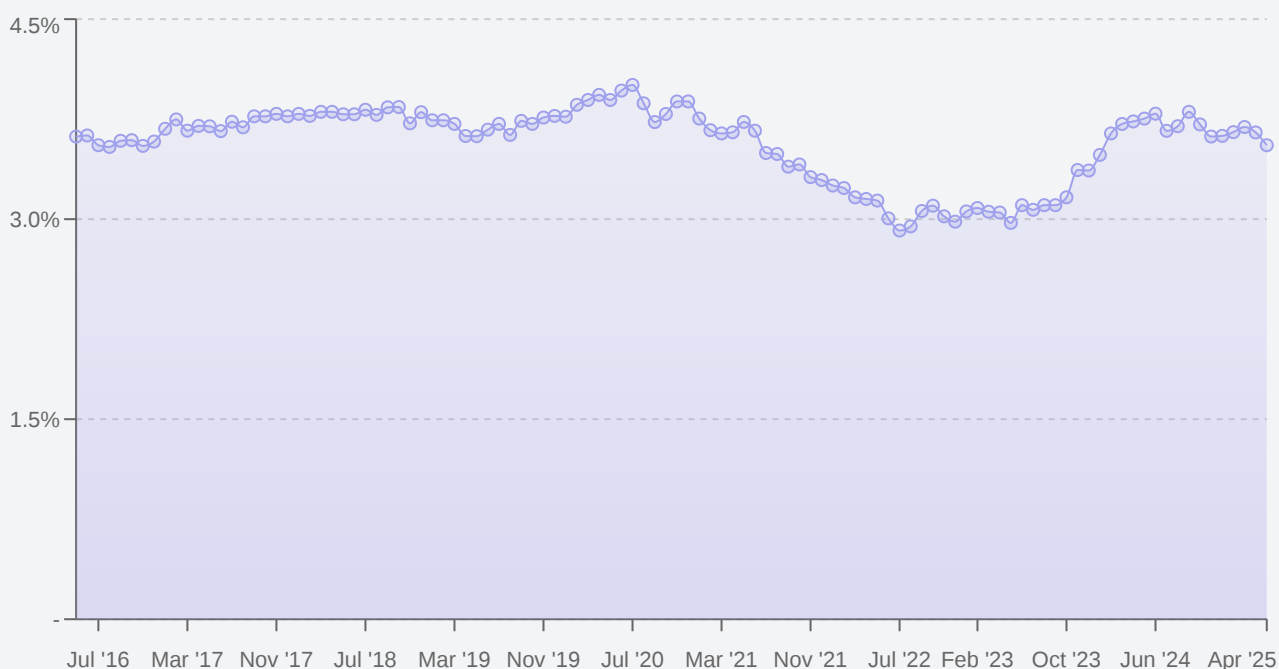
Rental Statistics



*Potential yield based on median sale price of \$1.02M

Rental Yield

Data Range: 3M 6M 1Y 3Y 5Y **10Y**
Interval: 1M 3M 6M **12M**



Share this chart

Suburb Trends

Sale Price Growth

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**

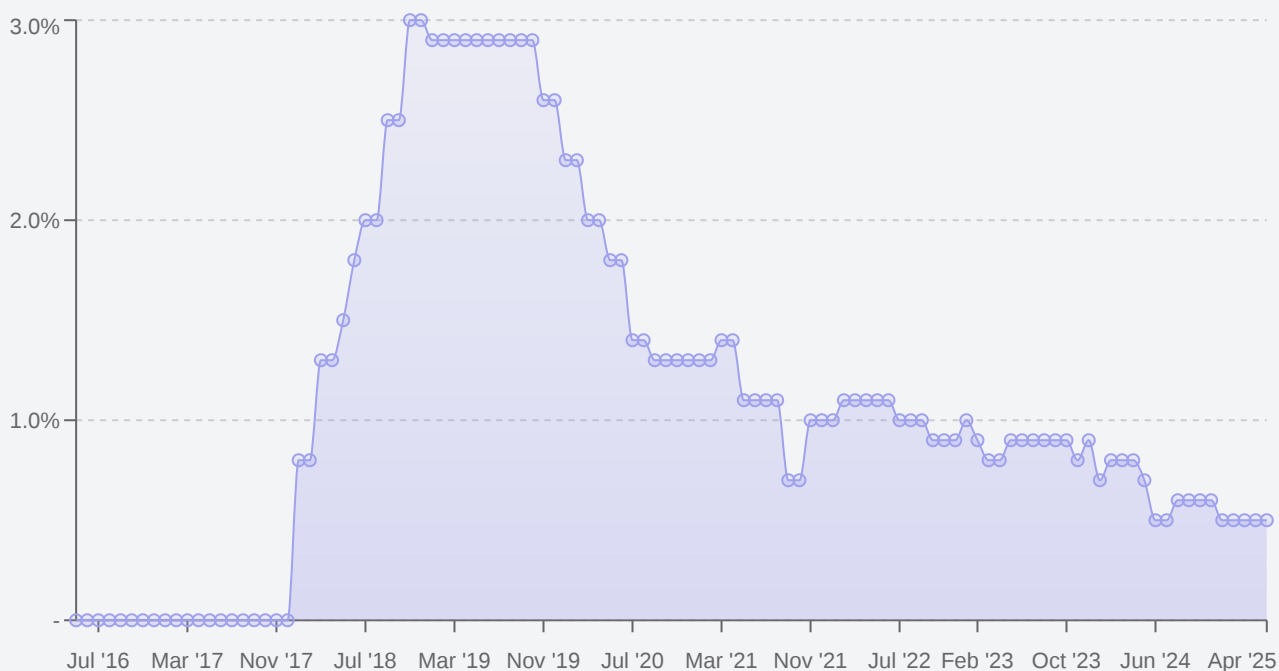


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Vacancy Rate

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



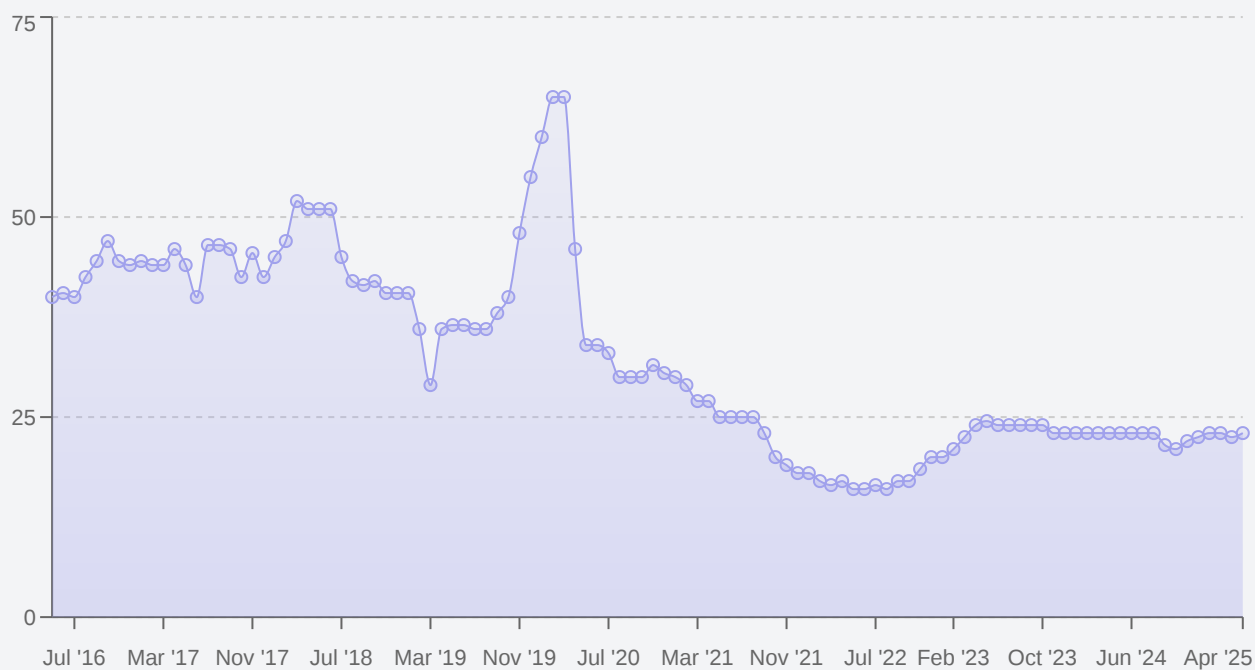
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Suburb Trends

Days on Market

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



Share this chart

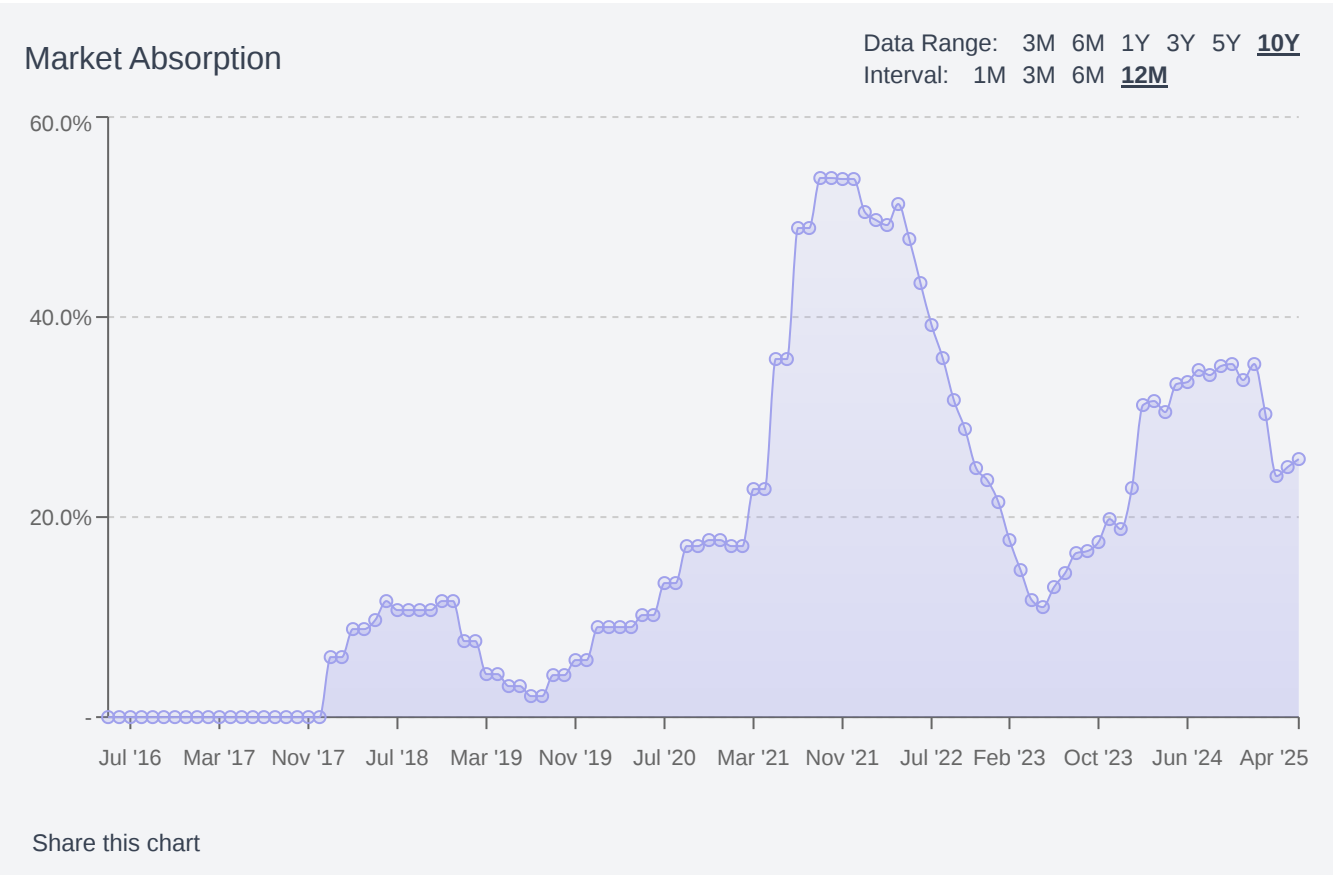
Sales Volume

Data Range: 3M 6M 1Y 3Y 5Y **10Y**

Interval: 1M 3M 6M **12M**



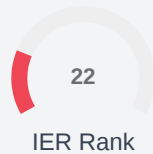
Share this chart



Demographics

Demographic Insights help buyers assess a suburb's lifestyle and investment potential. High IRSAD scores indicate affluence, while age demographics shape local demand. Dominant occupations influence economic stability, and commute times affect liveability. Use these insights as a guide only.

Social Profile ?



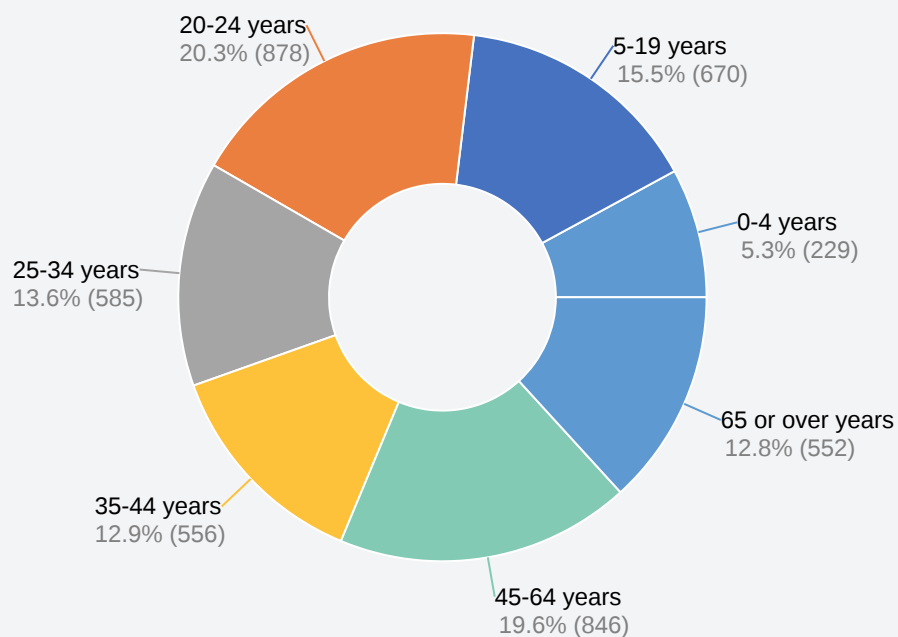
*Source: Socio-Economic Indexes for Areas (SEIFA) 2021.

Population Growth ?



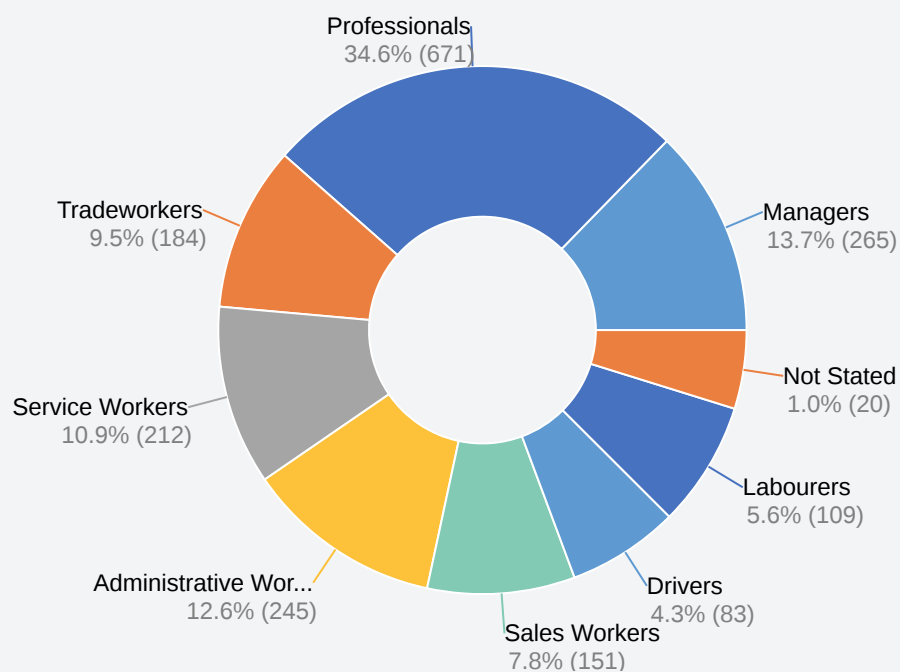
*Source: ABS Census 2021 and Estimated Resident Population.

Age Of Population

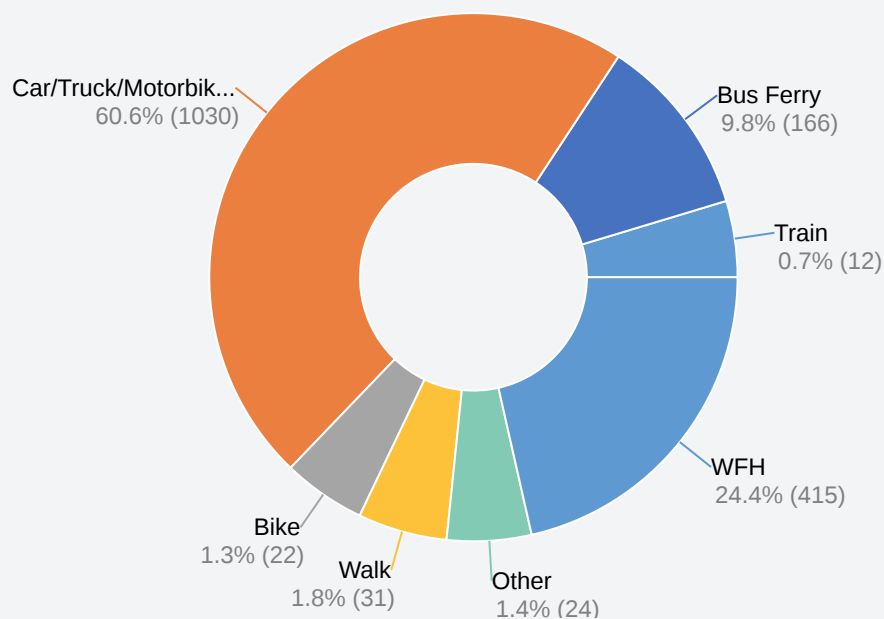


Demographics

Occupation






Commute



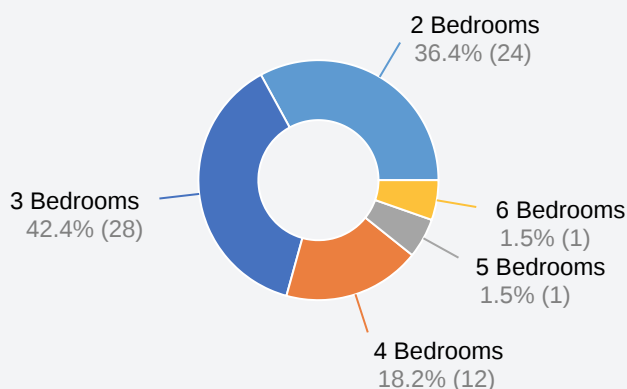
Comparable Sold Properties

Found 67 properties with a median price of \$902.5K. The average days on market for these properties was 17 days. The total sales volume amounted to approximately \$60.6M.

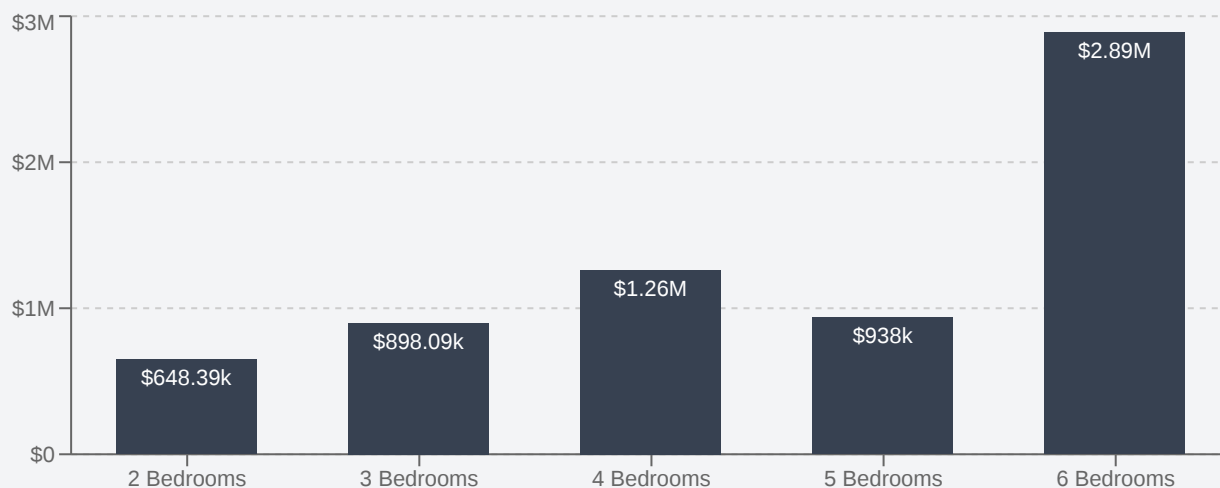
Price Band Breakdown ?

Price Band	Price Range	#	Area				DOM
● Low	\$571.5k to \$669k	17	200	2	2	1	9
● Low to Mid	\$669k to \$902.5k	16	123	3	2	1	10
● Mid to High	\$902.5k to \$1M	16	267	3	2	2	15
● High	\$1M to \$2.9M	16	596	4	2	2	33

Number of Sales by Bedroom Count



Median Sale Price by Bedroom Count



Market Activity



\$2,270,000

SOLD

61 Gaynesford Street
Mount Gravatt QLD 4122

Sale Date: 24/04/2025

Days on Market: 37

700m² -

4 2 2



\$0

SOLD

53 Gosford Street
Mount Gravatt QLD 4122

Sale Date: 24/03/2025

Days on Market: 12

- -

3 2 1



\$1,000,000

SOLD

44 Verbena Street
Mount Gravatt QLD 4122

Sale Date: 02/04/2025

Days on Market: 29

- -

3 2 6



\$653,000

SOLD

17/74 Gosford Street
Mount Gravatt QLD 4122

Sale Date: 12/02/2025

Days on Market: 4

- 90m²

2 2 1



\$815,000

SOLD

1/4 TUDOR STREET
Mount Gravatt QLD 4122

Sale Date: 30/01/2025

Days on Market: 14

180m² -

3 2 2



\$571,500

SOLD

3/10 Gosford Street
Mount Gravatt QLD 4122

Sale Date: 05/02/2025

Days on Market: 22

- -

2 1 1

Market Activity



\$650,000

SOLD

11/74 Gosford Street
Mount Gravatt QLD 4122

Sale Date: 13/01/2025

- 78m²

2 1 1



\$1,255,000

SOLD

6 Gaynesford Street,
Mount Gravatt QLD 4122

Sale Date: 02/02/2025

Days on Market: 22

630m² -

3 1 1



\$880,000

SOLD

4/34 Creighton Street
Mount Gravatt QLD 4122

Sale Date: 14/02/2025

Days on Market: 36

187m² -

3 2 1



\$585,000

SOLD

5/31 Mountain Street
Mount Gravatt QLD 4122

Sale Date: 05/12/2024

118m² -

2 1 1



\$2,890,000

SOLD

77 MOUNTAIN STREET
Mount Gravatt QLD 4122

Sale Date: 06/05/2025

Days on Market: 153

607m² -

6 4 2



\$669,000

SOLD

15/64 Tenby Street
Mount Gravatt QLD 4122

Sale Date: 14/12/2024

Days on Market: 16

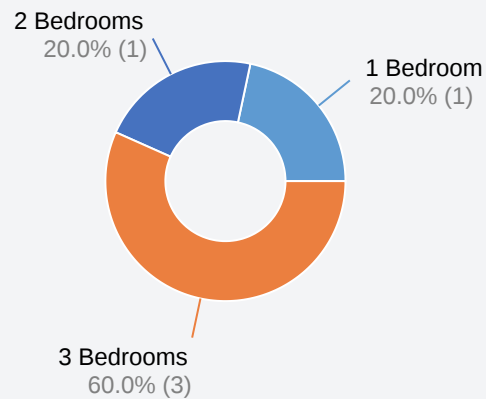
- 92m²

2 2 1

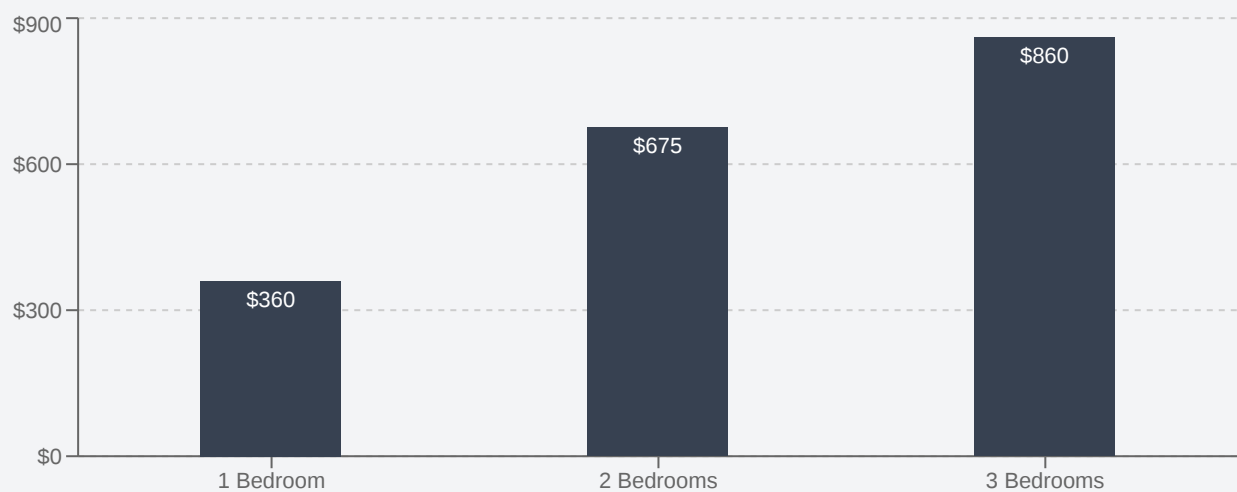
Comparable Rental Properties

Found 5 properties with a median price of \$675. The average days on market for these properties was 10 days. The total sales volume amounted to approximately \$3.62k. Sale prices ranged from a low of \$360 to a high of \$1k.

Number of Rentals by Bedroom Count



Median Rental Price by Bedroom Count



Market Activity



\$675 per week

17/80 Tenby Street
Mount Gravatt QLD 4122

125m²  - 

FOR RENT

Listed: 09/05/2025
Days on Market: 5

2  2  1 



\$580 per week

18 Vaughan Street
Mount Gravatt QLD 4122

608m²  - 

FOR RENT

Listed: 07/05/2025
Days on Market: 7

3  1  1 



\$360 Per Week until 20/07/25, then \$3...

2/16 CREIGHTON Street
Mount Gravatt QLD 4122

680m²  - 

FOR RENT

Listed: 07/05/2025
Days on Market: 7

1  1  2 



\$1,000 | Exquisitely Renovated | Pool

26 HIGH STREET
Mount Gravatt QLD 4122

539m²  - 

FOR RENT


Listed: 02/05/2025
Days on Market: 12

3  2  3 



\$1000 per week

2/11 Berge Street
Mount Gravatt QLD 4122

-  - 

FOR RENT

Listed: 25/04/2025
Days on Market: 19

3  2  2 

Comparable For Sale Properties

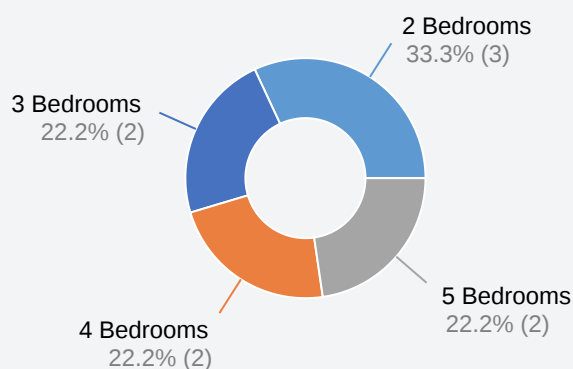
Found 9 properties with a median price of \$750K. The average days on market for these properties was 37 days. The total sales volume amounted to approximately \$3.27M.

Price Band Breakdown ?

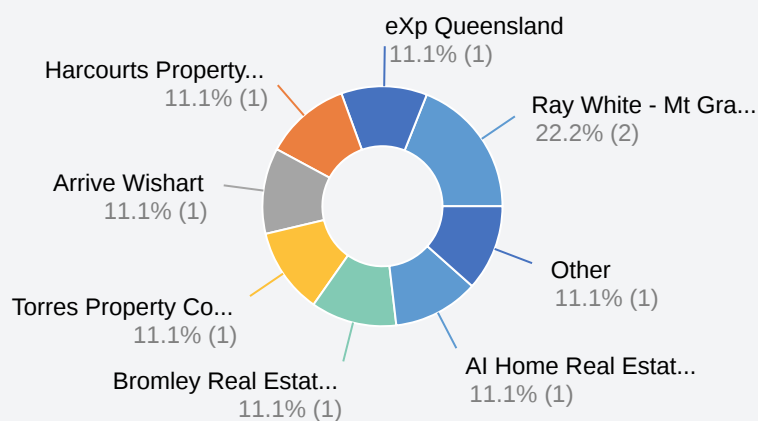
● No Price Available: 5

Price Band	Price Range	#	Area	🏠	🏡	🚗	DOM
● Low	\$600k to \$600k	1	129	2	1	1	N/A
● Low to Mid	\$600k to \$650k	1	N/A	2	2	1	41
● Mid to High	\$650k to \$850k	1	187	3	2	1	N/A
● High	\$850k to \$1.2M	1	625	4	1	1	47

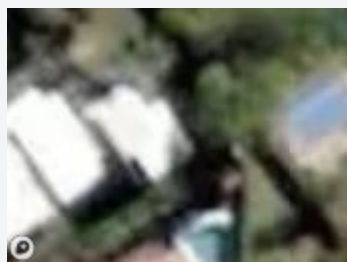
Number of For Sale Properties by Bedroom Count



Agency Market Share



Market Activity



New To Market

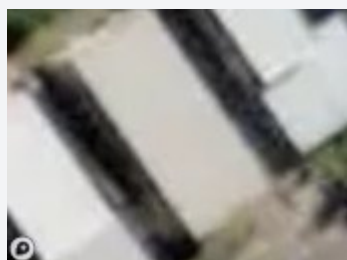
FOR SALE

4/9 Greening Street
Mount Gravatt QLD 4122

Listed: 14/05/2025

187m²  - 

3  2  1 



BAYSIDE MOVE DEMANDS SALE - A...

FOR SALE

6/27 Mountain Street
Mount Gravatt QLD 4122

Listed: 14/05/2025

129m²  - 

2  1  1 



Near-New Contemporary Home | Opul...

FOR SALE

3 Santley Street
Mount Gravatt QLD 4122

Listed: 06/05/2025

Days on Market: 8

400m²  - 

5  4  2 



Under Contract

FOR SALE

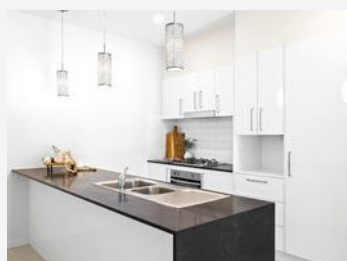
28 SUNCROFT STREET
Mount Gravatt QLD 4122

Listed: 04/04/2025

Days on Market: 40

607m²  - 

3  1  2 





Boutique Mountainside Complex

FOR SALE

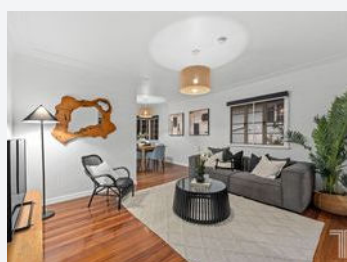
5/74 Gosford Street
Mount Gravatt QLD 4122

Listed: 03/04/2025

Days on Market: 41

-  - 

2  2  1 



Offers over \$1.175M

FOR SALE

27 Gaynesford Street
Mount Gravatt QLD 4122

Listed: 28/03/2025

Days on Market: 47

625m²  - 

4  1  1 

Market Activity



Auction

43 SANTLEY STREET
Mount Gravatt QLD 4122

716m²  - 

FOR SALE

Listed: 27/03/2025
Days on Market: 48

5  3  4 



Under Contract by Ivy Guo

1/12 Middleton Street
Mount Gravatt QLD 4122

123m²  190m² 

FOR SALE

Listed: 05/03/2025
Days on Market: 70

4  2  2 



Submit Offers

3/29 High Street
Mount Gravatt QLD 4122

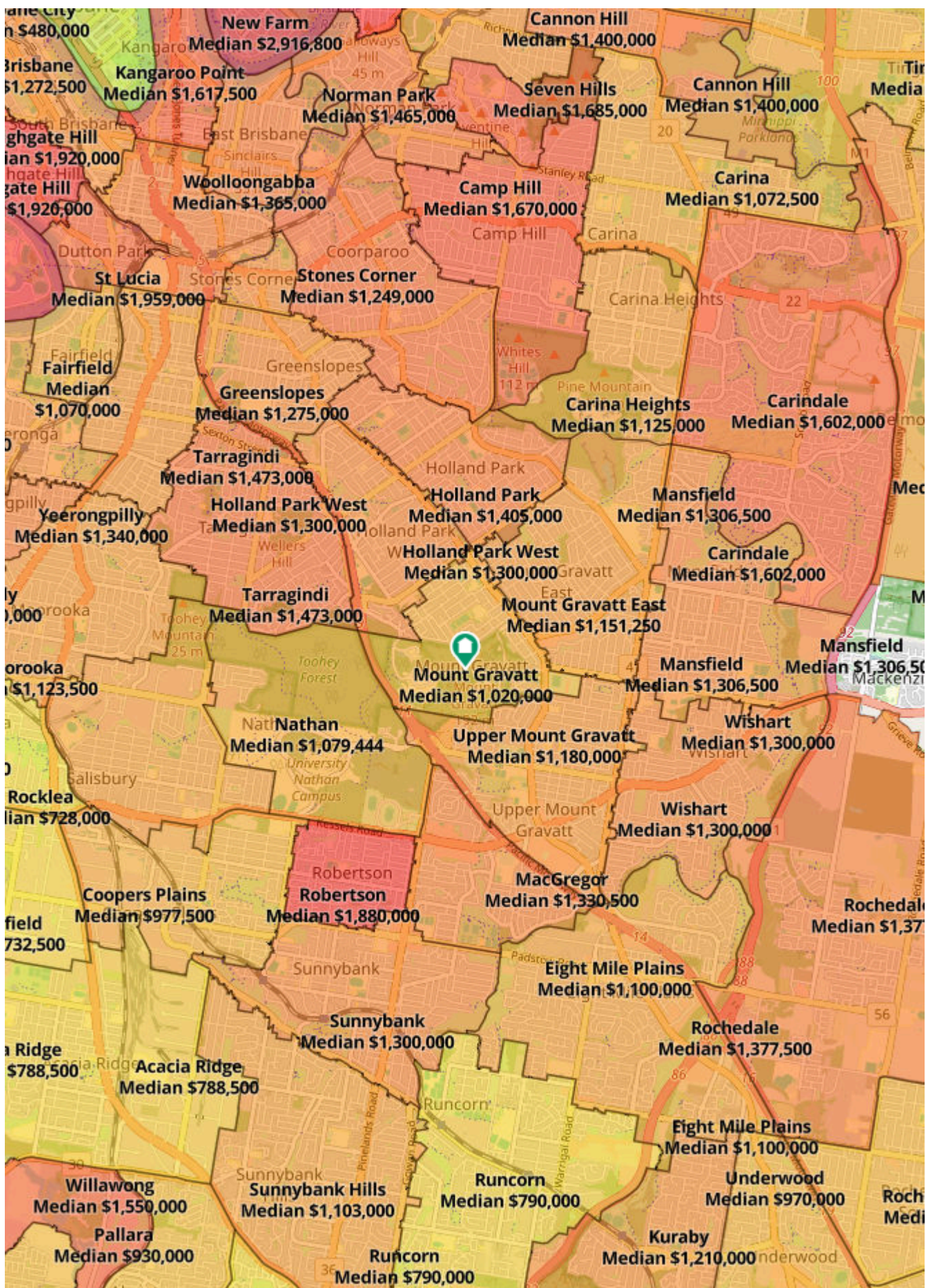
-  - 

FOR SALE

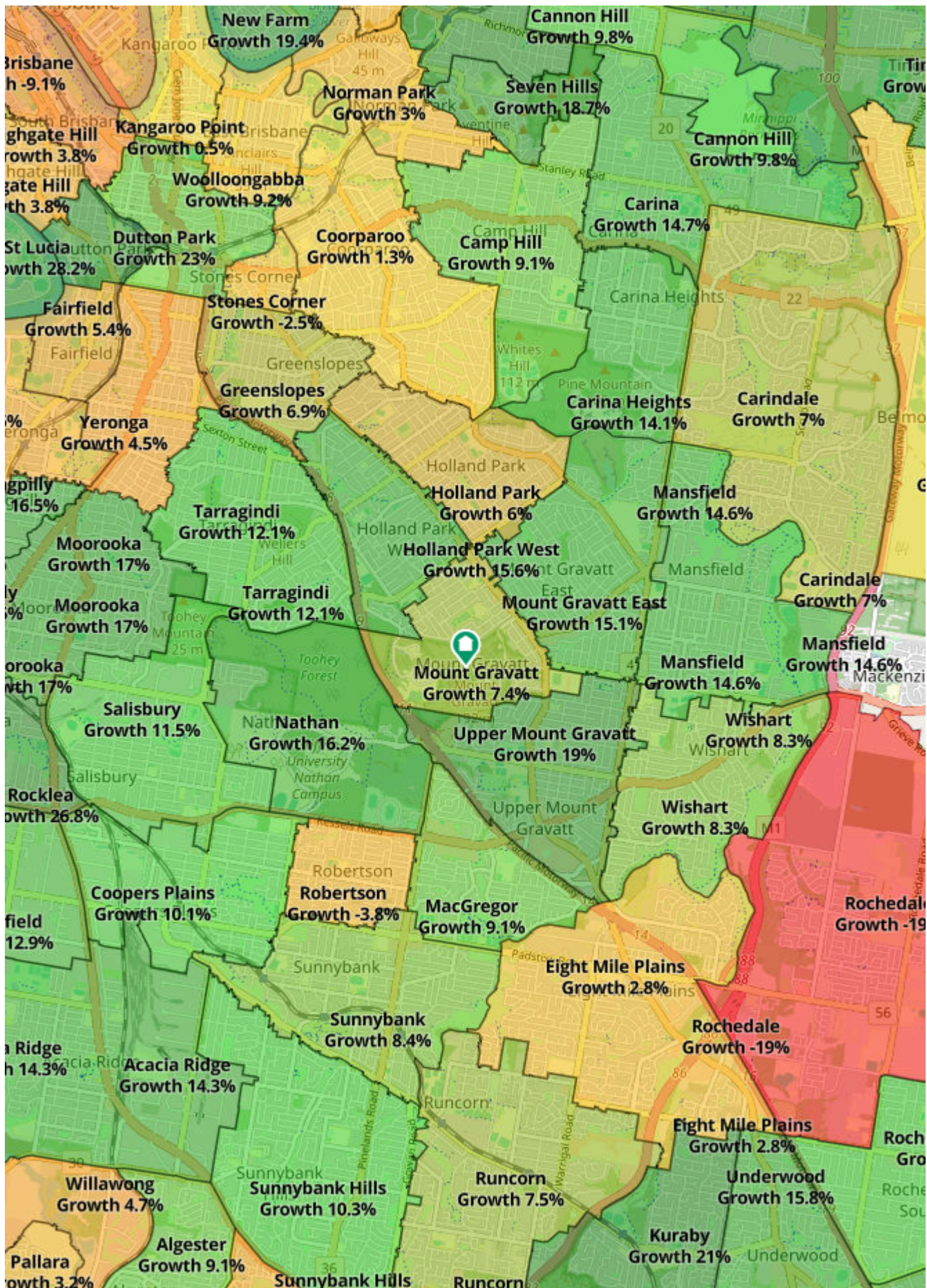
Listed: 25/02/2025
Days on Market: 78

2  1  1 

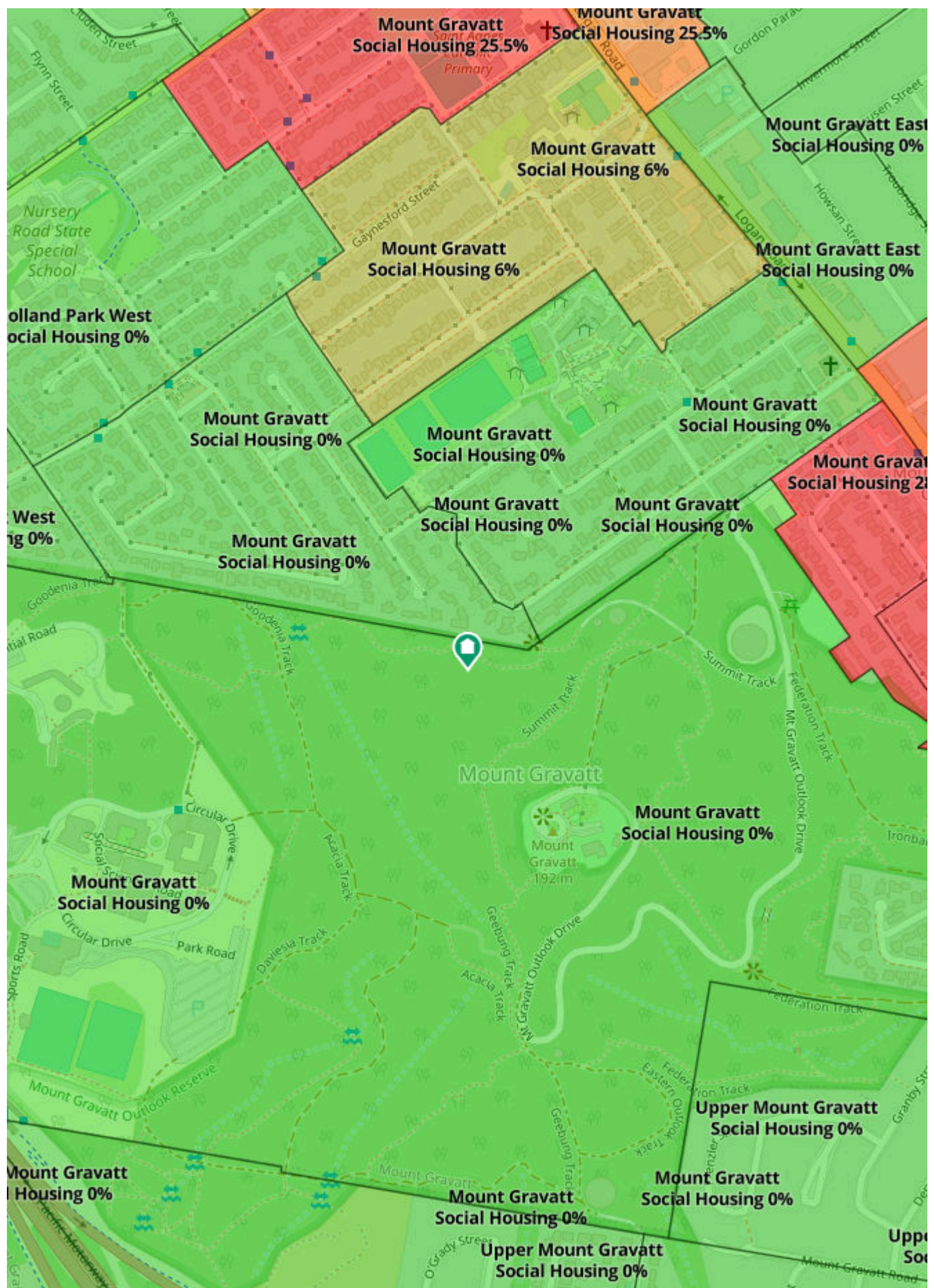
Heatmaps - Suburb \$ Median



Heatmaps - Suburb % Growth (12M)



Heatmaps - Social Housing (SA1)



Disclaimers

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