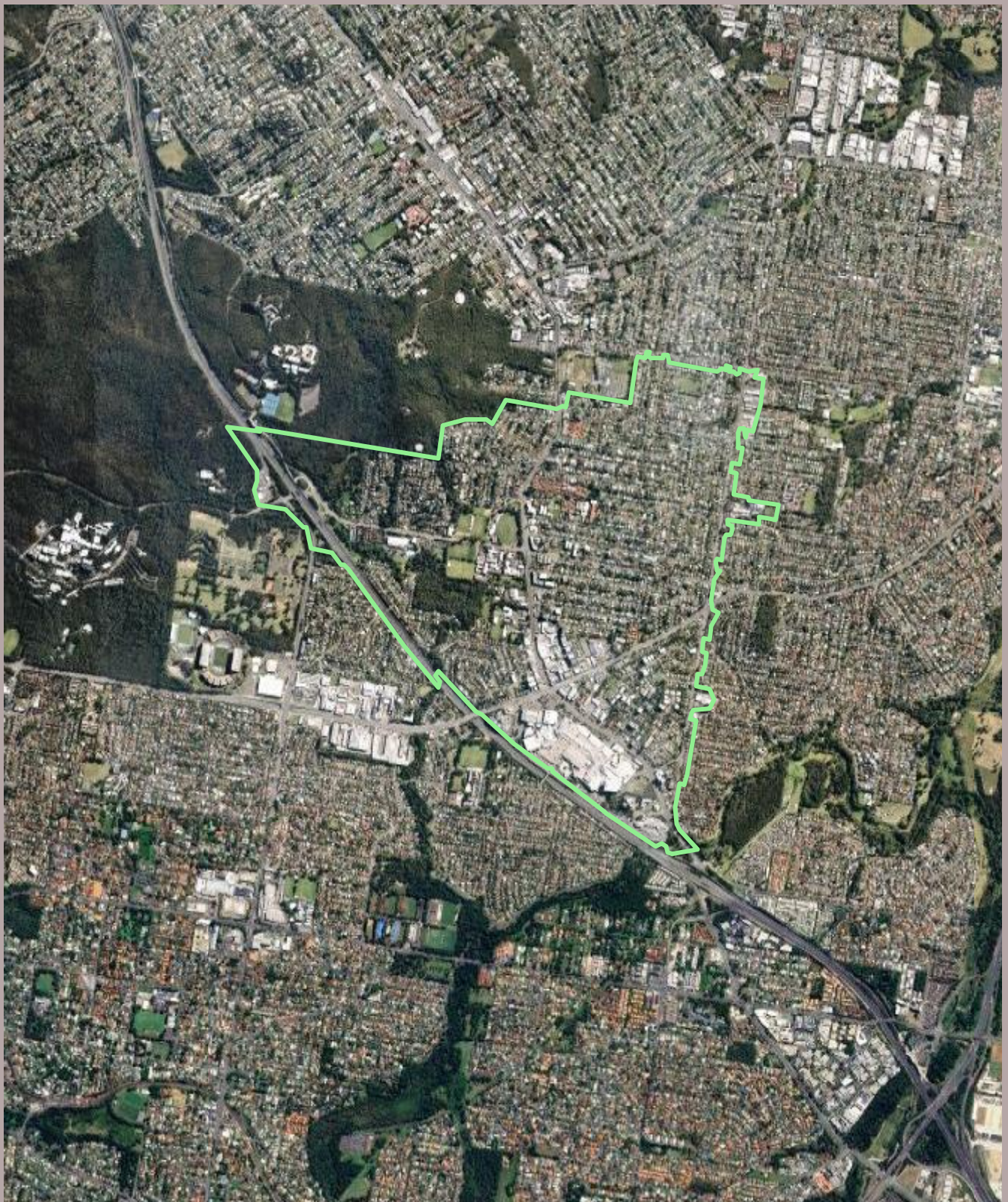




Upper Mount Gravatt, QLD 4122

House  undefined beds

 Anthony Mamic

 0413214884

 anthony@mamicrealestate.com.au

Suburb Summary

Suburb Median

\$1M
Low

\$1.18M

\$1.33M
High

HIGH CONFIDENCE

*Suburb Median price based on 104 sales results over the previous 12 months.

Suburb Statistics

Population: 10,800

Dwellings: 2,803

Owner Occupier: 65%

IQR % Median: 28%

DOM: 21

ICSEA School Score: 66

IRSAD (Australia): 68

Building Approvals: 1.2%

Suburb \$ Median: \$1.18M

Suburb % Growth: 19.0%

Rental Yield: 3.2%

Vacancy Rate: 0.4%

Market Absorption: 27%

% Stock on Market: 0.7%

% Discounting: 1.0%

Median Income: \$1,657

Suburb Summary

Upper Mount Gravatt, QLD 4122 is a suburb with a population of 10,800 residents. It has a diverse range of age groups, with a significant number of individuals aged 20-34 years. The most prominent occupations include managers, professionals, and technicians/tradeworkers. The suburb offers various commuting options, with many residents choosing to drive to work. Additionally, there is a high percentage of residents who work from home. The education level is relatively high, with an ICSEA percentile of 66.0 for government schools.

For houses in Upper Mount Gravatt, there is a healthy market with a low vacancy rate and a high market absorption rate, indicating strong demand. The suburb has experienced solid median growth rates over the past few years. With a relatively high sale price IQR ratio, it may be suitable for renovators looking to add value. On the other hand, units also show promising investment potential with similar growth trends and rental yields. Both property types have a low discount median, and units have a high rental price median, making them attractive for investors.

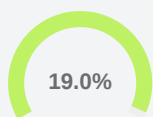
Upper Mount Gravatt, QLD 4122 presents a balanced lifestyle for residents, offering good educational opportunities and convenient commuting options. The suburb is desirable for both homeowners and investors, with potential for capital growth and rental income. With a strong demand for properties and a positive market outlook, Upper Mount Gravatt is a suburb worth considering for property investment.

Suburb Summary

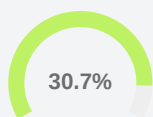
Sale Price Insights

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.

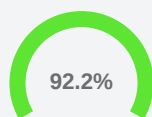
Suburb Growth ?



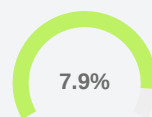
1Y Growth



3Y Growth



5Y Growth

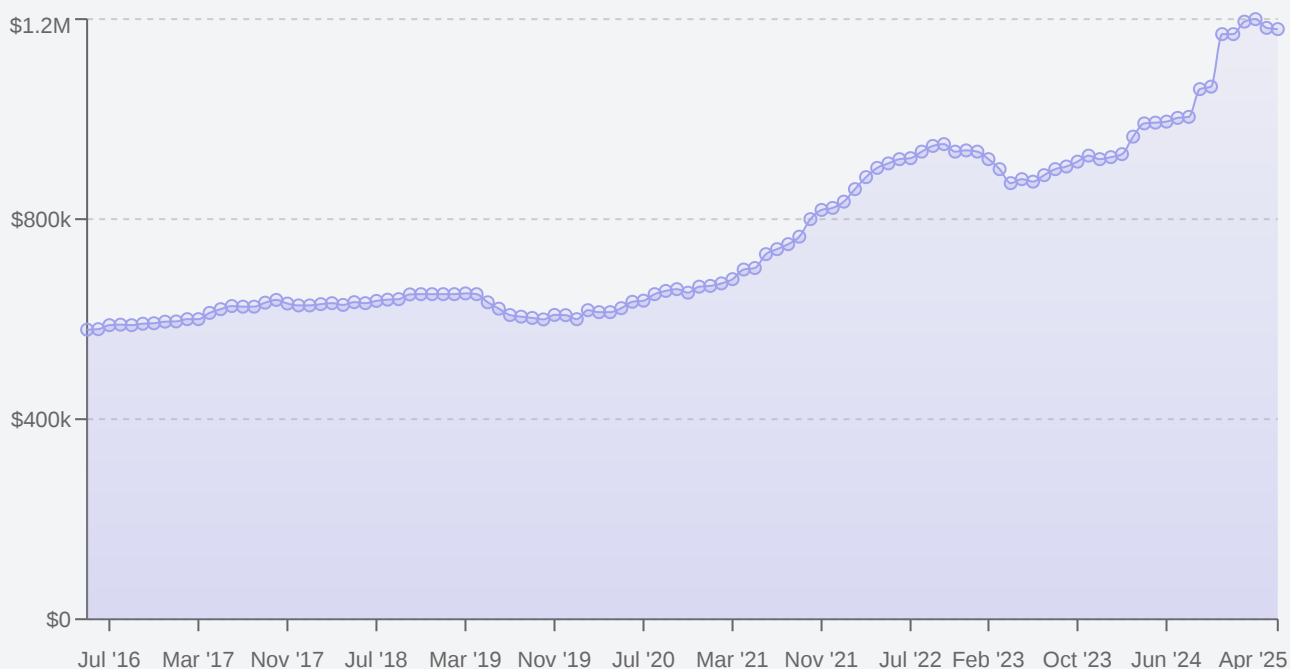


10Y Growth*

*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**

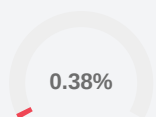


Share this chart

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.

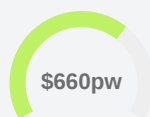
Rental Statistics



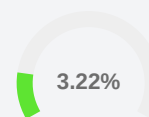
Vacancy Rate



Rented Last 12m



Median Rent Price

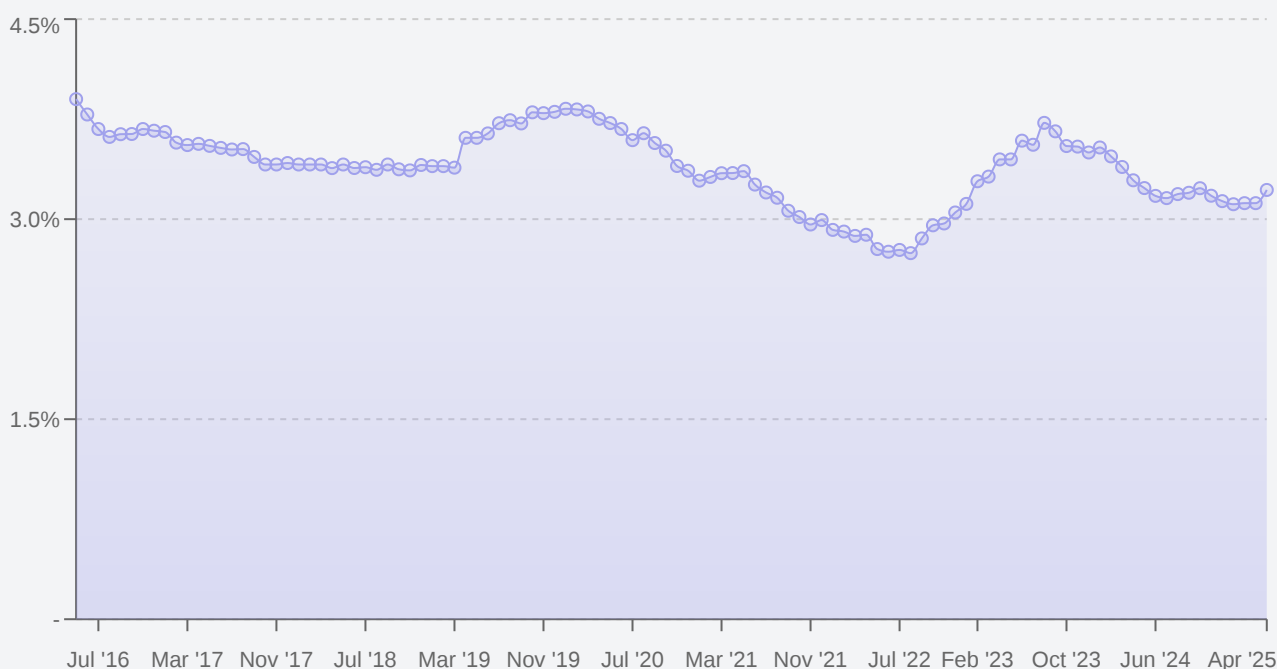


Potential Yield*

*Potential yield based on median sale price of \$1.18M

Rental Yield

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



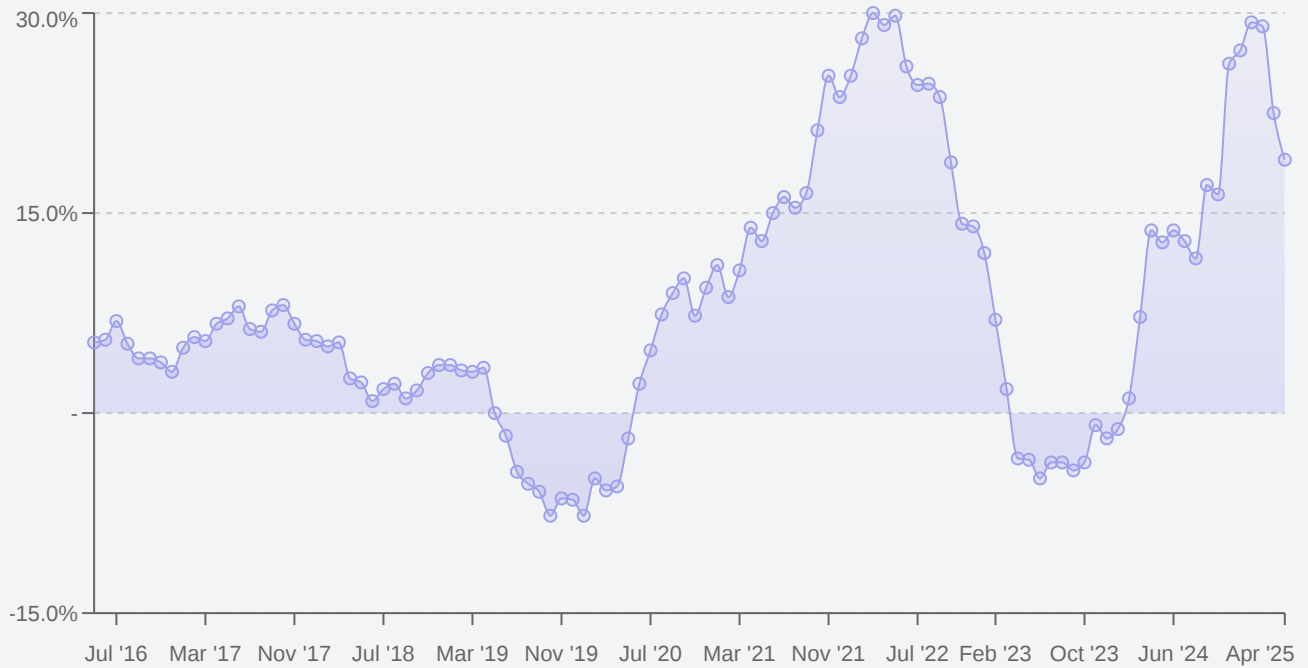
Share this chart

Suburb Trends

Sale Price Growth

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

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



Share this chart

Vacancy Rate

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

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



Share this chart

Suburb Trends

Days on Market

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

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



Share this chart

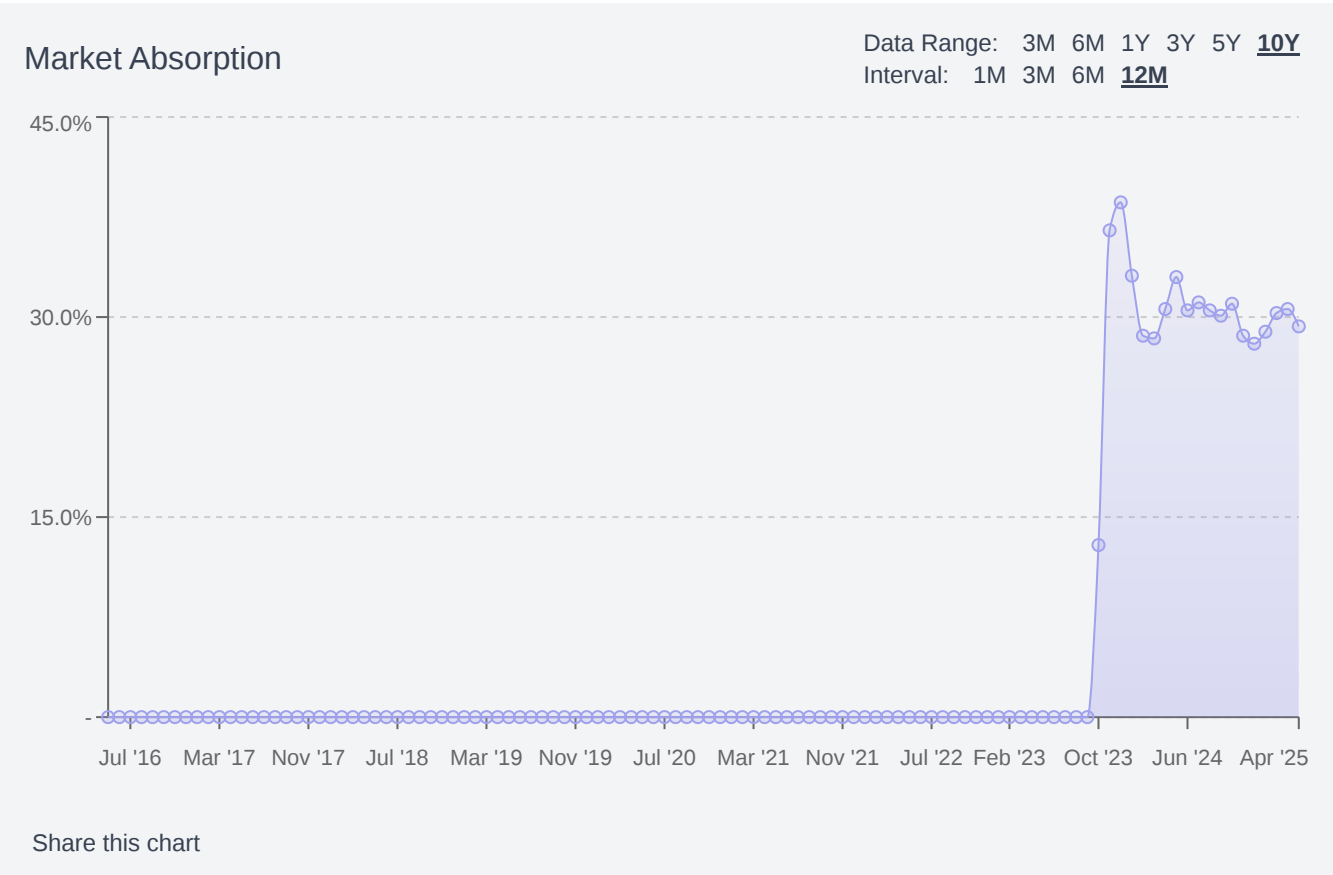
Sales Volume

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

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



Share this chart



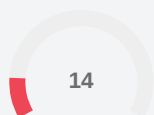
Demographics

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 ?



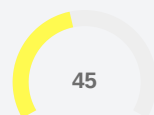
IEO Rank



IER Rank



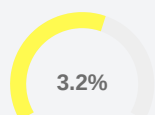
IRSAD Rank



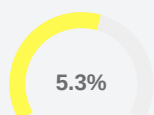
IRSD Rank

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

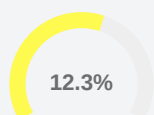
Population Growth ?



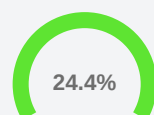
1Y Growth



3Y Growth



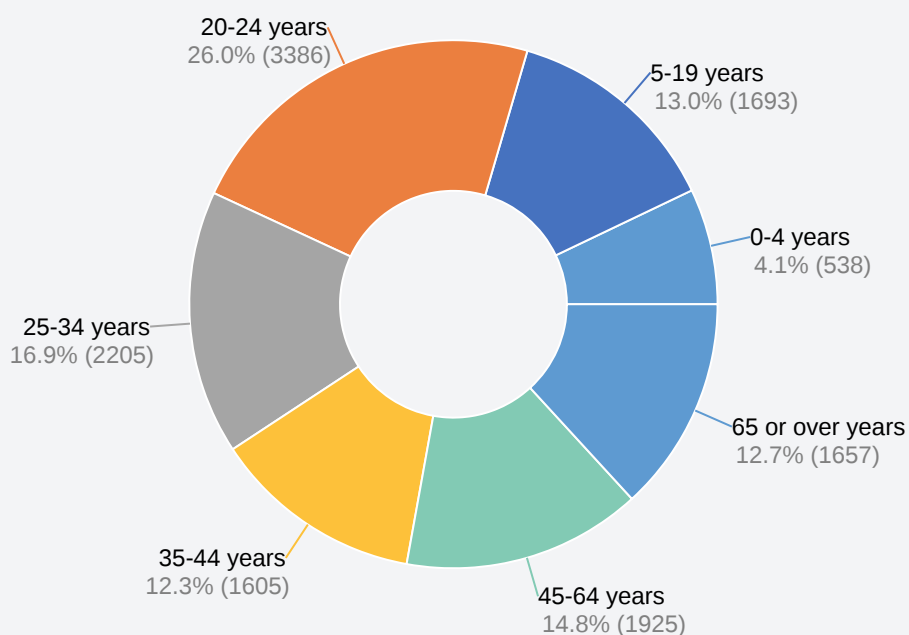
5Y Growth



10Y Growth*

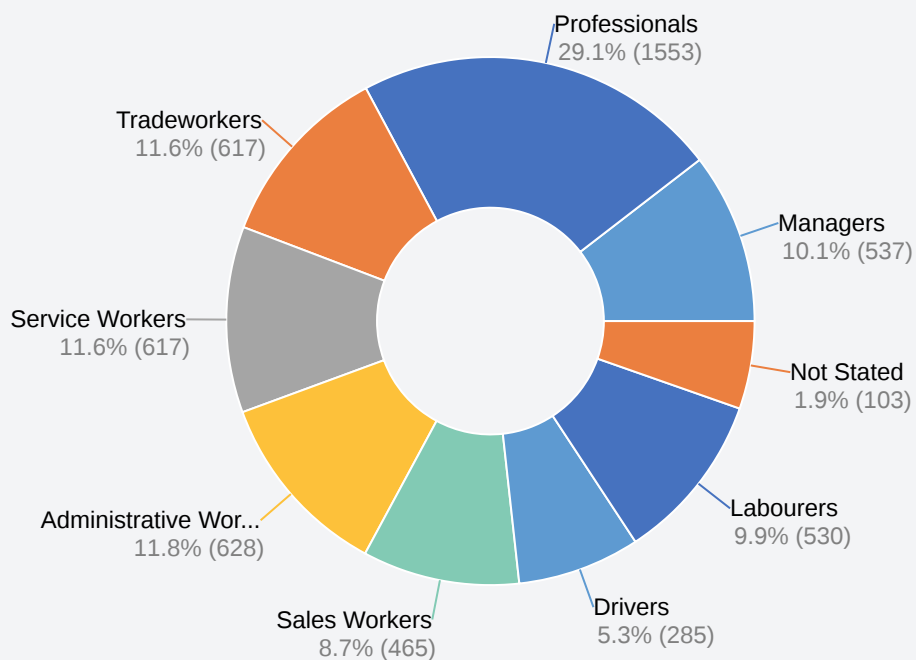
*Source: ABS Census 2021 and Estimated Resident Population.

Age Of Population

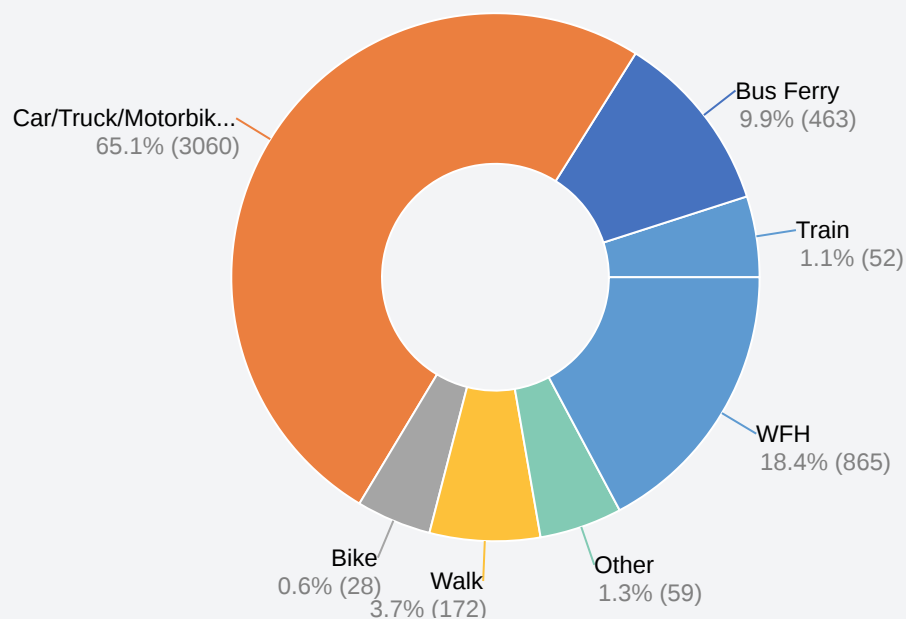


Demographics

Occupation



Commute



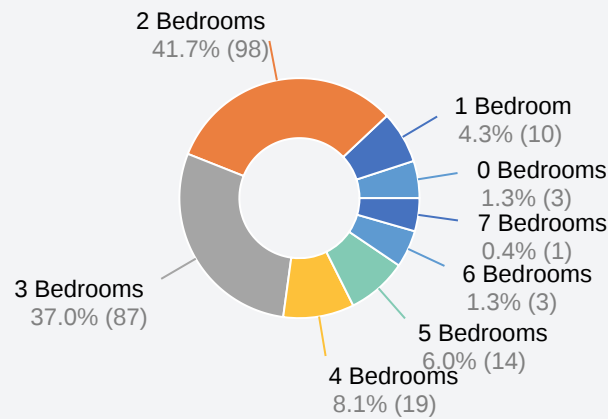
Comparable Sold Properties

Found 252 properties with a median price of \$725K. The average days on market for these properties was 15 days. The total sales volume amounted to approximately \$212.61M.

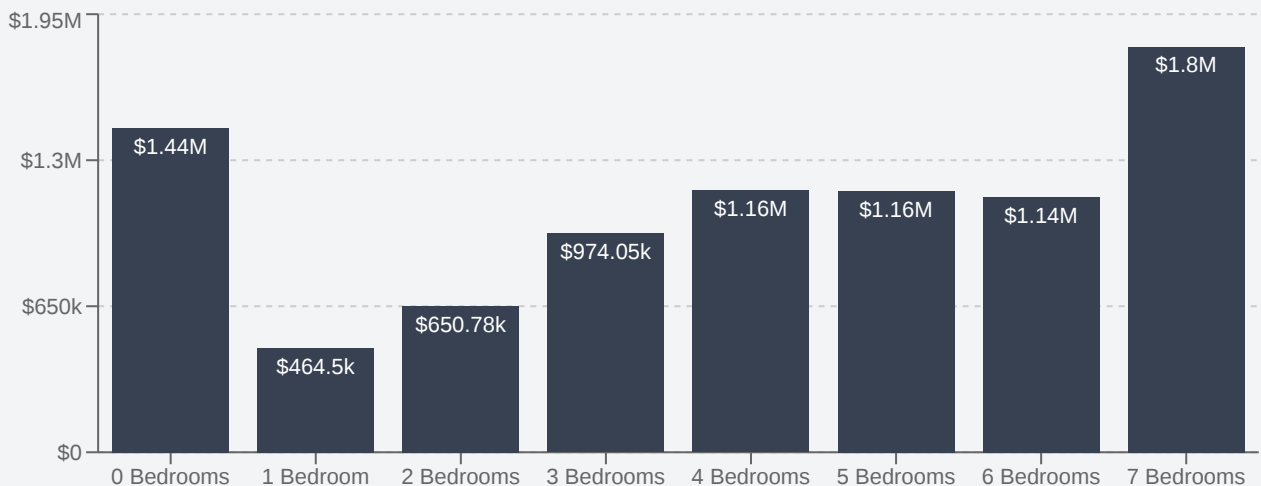
Price Band Breakdown ?

Price Band	Price Range	#	Area				DOM
● Low	\$279k to \$619.9k	62	146	2	2	1	7
● Low to Mid	\$619.9k to \$725k	61	86	2	2	1	12
● Mid to High	\$725k to \$1.1M	61	345	3	1	1	22
● High	\$1.1M to \$2.8M	61	601	4	2	2	19

Number of Sales by Bedroom Count



Median Sale Price by Bedroom Count



Market Activity



\$1,330,000

SOLD

22 Derwent Street
Upper Mount Gravatt QLD 4122

Sale Date: 01/05/2025

Days on Market: 21

607m² -

3 2 1



\$805,000

SOLD

709/35 Kelburn Street
Upper Mount Gravatt QLD 4122

Sale Date: 04/05/2025

Days on Market: 25

112m² -

2 2 2



\$1,185,000

SOLD

7 Belcaro Street
Upper Mount Gravatt QLD 4122

Sale Date: 07/04/2025

663m² -

4 2 3



\$1,035,000

SOLD

20 Phoebus Street
Upper Mount Gravatt QLD 4122

Sale Date: 23/04/2025

Days on Market: 22

637m² -

3 1 2



\$1,450,000

SOLD

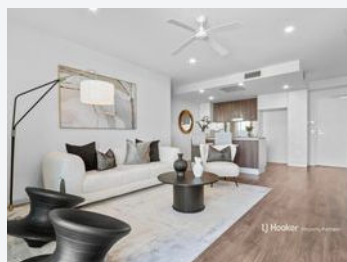
28 Wishart Road
Upper Mount Gravatt QLD 4122

Sale Date: 08/04/2025

Days on Market: 12

802m² -

3 2 2



\$725,000

SOLD

19/12 SANDERS STREET
Upper Mount Gravatt QLD 4122

Sale Date: 02/04/2025

Days on Market: 9

96m² -

2 2 1

Market Activity



\$0

SOLD

606/31 Mascar Street
Upper Mount Gravatt QLD 4122

Sale Date: 21/03/2025
Days on Market: 8

103m² -

2 2 2



\$770,000

SOLD

7/20 Calonne Street
Upper Mount Gravatt QLD 4122

Sale Date: 26/03/2025
Days on Market: 16

139m² -

4 2 2



\$1,150,000

SOLD

7 Kingsway Street
Upper Mount Gravatt QLD 4122

Sale Date: 05/04/2025
Days on Market: 26

556m² -

3 1 1



\$585,000

SOLD

2/27 Lumley Street
Upper Mount Gravatt QLD 4122

Sale Date: 13/03/2025
Days on Market: 6

95m² -

1 2 1



\$920,000

SOLD

509/16 Archer Street
Upper Mount Gravatt QLD 4122

Sale Date: 15/03/2025
Days on Market: 10

144m² 164m²

3 2 2



\$1,210,000

SOLD

40 Brockhouse Street
Upper Mount Gravatt QLD 4122

Sale Date: 24/03/2025
Days on Market: 20

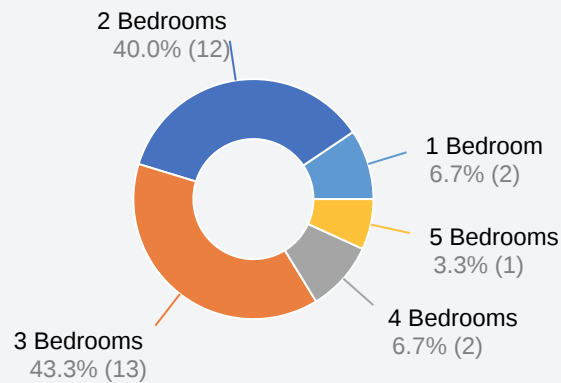
637m² -

3 1 2

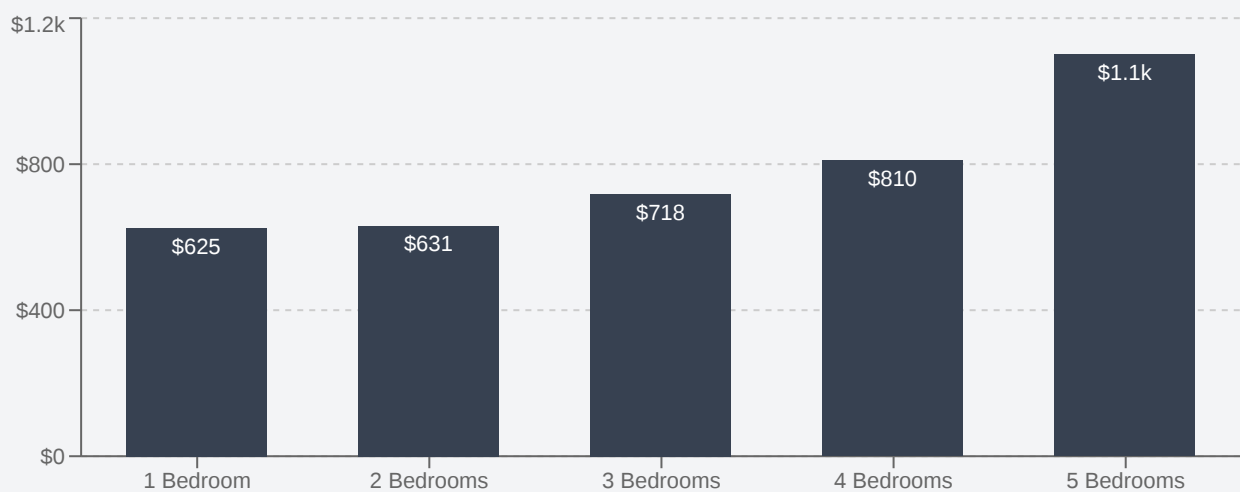
Comparable Rental Properties

Found 30 properties with a median price of \$660. The average days on market for these properties was 242 days. The total sales volume amounted to approximately \$20.89k. Sale prices ranged from a low of \$300 to a high of \$1.1k.

Number of Rentals by Bedroom Count



Median Rental Price by Bedroom Count



Market Activity



18 EVERETT STREET
Upper Mount Gravatt QLD 4122

647m² -

FOR RENT

Listed: 13/05/2025
Days on Market: 1

3 1 1



\$670 weekly rent including water and f...

8 Archer Street
Upper Mount Gravatt QLD 4122

- -

FOR RENT

Listed: 11/05/2025
Days on Market: 3

2 2 1



\$700 per week

5 Cremin Street
Upper Mount Gravatt QLD 4122

- -

FOR RENT

Listed: 10/05/2025
Days on Market: 4

2 2 1



Break lease. Rent starts at \$650 per w...

83 Zetland Street
Upper Mount Gravatt QLD 4122

655m² -

FOR RENT

Listed: 06/05/2025
Days on Market: 8

3 2 2



\$560 per week

51 Lindwall Street
Upper Mount Gravatt QLD 4122

486m² -

FOR RENT

Listed: 06/05/2025
Days on Market: 8

2 1 1



\$1,000 per week

43 PICKWORTH STREET
Upper Mount Gravatt QLD 4122

- -

FOR RENT

Listed: 03/05/2025
Days on Market: 11

3 3 2

Market Activity



\$800 per week

FOR RENT

35 Khandalla Street
Upper Mount Gravatt QLD 4122

Listed: 30/04/2025
Days on Market: 14

- -

3 2 2



For Rent \$600 per week!

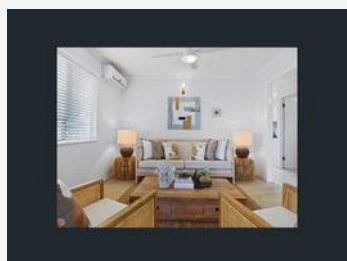
FOR RENT

82 Norton Street
Upper Mount Gravatt QLD 4122

Listed: 23/04/2025
Days on Market: 21

486m² -

3 1 2



\$620 per Week

FOR RENT

161 DAWSON ROAD
Upper Mount Gravatt QLD 4122

Listed: 04/04/2025
Days on Market: 40

607m² -

2 1 2



\$880pw Spacious 4 Bedroom + Study

FOR RENT

105 ZETLAND STREET
Upper Mount Gravatt QLD 4122

Listed: 02/04/2025
Days on Market: 42

758m² -

4 2 4



UNDER APPLICATION

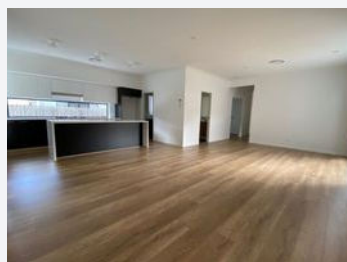
FOR RENT

ID:21147868/35 Kelburn Street
Upper Mount Gravatt QLD 4122

Listed: 14/02/2025
Days on Market: 89

- -

1 1 1



\$1100 per Week

FOR RENT

74 Wanda Road
Upper Mount Gravatt QLD 4122

Listed: 04/02/2025
Days on Market: 99

405m² -

5 2 2

Market Activity



\$720 per week

FOR RENT

10 Von Nida Street
Upper Mount Gravatt QLD 4122

Listed: 04/02/2025
Days on Market: 99

615m² -

3 1 2



\$830 weekly rent including water and f...

FOR RENT

8 Archer Street
Upper Mount Gravatt QLD 4122

Listed: 23/01/2025
Days on Market: 111

- 119m²

2 2 1



\$740 Weekly

FOR RENT

5 Ventura Street,
Upper Mount Gravatt QLD 4122

Listed: 17/01/2025
Days on Market: 117

- -

4 2 2



\$780

FOR RENT

ID:21143361/35 Kelburn Street
Upper Mount Gravatt QLD 4122

Listed: 20/11/2024
Days on Market: 175

- -

2 2 1



\$780 per week

FOR RENT

ID:21137312/42 Sanders Street
Upper Mount Gravatt QLD 4122

Listed: 01/08/2024
Days on Market: 286

- -

3 2 1



\$900 per week

FOR RENT

56 Wanda Road
Upper Mount Gravatt QLD 4122

Listed: 24/04/2024
Days on Market: 385

809m² -

3 2 3

Market Activity



\$600 per week

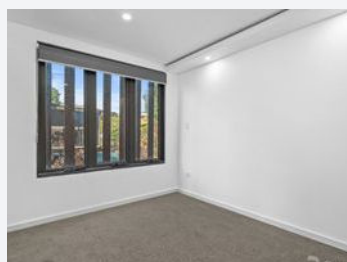
FOR RENT

59 Mascar Street
Upper Mount Gravatt QLD 4122

Listed: 23/04/2024
Days on Market: 386

- -

3 1 1



\$600.00 per week

FOR RENT

14/6 Ventura Street
Upper Mount Gravatt QLD 4122

Listed: 11/04/2024
Days on Market: 398

- -

2 2 1



\$550 Per week

FOR RENT

ID:21082038/8 Hoad Street
Upper Mount Gravatt QLD 4122

Listed: 25/03/2024
Days on Market: 415

- -

3 1 2



\$650 per week

FOR RENT

44 Perkins Street
Upper Mount Gravatt QLD 4122

Listed: 17/03/2024
Days on Market: 423

- 250m²

3 1 2



\$620 per week

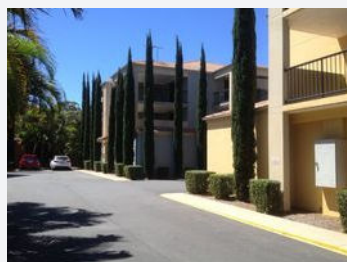
FOR RENT

ID:21122407/41 Lumley Street
Upper Mount Gravatt QLD 4122

Listed: 16/02/2024
Days on Market: 453

- -

2 2 2



\$700 per week

FOR RENT

ID:3886915/40 Tryon Street
Upper Mount Gravatt QLD 4122

Listed: 29/01/2024
Days on Market: 471

- -

3 2 1

Comparable For Sale Properties

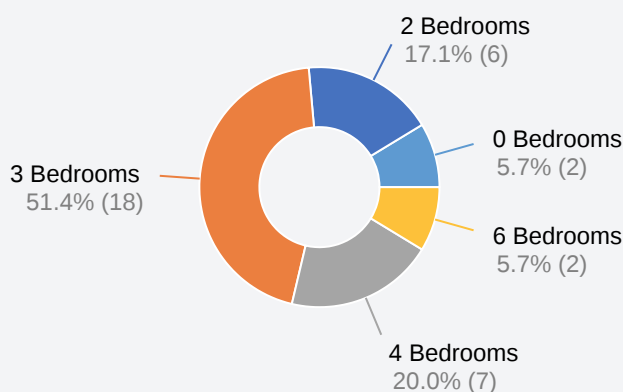
Found 35 properties with a median price of \$1.00M. The average days on market for these properties was 179 days. The total sales volume amounted to approximately \$26.91M.

Price Band Breakdown ?

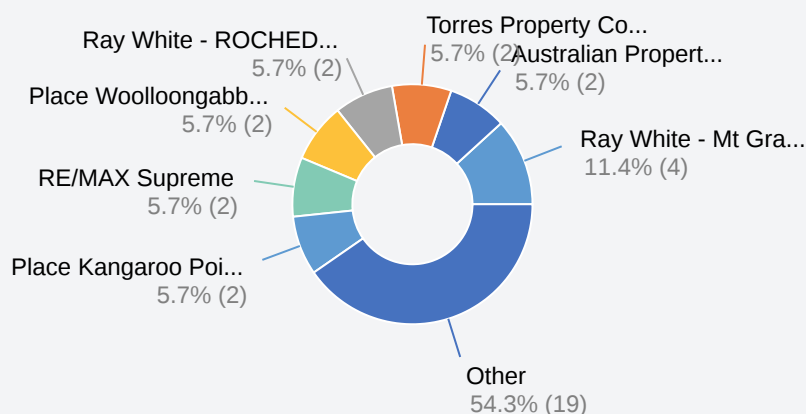
● No Price Available: 16

Price Band	Price Range	#	Area				DOM
● Low	\$300k to \$750k	5	52	2	2	1	86
● Low to Mid	\$750k to \$1M	5	280	3	2	1	245
● Mid to High	\$1M to \$1.3M	5	533	4	2	2	66
● High	\$1.3M to \$8M	4	547	4	2	2	331

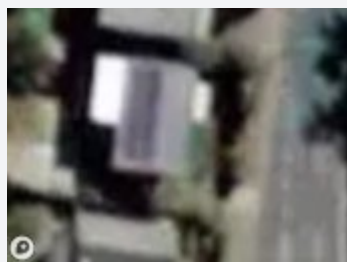
Number of For Sale Properties by Bedroom Count



Agency Market Share



Market Activity



Best Value In 4122 | Perfectly Presented

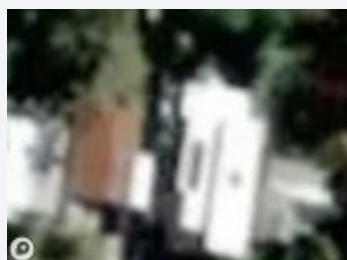
FOR SALE

463 Newnham Road
Upper Mount Gravatt QLD 4122

Listed: 14/05/2025

607m²  - 

3  1  2 



Auction

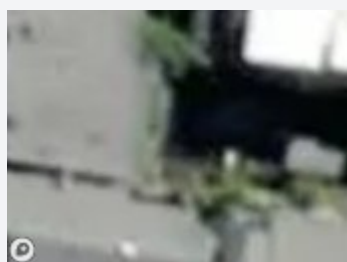
FOR SALE

38 Perkins Street
Upper Mount Gravatt QLD 4122

Listed: 14/05/2025

486m²  - 

3  1  1 



Please put in your best offer

FOR SALE

25/12 Archer Street
Upper Mount Gravatt QLD 4122

Listed: 14/05/2025

-  - 

2  2  1 



Offers Closing 31st May

FOR SALE

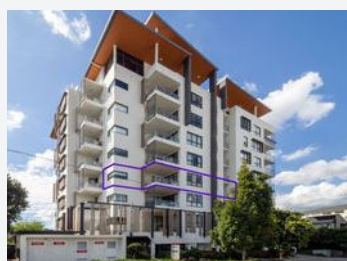
16 Arafura Street
Upper Mount Gravatt QLD 4122

Listed: 13/05/2025

Days on Market: 1

597m²  - 

4  3  2 



AUCTION

FOR SALE

305/10-16 Norton Street
Upper Mount Gravatt QLD 4122

Listed: 13/05/2025

Days on Market: 1

-  - 

2  2  1 



CONTACT AGENT

FOR SALE

13/2200 Logan Road
Upper Mount Gravatt QLD 4122

Listed: 08/05/2025

Days on Market: 6

120m²  - 

4  3  1 

Market Activity



Post War Perfection - Must Be Sold

FOR SALE

48 Wishart Road
Upper Mount Gravatt QLD 4122

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

607m² -

3 1 1



Offers over \$770K

FOR SALE

2/20 Calonne Street
Upper Mount Gravatt QLD 4122

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

87m² -

3 2 1



Auction

FOR SALE

74 Perkins Street
Upper Mount Gravatt QLD 4122

Listed: 01/05/2025
Days on Market: 13

486m² -

3 1 4



\$1,055,000

FOR SALE

19/117-119 UPPER MOUNT GRAVATT CAPALABA ROAD
Upper Mount Gravatt QLD 4122

Listed: 01/05/2025
Days on Market: 13

- -

3 2 2



Under Contract \$765,000 Another Rec...

FOR SALE

703/40 Mascar Street
Upper Mount Gravatt QLD 4122

Listed: 02/04/2025
Days on Market: 42

102m² -

2 2 1



\$809,000

FOR SALE

2205/110 Klumpp Road
Upper Mount Gravatt QLD 4122

Listed: 26/03/2025
Days on Market: 49

- 95m²

2 2 1

Market Activity



Offers Over \$1,200,000

FOR SALE

19 Wilclarke Street
Upper Mount Gravatt QLD 4122

Listed: 19/03/2025
Days on Market: 56

607m² -

3 2 2



Under Offer

FOR SALE

45 ARCHER STREET
Upper Mount Gravatt QLD 4122

Listed: 17/03/2025
Days on Market: 58

486m² -

3 1 2



Under Contract

FOR SALE

23/1848 Logan Road
Upper Mount Gravatt QLD 4122

Listed: 17/03/2025
Days on Market: 58

- -

3 3 1



Offers over \$1,700,000

FOR SALE

27 Exmoor Street
Upper Mount Gravatt QLD 4122

Listed: 12/03/2025
Days on Market: 63

617m² 325m²

4 3 3



FOR SALE

FOR SALE

30/2242 Logan Road
Upper Mount Gravatt QLD 4122

Listed: 11/03/2025
Days on Market: 64

- -

3 2 2



For Sale

FOR SALE

603/65 Tryon Street
Upper Mount Gravatt QLD 4122

Listed: 06/03/2025
Days on Market: 69

94m² 95m²

2 2 1

Market Activity



Under Contract

FOR SALE

95 Cremin Street
Upper Mount Gravatt QLD 4122

Listed: 04/03/2025
Days on Market: 71

761m²  - 

6  3  4 



FOR SALE

FOR SALE

17 Calonne Street
Upper Mount Gravatt QLD 4122

Listed: 03/03/2025
Days on Market: 72

627m²  - 

3  1  1 



By Negotiation

FOR SALE

445 Newnham Road
Upper Mount Gravatt QLD 4122

Listed: 01/03/2025
Days on Market: 74

-  - 

4  1  2 



Prime Investment - \$1040/week Rental...

FOR SALE

65 Pickworth Street
Upper Mount Gravatt QLD 4122

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

610m²  - 

3  2  2 



Under Contract

FOR SALE

10-12 Cremin Street
Upper Mount Gravatt QLD 4122

Listed: 18/02/2025
Days on Market: 85

1191m²  - 

-  -  - 



For Sale

FOR SALE

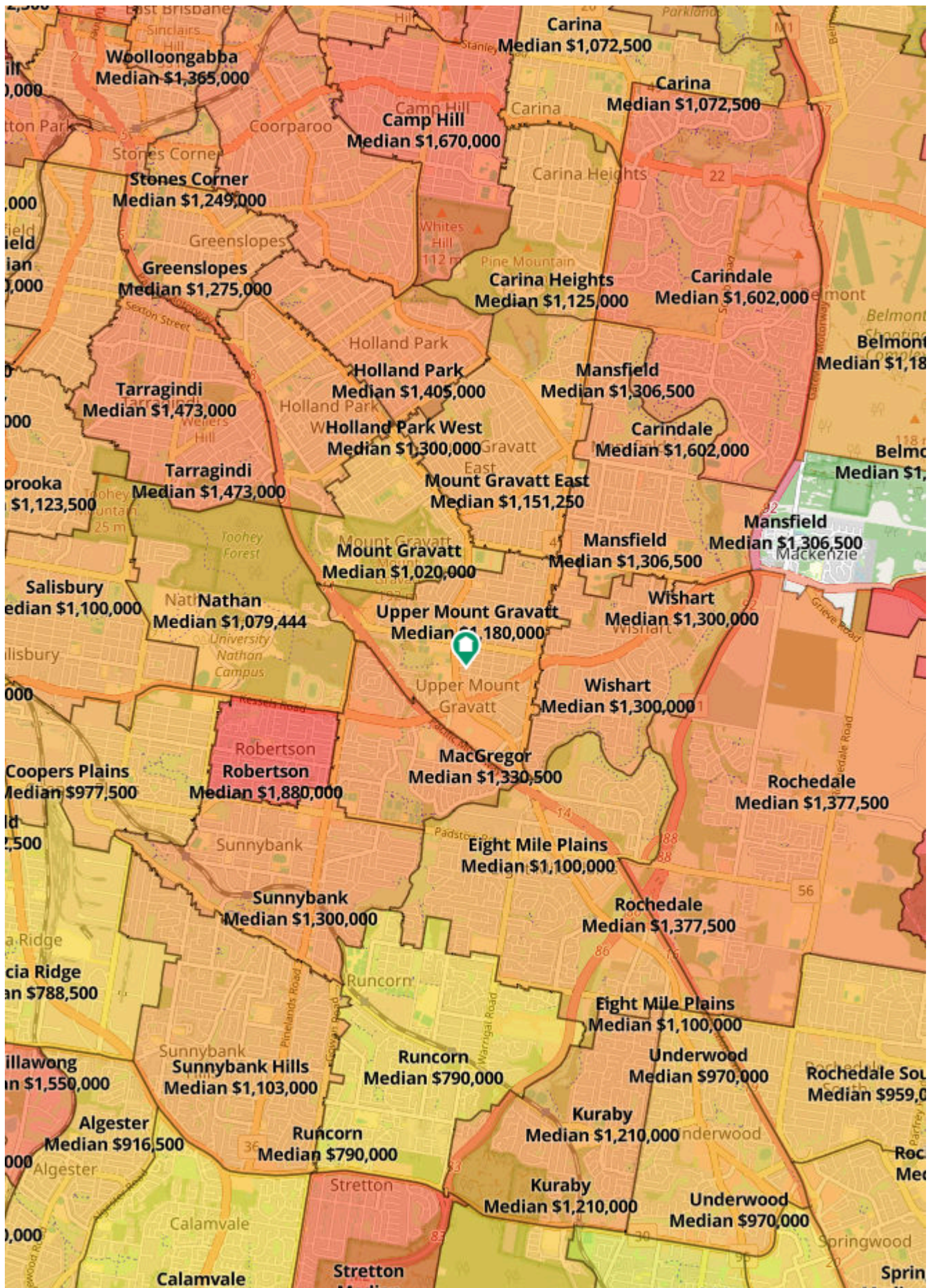
1/1-5 PLAYER STREET
Upper Mount Gravatt QLD 4122

Listed: 18/02/2025
Days on Market: 85

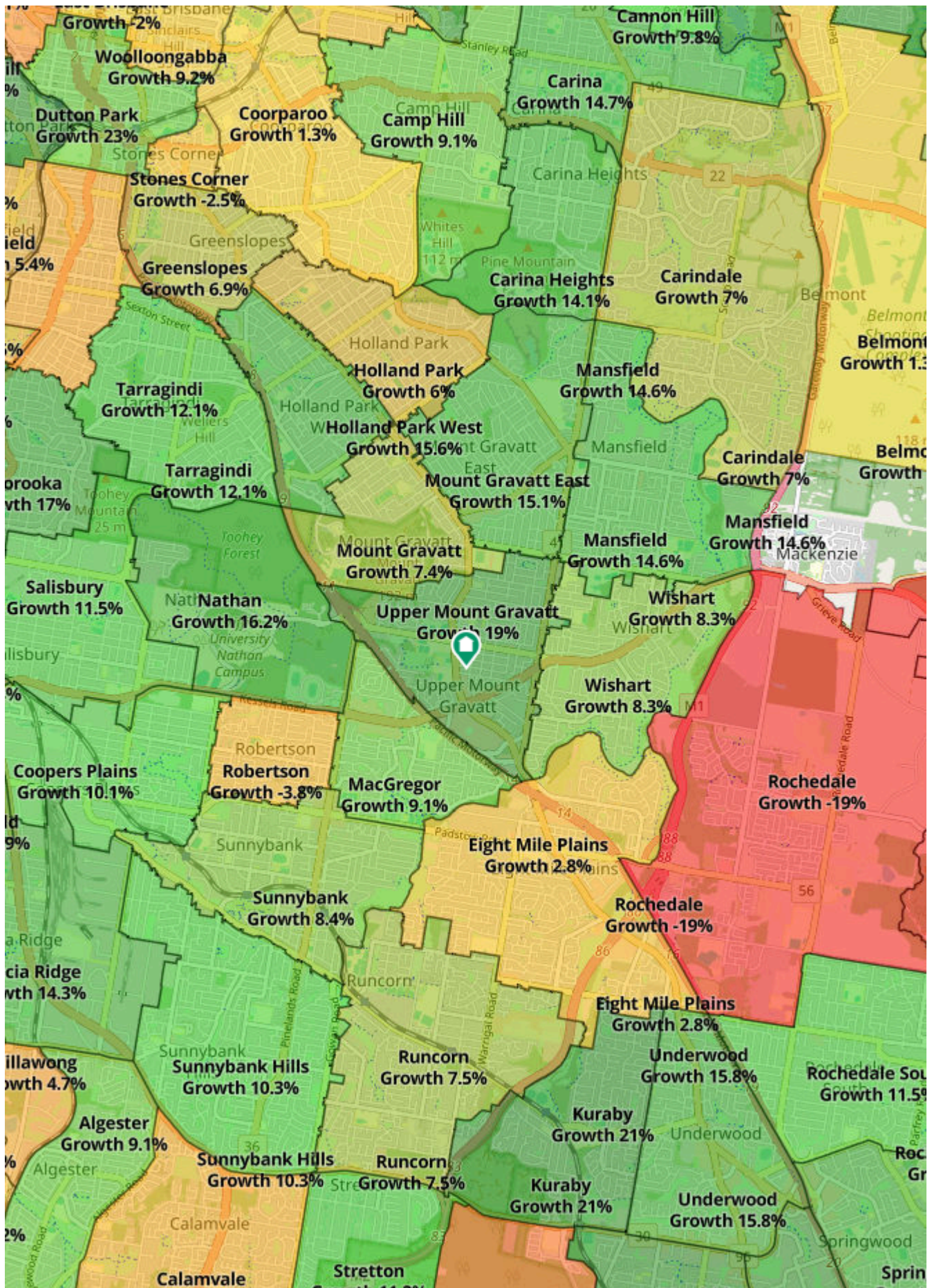
-  - 

4  3  2 

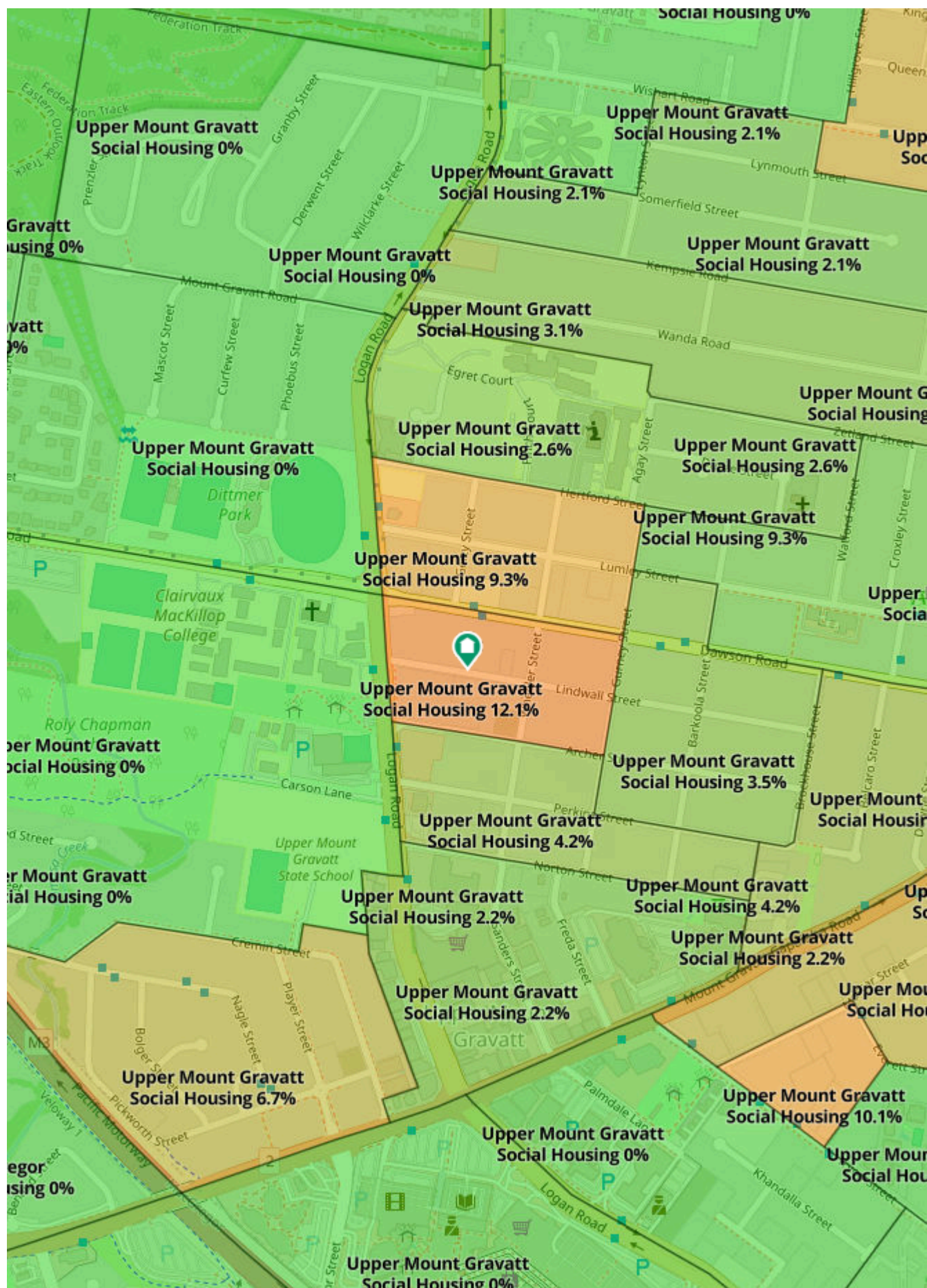
Heatmaps - Suburb \$ Median



Heatmaps - Suburb % Growth (12M)



Heatmaps - Social Housing (SA1)



Disclaimers

Disclaimer:

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