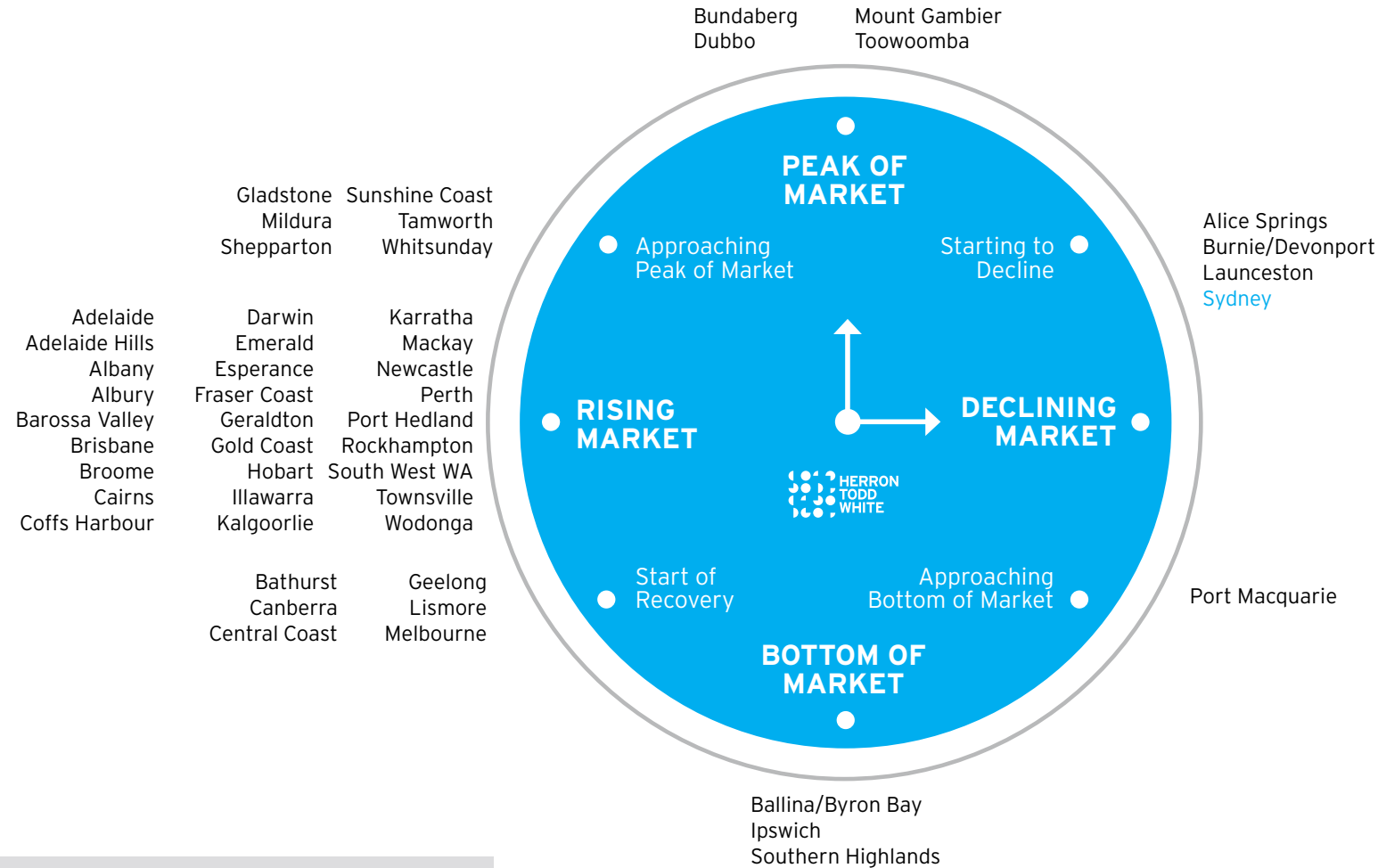


National Property Clock: Houses

Entries coloured orange indicate positional change from last month.

Month in Review
June 2026



RESIDENTIAL

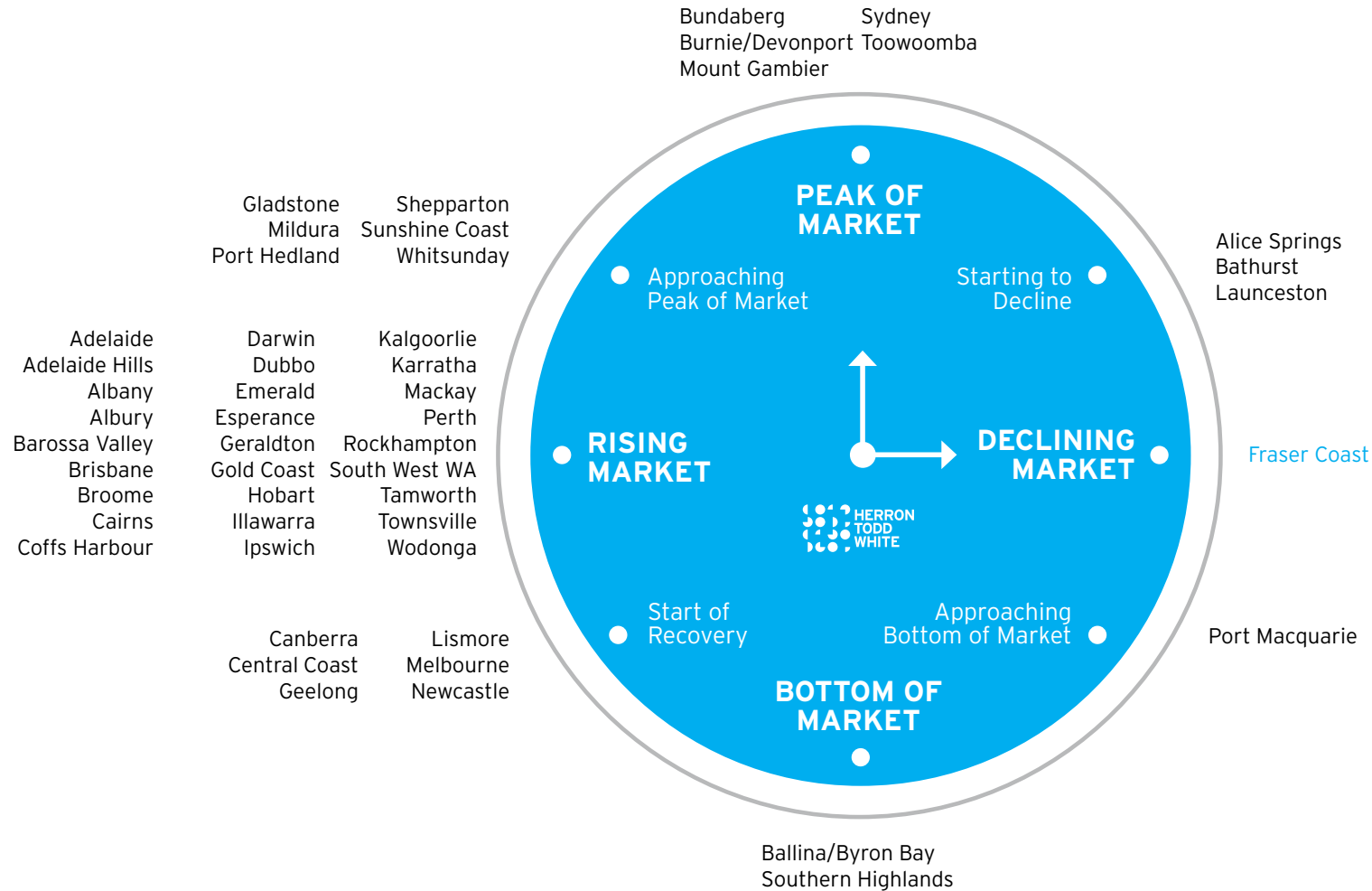
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National Property Clock: Units

Entries coloured blue indicate positional change from last month.

Month in Review
June 2026



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Brisbane

Buyers remain cautious and price-sensitive with sentiment broadly easing as a result of recent cash rate increases, volatile global markets and the ongoing instability in the Middle East.

The Brisbane prestige market is considered somewhat two-speed and segmented, where unique high-end properties are rarely brought to market but when traded, are still experiencing reasonable demand. Meanwhile, those that fall short of market expectations are seeing a disconnect between vendor and buyer pricing, increased days on market and price adjustments. Buyers are generally exceedingly selective and thus take a conservative stance on any purchase decisions, with most demand concentrated in highly sought-after traditional prestige and riverfront areas. Reduced buyer enquiry, lower auction clearance rates, longer days on market and reduced property transactions are all currently being experienced in the Brisbane prestige market.



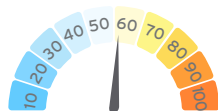
David Notley
Director, Prestige Residential

HTW PRESTIGE INDEX

| Score | Market Condition |
|--------|------------------|
| 0-9 | Stagnant |
| 10-19 | Cold |
| 20-39 | Cool |
| 40-60 | Balanced |
| 61-80 | Warm |
| 81-90 | Hot |
| 91-100 | Frenzied |

HTW Prestige Index

62/100



Source: realestate.com.au



Source: realestate.com.au

298 Jesmond Road, Fig Tree Pocket, sold 23 March 2026 for **\$8 million**

This property is a 3693 square metre riverfront allotment in the riverside suburb of Fig Tree Pocket. It has restricted city skyline and Brisbane River views as well as approximately 35.7 metres of frontage to the river. Improved with a two-storey contemporary residence providing a good standard of four-bedroom, three-bathroom accommodation and three car built-in garage, it also features an 18-metre lap pool and established landscaped surrounds.



Source: realestate.com.au



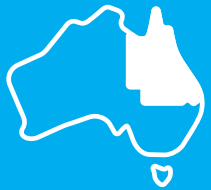
Source: realestate.com.au

40 Teneriffe Drive, Teneriffe, sold 23 May 2026 (Under Contract) - Pending Settlement for **\$7 million**

Positioned on the exclusive Teneriffe Hill within the highly-regarded inner city locality of Teneriffe, this 1065 square metre property is elevated with district and Brisbane River views towards Hamilton Hill. Improved with a circa 1908 Queenslander dwelling, it provides a fair standard of five-bedroom, three-bathroom accommodation and three-car garaging. The property has development approval with architectural plans to construct an extensive Carmen & Co Architects designed residence.



Queensland - Residential 2026



Brisbane

It was always an enlightening task each year when we at Herron Todd White Brisbane had the opportunity to discuss where to spend a “lazy” few hundred thousand dollars in our region. We seemed to keep consistently watching the buying power of each dollar shrivel as the decades went past.

And here we are today with this annual report theme having finally hit the \$1 million mark - and perhaps most surprising of all, this is no longer even the median home price in our city.

According to Cotality, the Brisbane median home value now sits at approximately \$1.1 million, positioning us as the second most expensive capital city after Sydney.

Despite recent challenges to value growth and property market confidence, the fundamentals for Brisbane remain solid. We continue to see strong net interstate migration into Queensland, with a large share of those new arrivals travelling up from New South Wales to be here.

In addition, housing supply remains tight, with new housing construction simply not keeping pace with demand. Building constraints could continue, too, as demand for labour and materials from major infrastructure projects across Brisbane reaches new heights, leaving fewer tradespeople available to build houses.

So, in short, while \$1 million does not go as far as it did a few years ago (or even last year), there are still buying options for both homeowners and

| Index results as at 30 th April 2026 | Change in dwelling values | | | | |
|---|---------------------------|---------|--------|--------------|--------------|
| | Month | Quarter | Annual | Total return | Median value |
| Sydney | -0.6% | -0.9% | 4.2% | 7.3% | \$1,292,157 |
| Melbourne | -0.6% | -1.5% | 2.0% | 5.5% | \$822,969 |
| Brisbane | 1.2% | 4.7% | 19.7% | 23.7% | \$1,116,180 |
| Adelaide | 1.1% | 3.5% | 12.2% | 16.3% | \$944,673 |
| Perth | 2.1% | 6.8% | 26.0% | 31.0% | \$1,039,949 |
| Hobart | 0.2% | 2.6% | 8.5% | 13.2% | \$744,296 |
| Darwin | 1.3% | 3.0% | 19.6% | 27.2% | \$619,351 |
| Canberra | 0.0% | 0.4% | 5.6% | 9.9% | \$898,242 |
| Combined capitals | 0.2% | 1.1% | 9.1% | 12.6% | \$1,031,838 |
| Combined regional | 0.9% | 3.1% | 12.0% | 16.9% | \$765,769 |
| National | 0.3% | 1.6% | 9.8% | 13.6% | \$940,048 |

Home Value Index

Source: Cotality

Net interstate migration by state and territory - annual

| | NSW | Vic | Qld | SA | WA | Tas | NT | ACT |
|--------------------------|---------|--------|--------|--------|--------|--------|--------|--------|
| Interstate arrivals | 81,654 | 72,931 | 97,705 | 23,523 | 36,566 | 12,791 | 13,836 | 19,220 |
| Interstate departures | 105,007 | 72,490 | 78,613 | 24,549 | 26,294 | 14,435 | 15,932 | 20,906 |
| Net interstate migration | -23,353 | 441 | 19,092 | -1,026 | 10,272 | -1,644 | -2,096 | -1,686 |

Net Interstate Migration

Source: ABS

investors - and, best of all, there remain plenty of reasons to feel bullish about price growth going forward as well.

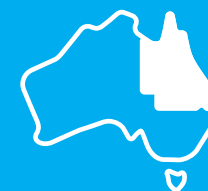
Another notable change is that first homebuyers are now operating at this price level. Whether through strategies such as buying with friends and relatives, rentvesting, or purchasing a property with a view to renting out spare rooms, this cohort

has accepted that \$1 million is probably what they will need to spend.

Let us now look at what this money could secure around the Brisbane region.

Inner and northern Brisbane

We cannot imagine you will find a liveable detached home at this figure within the inner-city confines anymore.



This money would buy an average two-bedroom, two-bathroom unit in a CBD or city-fringe location such as Newstead or South Brisbane.

A good example of what is on offer is the modern two-bedroom, two-bathroom unit market in South Brisbane and Newstead, where well-appointed apartments of around 90 to 110 square metres regularly trade between roughly \$900,000 and \$1.1 million. These properties typically combine secure parking, quality finishes and a walkable lifestyle close to the river, restaurants and public transport, appealing strongly to both owner-occupiers and investors. For example, 204/28 Masters Street, Newstead sold in May for \$1 million. This is a two-bed, two-bath, one-car apartment.



204/28 Masters Street, Newstead Source: realestate.com.au



204/28 Masters Street, Newstead Source: realestate.com.au

First homebuyers should feel relatively confident about spending \$1 million here.

First homebuyers should feel relatively confident about spending \$1 million here, given there are still good growth prospects and that they will likely hold ownership over the very long term.

Turning to the northern suburbs, and in the inner north we are looking at a very basic post-war house (probably needing some renovation), or a modern townhouse or unit, in Newmarket, Grange or Lutwyche for \$1 million.

Contemporary three-bedroom, two-bathroom townhouses are found across these inner-north suburbs, which typically sell from the high \$900,000s to just above \$1 million. These low-maintenance homes suit professionals and downsizers wanting an inner-ring lifestyle without the upkeep of a house block. This property at 11/48 Thistle Street, Lutwyche is a great example, having sold in February for \$1.08 million. It's a little dated now but in a great location with plenty of accommodation.



11/48 Thistle Street, Lutwyche Source: realestate.com.au

While extremely rare, a basic post-war timber home in Grange could be on the cards for close to

the magic number if you're lucky. In these areas, original-condition dwellings on modest blocks have been changing hands for just over \$1 million. Buyers are paying for the land and location, with most of these homes presenting an opportunity to renovate over time.

80 Raymont Road, Grange sold in February for \$1.169 million. It's a very basic two-bedroom, two-bathroom home on 404 square metres.



80 Raymont Road, Grange Source: realestate.com.au

Looking across the options in this figure, three- to four-bedroom townhouses continue to make great sense as a property type with plenty of upside. You get good bang for buck in these areas, and the ongoing demand expected from downsizers bodes well for continued price growth.

If you are looking for ongoing capital gains and rental returns, we think a unit or townhouse in a mid-ring inner suburb close to transport and shopping would be a good choice. Think locations such as Nundah.

An example is the two-bedroom apartment at 603/1 York Street, Nundah, which sold under the hammer

for \$1,003,000 in February 2026 - one of the highest prices ever paid for a two-bedroom unit in the suburb.



603/1 York Street, Nundah Source: realestate.com.au

With Nundah's median unit value having climbed sharply in recent years and rental demand running hot, this sale demonstrates the capital growth and income potential on offer in well-located mid-ring attached housing.

Further out to the north, in areas such as Griffin, Brighton and Mango Hill, your \$1 million has plenty more buying power.

In Griffin you will buy a circa-2020, four-bedroom, two-bathroom home with a two-car garage on a sub-400-square-metre block.

In Brighton, it will be a circa-1950s-to-1970s three-bedroom, one-bathroom, one-car home, slightly renovated, on a 405-square-metre site. Anything on a circa-600-square-metre lot in this location would probably be in original condition at this price point and further removed from the waterfront.

If we were suggesting some options with capital-gain upside in the region, then townhouses across Mango Hill and Griffin are performing quite well.

Looking to Mango Hill, the money would secure a circa-2020 three-bedroom, two-bathroom, two-car lowset brick home. For example, 77 Madden Road, Mango Hill sold for \$1 million in March. It's a lowset three-bed, two-bath, one-car home on a 280 square metre site.



77 Madden Road, Mango Hill Source: realestate.com.au

The Redcliffe Peninsula has continued to evolve beyond its retiree-haven profile of a decade or two back to become one of our region's most impressive lifestyle destinations. In fact, much of the \$1 million activity is now with first-time homebuyers. You can be part of this story, with \$1 million securing a home in Clontarf, Woody Point or Margate. In those suburbs, most non-modern or unrenovated three-bedroom properties on 400-to-600-square-metre sites will hit the mark. In fact, this sort of detached home would be among the best options here if you want strong fundamentals with growth potential.

An example of entry-level dwelling sales this year is 1 Conley Street, Clontarf - a three-bedroom, one-

bathroom, two-car home on a 602-square-metre block - which sold for \$1 million in February 2026. It is a prime example of how the entry point to the peninsula is now pushing through the seven-figure mark.

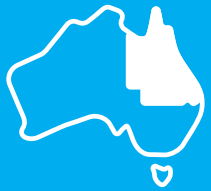


1 Conley Street, Clontarf Source: realestate.com.au

The unit market in Redcliffe continues to perform well, with modern two-bedroom, two-bathroom units with no particular views selling for around \$900,000. These units offer a low-maintenance, walk-to-the-water lifestyle that continues to attract both downsizers and investors.

If we were suggesting some options with capital-gain upside in the region, then townhouses across Mango Hill and Griffin are performing quite well. They are generally at a slightly lower price point, now circa \$750,000 to \$850,000. While that is below the \$1 million mark, the lower end of the market is performing well.

Looking at some other suburbs, in the mid-outer northern suburbs, such as Warner, you will find homes like this one at 13 Carey Street, Warner, a circa-2016 three-bedroom, two-bathroom, two-car home on a 375-square-metre block which sold in March 2026 for \$1,002,000.





13 Carey Street, Warner Source: realestate.com.au

In Bray Park you can get a highset 1970s basic home on a decent-sized lot, like the three-bedroom home at 33 Tamarix Avenue, which sold for \$1 million in April 2026 on a generous 673-square-metre block. It is a classic example of solid, decent-condition stock on a good parcel of land that buyers are happy to pay around \$1 million for.



33 Tamarix Avenue, Bray Park Source: realestate.com.au

In Albany Creek you are restricted to a townhouse or villa at this price point, but we feel these are good investments based on the relative price of detached housing in the suburb. An example is 7/60 Leitchs Road South which sold in March for \$1,007,000.

In Carseldine and Bridgeman Downs, you are again restricted to a townhouse or villa at this price point, but compared to the detached housing in these suburbs, these show good value.

All of these areas are seeing great first-homebuyer and local-investor activity at this price point, however this investor activity could change in response to tax reforms.

That said, detached housing in areas such as Bray Park, Warner and Strathpine still shows good value compared to other nearby suburbs such as Albany Creek and could have upside value potential.

Southern Brisbane

Locations south of the CBD provide plenty of options for buyers at the \$1 million mark.

First, let us look at houses with granny flats, in suburbs such as Crestmead, Logan Central, Slacks Creek and Marsden. You can secure these for \$950,000 to \$1.05 million. They are still almost entirely owned by and demand-driven by investors, and they'll generate a combined gross rent of about \$1000 per week, delivering consistent yields and a great return.

With population growth continuing in Logan City, there is still potential for good capital gains. With the number of dual-occupancy properties proposed for the area, this would normally result in reduced demand for rentals, but right now there is no sign of that abating.

Examples include 10 Forestwood Street, Crestmead, which sold for \$935,000 as a dual-income holding. The highset three-bedroom, two-bathroom main residence is paired with a modern two-bedroom, one-bathroom granny flat at the rear, together returning a combined \$1010 per week - an outstanding yield in a fast-growing pocket of Crestmead.



10 Forestwood Street, Crestmead Source: realestate.com.au

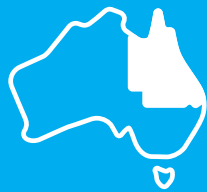


10 Forestwood Street, Crestmead Source: realestate.com.au

Now onto new builds in Logan Reserve and Park Ridge. Pretty much anything built within the past 12 months is now \$900,000 to \$1.1 million, depending on the estate and the land size.

Activity had started to slow down a little recently, but again, with population growth, further increases in construction costs, and families wanting new products, it could easily speed up again. You will find plenty of owner-occupiers at this price too. Rent is about \$700 to \$750 per week, so not as enticing as it used to be from an investment point of view.

1 Fariha Way, Park Ridge is a modern four-bedroom,



two-bathroom, two-car home on a compact 372 square metre allotment that sold in June for \$977,000.



1 Fariha Way, Park Ridge

Source: realestate.com.au

In Greenbank, \$1 million secures a modern, recently built, on-ground four-bedroom, two-bathroom home with a two-car built-in garage on approximately 400 square metres, with a house size of around 150 square metres. An example is 93 Vineyard Drive, Greenbank, a four-bedroom, two-bathroom, two-car home that sold for \$1 million in June.

House and land or brand-new product is available in this area too, but it is very hard to secure due to high demand from both owner-occupiers and investors. For example, a new land release recently took place in Everleigh, Greenbank, for 26 lots which ended up attracting 480 purchase offers.

Ipswich and the Western Corridor

Let's start with a general overview.

In the Greater Ripley region, \$1 million buys a modern four-bedroom, two-bathroom home of around 200 square metres on a 400-to-450-square-metre allotment.

In the older areas of Ipswich, \$1 million can buy a three-bedroom, one-bathroom character dwelling on 1000 square metres of land.

All the townhouses and units out this way are sub-\$1 million at this stage.

Due to population growth and affordability, the Ipswich market is expected to remain popular among first homebuyers.

In Collingwood Park and Redbank Plains, turnkey builds on 375- to 450-square-metre blocks are coming in at \$925,000 to \$975,000 for a four-bedroom, two-bathroom, two-car home, depending on the dwelling size and fit-out.

Dual-occupancy properties in this locality are typically selling for \$1 million to \$1.15 million. This price has been driven up in recent months by investors keen to secure these strong rental assets. As a result, yields have dropped from around 5.3 per cent to between 4.3 and 4.8 per cent over that time frame.

Bellbird Park and White Rock are seeing new builds and turnkey products around \$950,000 to \$1 million for a four-bedroom, two-bathroom, two-car home, and in some instances, around \$1,050,000 in White Rock. In Spring Mountain, a small four-bedroom, two-bathroom, two-car home is typically \$1 million to \$1.1 million, and above that for larger land and dwellings; a decent-sized four-bedroom, two-bathroom, two-car home can be closer to or above \$1.2 million.

In summary, there is plenty of opportunity to buy in Brisbane at \$1 million with great homes available to meet most buyers' needs and long-term financial goals. The key to the best outcome is relying on independent expert advice.



Shannan Chandler
Director, Residential

Gold Coast

Central/Southern Gold Coast

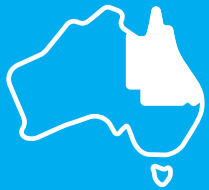
Across the Central and Southern Gold Coast, the sub \$1 million segment has experienced strong price growth over the past six to nine months, estimated in the order of five to 15 per cent. This has been largely driven by heightened demand following the introduction of the five per cent deposit scheme for first homebuyers in 2025, which has brought additional competition into an already tightly-held price bracket. More recently however, conditions have begun to stabilise slightly, with higher interest rates and broader policy responses contributing to a modest slowdown in momentum.

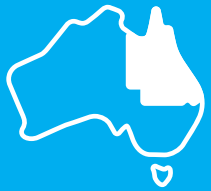
Within this price range, the market is overwhelmingly dominated by attached properties, with very limited (if any) house stock transacting under \$1 million. In Mermaid Waters, 3/8 Jodie Court sold in January 2026 for \$840,000, comprising a circa 1981, two-bedroom, one-bathroom unit with single car accommodation. Similarly, 6/215 Cottesloe Drive sold in March 2026 for \$925,000, being a two-bedroom, two-bathroom townhouse within an established complex, reflecting ongoing demand for well-located but lower maintenance housing options.



3/8 Jodie Court, Mermaid Waters

Source: realestate.com.au





More modern properties continue to achieve strong results where location and proximity to local amenities combine. In Varsity Lakes, 30504/2 Main Street is currently under contract at \$900,000, comprising a circa 2023, two-bedroom, two-bathroom apartment with single car accommodation, highlighting continued buyer appetite for newer product in lifestyle-oriented precincts. In Robina, 7/1 Riverwalk Avenue sold in January 2026 for \$905,000, being a circa 2005, two-bedroom, two-bathroom unit with dual car accommodation, reflecting the premium placed on space and amenity within established suburban areas.



30504/2 Main Street, Varsity Lakes

Source: Cotality

At the upper end of the bracket, 1/452 Coolangatta Road, Tugun is under contract at \$1 million, comprising a three-bedroom, two-bathroom townhouse with single garage, demonstrating the slight stretching of budgets into tightly held coastal locations.



1/452 Coolangatta Road, Tugun

Source: Domain

Buyer demand in this segment is currently dominated by first homebuyers and owner-occupiers, with investor activity more cautious following recent budget-related changes impacting taxation settings and perceived yield returns.

It is becoming more difficult to define clear buyer confidence at present, as the market adjusts after a strong period of growth. While conditions are seeming to stabilise, the Gold Coast continues to attract steady interest from both local and interstate buyers, supported by lifestyle appeal and relative affordability compared to other major east coast markets.

From an investment perspective, rental demand remains a key underpinning factor, with rents continuing to hold firm and, in many cases, trend upward. This ongoing rental pressure is likely to provide a degree of support to values in the medium term.

Overall, while short term conditions appear to be stabilising following a rapid growth phase, the sub-\$1 million market on the Central and Southern Gold Coast remains fundamentally undersupplied. As such, it continues to present as a viable segment for both first homebuyers and investors, albeit with a more selective and value-conscious buyer pool than earlier in the cycle.

Central/Northern Gold Coast

Across the Central and Northern Gold Coast, the \$1 million price point remains competitive, sitting within a segment where both owner-occupiers and investors are competing for limited affordable properties. At this level, buyers are generally choosing between established family homes in suburban areas and modern townhouses or units in well-located lifestyle corridors.

In Helensvale, \$1 million typically secures a low set, detached home on a standard residential allotment within an established residential area. An example is 33A Serafina Drive, Helensvale, which sold for \$950,000 in April 2026. The property comprises a circa 2000, semi-modern brick and tile home that has been renovated to a reasonable standard with three bedrooms, two bathrooms and a single garage. These homes continue to appeal to owner-occupiers seeking some land, functional layouts and proximity to local amenities.



33A Serafina Drive, Helensvale

Source: Cotality

From an investment perspective, rental demand remains a key underpinning factor, with rents continuing to hold firm and, in many cases, trend upward.

By comparison, the attached housing market reflects demand for more modern properties. 27/1 Citron Crescent, Helensvale, sold in March 2026 for \$1.028 million and comprises a modern, part two-level, attached townhouse within The Surrounds Estate. It comprises three bedrooms and two bathrooms with double car accommodation. It illustrates the premium paid for low-maintenance living and complex amenities, albeit with reduced land content compared to detached housing.



27/1 Citron Crescent, Helensvale

Source: Domain

In Labrador, the \$1 million segment is defined by older homes on smaller allotments and larger units near the Broadwater. At 19 Warratina Street, Labrador, a three-bedroom, one-bathroom home on a 506 square metre allotment sold for \$1.01 million in February 2026. Value here is primarily driven by location and land, with strong appeal to renovators and entry-level buyers looking for a detached home close to the water.



19 Warratina Street, Labrador

Source: realestate.com.au

The unit market shows similar strength, particularly for larger floorplans. At 27/38 Labrador Street, a three-bedroom, two-bathroom unit within the Grand Bay Luxury Apartments complex sold for \$985,000 in January 2026, reflecting ongoing demand for larger, owner-occupier style apartments close to the Broadwater.



27/38 Labrador Street, Labrador

Source: Cotality

At this price point, demand is split between first homebuyers stretching budgets and investors

At this price point, demand is split between first homebuyers stretching budgets and investors targeting strong rental yields in coastal and lifestyle locations.

targeting strong rental yields in coastal and lifestyle locations. Labrador units continue to offer good value for size and yield, while Helensvale remains preferred for houses due to land content, family functionality and access to local amenities.

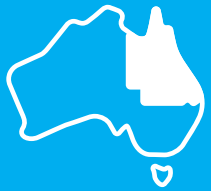
Overall, the \$1 million segment remains broadly undersupplied, supporting price stability across both houses and units. While demand has shown early signs of easing in some pockets, structural supply constraints are likely to underpin performance in the short to medium term, particularly for well-located properties.

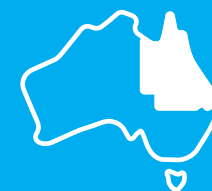
Scenic Rim

Across the Scenic Rim, the \$1 million price point now sits firmly within the family and lifestyle market, rather than representing the prestige segment as it once did. In many parts of the region, this figure is increasingly becoming the benchmark for modern owner-occupier housing, particularly in newer estates and lifestyle locations within commuting distance of Brisbane and the Gold Coast.

Beaudesert continues to emerge as one of the region's strongest growth markets. Median house values are now sitting around \$931,000, following approximately 33 per cent growth over the past 12 months alone. Over a five-year period, values have reportedly increased by around 165 per cent, highlighting the significant uplift the township has experienced as affordability pressures push buyers further into the Scenic Rim.

The market in Beaudesert remains particularly strong. Vacancy rates are sitting around 0.54 per cent, median asking rents are approximately \$630 per week and properties are averaging just over 20 days on market. Combined with around 171 house sales across the past 12 months, activity levels remain healthy despite broader affordability pressures.





Population growth is also playing a major role in supporting demand. Beaudesert's estimated population has reportedly increased to almost 17,000 residents as at early 2026, representing growth of more than 15 per cent since the 2021 Census. Much of this demand continues to stem from interstate migration and buyers relocating from Brisbane and the Gold Coast in search of affordability and lifestyle appeal. New residential estates such as Spring Creek, Brayford Estate and Tullamore Downs are continuing to expand to accommodate this growth.

At the lower end of the market, entry level housing in Beaudesert now generally starts in the low \$700,000 range for older circa 1950s dwellings, often requiring renovation or deferred maintenance works. These properties continue to attract renovators and value-driven buyers looking to capitalise on the region's long-term growth prospects.

An example of this is 4 Ecole Street, Beaudesert which is listed for sale at offers over \$730,000. This property is reportedly under offer. It comprises an 809 square metre allotment improved with an older style high set dwelling with two bedrooms, one bathroom and double car accommodation.



4 Ecole Street, Beaudesert

Source: Platinum Edge Realty

Much of this demand continues to stem from interstate migration and buyers relocating from Brisbane and the Gold Coast.

At the \$1 million mark, buyers in Beaudesert are generally purchasing newer house and land product within owner-occupier estates such as Spring Creek. Typically, this price point secures a modern turnkey four-bedroom dwelling on a 500 to 600 square metre allotment. While these properties appeal strongly to families seeking low maintenance living and modern finishes, the trade-off is generally smaller land content and less scarcity compared to the region's older lifestyle housing stock.

An example is 15 Chautauqua Road, Beaudesert which is listed for sale at \$999,000. It comprises a 608 square metre allotment improved with a circa 2025 modern low set dwelling with four bedrooms, two bathrooms and double car accommodation.



15 Chautauqua Road, Beaudesert

Source: Professionals

Interestingly, better value for money is shown in parts of Tamborine Mountain despite its substantially higher median house value of approximately \$1.27 million. While the area has experienced strong growth of around 24.8 per cent over the past 12 months, the \$1 million price point

can still secure an older dwelling on a significantly larger land holding, often ranging between 800 and 4000 square metres.

Although many of these properties may require cosmetic upgrades or ongoing maintenance, they typically offer larger land content, greater privacy and a level of scarcity that is increasingly difficult to replicate within newer estate-style developments. Median asking rents on Tamborine Mountain are also sitting around \$800 per week, while values have reportedly increased by more than 91 per cent over the past five years.

An example is 38 Kinabalu Drive, Tamborine Mountain which is listed for sale with a price range of \$1.05 million to \$1.15 million. It comprises a 1,435 square metre allotment improved with an updated single level dwelling with three bedrooms, one bathroom and single carport.



38 Kinabalu Drive, Tamborine Mountain

Source: Bower

Another example is 21 Ocean View Parade, Tamborine Mountain which is listed for sale with a price range of \$1.1 million to \$1.175 million. It comprises a 1020 square metre allotment improved

with an updated single level dwelling with three bedrooms, two bathrooms and detached shed.



21 Ocean View Parade, Tamborine Mountain Source: Bartle Real Estate

From an investment perspective, detached housing across the Scenic Rim continues to present as the strongest long-term proposition, particularly where land content and lifestyle appeal is constantly reducing stock levels. The attached housing market across the region remains relatively limited, with most demand continuing to centre around traditional detached family housing and acreage lifestyle properties.

If allocating \$1 million in the current market, Tamborine Mountain would likely present the stronger long-term value proposition due to the larger allotments, established lifestyle appeal and constrained supply environment. While newer estate housing in Beaudesert continues to perform strongly due to population growth and affordability, the long-term scarcity of larger lifestyle properties within the Scenic Rim hinterland is likely to remain a key driver of future value growth.

From an investment perspective, detached housing across the Scenic Rim continues to present as the strongest long-term proposition, particularly where land content and lifestyle appeal is constantly reducing stock levels.

Looking ahead, the Scenic Rim market is likely to remain supported by ongoing population growth, interstate migration and affordability pressures across south-east Queensland. However, buyers are becoming increasingly value conscious at higher price points, particularly where modern estate housing offers limited land content. As a result, well-located properties with usable land, lifestyle appeal and future scarcity are expected to remain the strongest performers over the short to medium term.

Logan Shire

Agents in the Logan Shire region have reported a noticeable shift in recent months with enquiry levels and open home attendance numbers decreasing. As a result, properties are experiencing longer marketing periods and selling at or below asking prices. A number of agents have even reported first homebuyers, owner-occupier buyers and investors rescinding offers or pulling contracts due to a change of mind or deciding to buy another property which may have previously been out of their budget but due to the downward shift in enquiry, the vendors have had to meet the market and drop the asking price. The changing enquiry levels and vendor expectations often not being realistic have resulted in a large number of properties being listed on the market with no asking price or best offers to allow the agent and vendor to gauge where the property may sit in terms of market enquiry and price.

Properties at the sub \$1 million mark can still be secured in the inner Logan shire areas close to

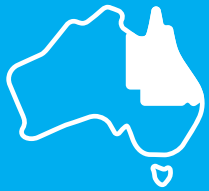
the M1, whether you're seeking a more modern dwelling in the Holmview or Bahrs Scrub region or a more established dwelling on a larger block in Edens Landing or Bethania. Three- and four-bedroom dwellings in these suburbs will typically fall somewhere in the range of \$850,000 to \$1 million depending on dwelling size, land size and ancillary improvements. Rents range from \$600 to \$800 per week. Under the \$850,000 price tag you can still secure a two-bedroom (in the range of \$700,000) or three-bedroom attached townhouse (in the range of \$750,000 to \$800,000) in Bethania where these complexes often feature a small common pool, barbecue facilities or gymnasium, however, the railway line runs through Bethania so the trade-off for the lower price range is the railway noise. Rents for three-bed townhouses in these complexes are often around the \$600 to \$620 per week range.

63/57 Station Road, Bethania is currently listed for sale at \$700,000. It comprises a circa 2019, part two-level attached townhouse with two bedrooms, two bathrooms and single car accommodation.



63/57 Station Road, Bethania Source: realestate.com.au

12/26-32, Radke Road, Bethania is currently listed for sale at \$750,000. It comprises a circa 2017, part two-level detached villa with three bedrooms, two bathrooms and double car accommodation.





12/26-32 Radke Road, Bethania Source: Cotality

Further west of the abovementioned areas, three-bedroom dwellings in developing areas of Yarrabilba, Flagstone and South Maclean can be secured in the high \$700,000s to low \$800,000, with some four-bedroom dwellings in the Flagstone region asking in the low to mid \$800,000 range. Four-bedroom dwellings in the Yarrabilba and South Maclean region are often in the high \$800,000 to \$900,000 plus price range depending on property size and features. Jimboomba is more sought after so prices for modern non-acreage four-bedroom dwellings in this region often achieve prices in the \$900,000s for smaller dwellings and over the \$1 million price point for larger dwellings on circa 600 square metre plus blocks.



Jerusha King
Director, Residential

Sunshine Coast

It was bound to happen one day that we reach a major milestone: the annual "lazy \$xxx,xxx" edition has officially hit the \$1 million mark.

It is completely understandable to feel a bit shell-shocked by this shift. The dream of a Sunshine Coast champagne lifestyle is more popular than

ever, but as we move through 2026, the gap between coastal dreams and bank account reality has widened. The old adage location, location, location remains the golden rule, but it now comes with a side of strategy, strategy, strategy.

With recent 2026 market data revealing that 90 out of 95 Sunshine Coast suburbs now command median house prices above the \$1 million threshold, your purchasing power depends entirely on your willingness to compromise on asset type or location.

For a detached home on the Coast, \$1 million is now essentially the entry-level baseline. Suburbs like Currimundi offer tidy homes right near the beach with medians hovering just over that \$1 million mark. If you want the lifestyle without the soul-crushing mortgage, you have to choose your trade-off. For example, in the hinterland hubs like Glass House Mountains, Beerwah and other hinterland townships, there are good options. Here, you can often find a modern three-bedroom family home in the high \$700,000s to low \$800,000s.



14 Liesegang Street, Currimundi sold for \$1.042 million Source: HTW



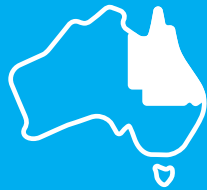
4 Blackbutt Street Beerwah sold for \$722,000 Source: realestate.com.au

Meanwhile, as Noosa prices continue to orbit the moon, savvy buyers are heading north. In Tewantin, house medians sit around \$1.21 million, meaning you'll need to stretch past your \$1 million budget for a standalone home in that pocket.

If you insist on being within earshot of the surf, the unit market is your best friend. While a beachfront house might be out of reach, high-density living offers a fantastic option to access the best postcodes. Coastal areas continue to be a sweet spot where you can still find two-bedroom units in older, established complexes for the mid-to-high \$600,000s in many locations. Up in Noosa, a one-bedroom unit in Noosa Heads will consume most of your budget at around \$950,000, while Noosaville apartments sit just under the threshold at roughly \$930,000.

At this price point, the market is buzzing with a mix of competing buyers. We are seeing first homebuyers utilising revamped government schemes to access the newly lifted \$1 million cap, going head-to-head with downsizers and active

If you insist on being within earshot of the surf, the unit market is your best friend.



If you want to put your money to work for solid rental returns and capital gain, structuring your portfolio by housing type requires a bit of creativity.

retirees who are shifting from larger homes to low-maintenance units. Currently, a large portion of units are selling for between \$600,000 and \$900,000. This competition from both first homebuyers and downsizers is further impacting investor opportunities.

Despite this, buyers are proceeding with caution but with overall confidence. With the continued growth of the Coast and the countdown to the 2032 Olympics, the region's energy is undeniable. However, it's worth noting that the heavy competition from owner-occupiers is driving house prices beyond levels conducive to desirable rental yields.

The secret to 2026 property hunting is simple: value is found where others aren't looking.

If you want absolute value for money, the hinterland and areas further north are outperforming expectations. Gympie has transformed from a rural service town into a service centre for Noosa and the Sunshine Coast regions. There are spacious four-bedroom homes here that still sit comfortably in the \$650,000 to \$750,000 range.

For prime coastal locations, a micro-move seems to be a decent strategy. In 2026, many buyers are opting for smaller, well-located apartments over large houses. For example, you could be within walking distance of the new Maroochydore CBD and the Cotton Tree surf beach. The downsides are higher body corporate fees for building maintenance, but the lifestyle return on investment is solid.

If you want to put your money to work for solid rental returns and capital gain, structuring your portfolio by housing type requires a bit of creativity.

One avenue for investors seeking better yields is the regional dual income play for detached housing. This involves targeting properties with main dwellings and secondary dwellings, such as granny flats or annexed units, in both coastal and regional areas. These properties offer a balance between the purchase price and total potential rent. Additionally, secondary dwellings can enhance resale value by attracting buyers seeking rental income to offset mortgage costs, or families requiring multi-generational living arrangements due to affordability constraints. With a purchase price of \$1 million, a property's combined estimated weekly rental assessment of \$1080 from the main and secondary dwellings equates to a gross yield of approximately 5.6 per cent per annum, perfectly showcasing the potential of this investment strategy.

Alternatively, if you are looking at units or attached housing, you might consider the sweat equity gamble. Buying a renovator's delight is the fastest way to manufacture equity. You could purchase an older two-bedroom unit in a prime beachside area for under \$750,000. However, with 2026 labour and material costs remaining firm, the beer budget renovator needs to be handy with a paintbrush and even better with a spreadsheet to ensure the project stays profitable.

Predicting how the economy and property markets will perform in the short- to medium-term remains challenging. However, the current rental market

remains one of the strongest in Queensland, with vacancy rates hovering around one per cent. The underlying strength of the rental market and the enduring appeal of the Sunshine Coast lifestyle suggest continued opportunities for astute investors. You can't have it all on a budget, but you can certainly have the parts that matter most to you.



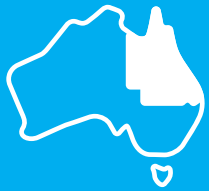
Stuart Greensill
Director, Residential

Townsville

In today's market, \$1 million definitely isn't what it used to be. In recent memory, having that kind of money to spend on property could buy you three or four homes in outer suburbs, or purchase the dream home. In the current market, you would be lucky to get even two small homes in the outer suburbs or a nice family home in a more sought-after area, unlikely to be the dream home.

A quick search on RP Data indicates that in the past 12 months, transactions of residential properties above \$1 million in the Townsville region were in the vicinity of 400 with the same search for the calendar year of 2023 indicating just over 100 transactions. With the majority of transactions in 2023 being in suburbs close to the city centre or having ocean views, the transactions over the past 12 months have generally been across all suburbs. Suburbs further from the city centre selling for the magic million are generally rural residential properties or modern homes in the newer estates.

Recent sales indicate that this trend doesn't appear to be slowing and mostly appears to be locals taking advantage of rising value of their existing property in order to upgrade. Talk of rising interest



rates and global uncertainty may cause a slow down to this as people reevaluate their positions but at present that doesn't appear to have had any significant effect.



Adrian Bagent
Valuer, Residential

Cairns

Discussion this month is what can you acquire at a price point of \$1 million in the Cairns market. The popular answer from local market followers would be a lot less than you could have acquired 12 months ago! The Cairns market has continued to perform strongly throughout the past year with solid gains in most market sectors, particularly cheap units in secondary locations which became very popular with investors and first homebuyers.

Not so long ago, a budget of \$1 million had relatively good buying power in Cairns suburbs, but the continued strong market improvement has significantly eroded this buying power. In a surprise to many keen local market followers, even the outer suburbs of Cairns have seen widespread market improvement, which has narrowed your options with a lazy \$1 million budget to localities within 25 kilometres of the Cairns CBD.

Starting on the northern beaches at Clifton Beach, approximately 22 kilometres north of the Cairns CBD, you could pick up a new, lowset, four-bedroom, two-bathroom residence with patio and two-car lockup garage with a total floor area of approximately 218 square metres for \$1 million. The fitout is average to above average for this market. It is situated on a battle-axe-shaped 631-square-metre lot. Weekly rental return is approximately \$800. This is a turnkey developer sale with everything complete, including extensive landscaping.



162 Cottesloe Drive, Clifton Beach Source: realestate.com.au

In the western suburb of Kanimbla, approximately six kilometres from Cairns CBD, you would be able to acquire this circa 2004, lowset, four-bedroom, two-bathroom dwelling with patio and two-car built-in garage with living area of 206 square metres, outdoor area of 47 square metres and garage space of 45 square metres. The property has an average quality, mostly original fit out with good presentation. It is located on a near level, irregular shaped, corner lot with no significant views and a land area of 711 square metres. Ancillary improvements include a pebblecrete inground pool with timber decking and extensive landscaping. The property was sold in February 2026 for \$1.01 million. The weekly rental return would be in the order of \$900.



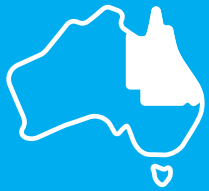
17 Lucy Close, Kanimbla Source: realestate.com.au

In the outer southern suburbs of Cairns, your budget stretches a little further, although strong recent gains in the southern corridor have resulted in values only slightly below those of the Cairns suburbs. The recent sale of a property in Lora Close at Bentley Park, approximately 16 kilometres south of the Cairns CBD, is a good example. The property comprises a circa 2009, low set, detached, rendered masonry walls and Colorbond roof dwelling that provides five-bedroom and two-bathroom accommodation with patio and two-car built-in garage. The property has an above-average quality, mostly original fit-out in good condition. Ancillary improvements include a storage shed and a pebblecrete inground pool. The property is situated on a gently sloping 964 square metre lot backing onto a reserve. The weekly rental return would be in the order of \$850.



3 Lora Close, Bentley Park Source: realestate.com.au

The recent federal budget tax policy changes around capital gains tax and negative gearing have softened market conditions in Cairns, however the owner-occupier market for properties such as the three mentioned above remains steady to strong. Recent mixed inflation and job vacancy statistics is forcing the Reserve Bank of Australia to weigh slowing employment against sticky inflation, which may indicate a holding pattern for interest rates,



providing a bit more confidence for mortgage holders.

Smart investment money now has limited options unless it can source property that is positively or neutrally geared or with development potential to quickly turn a negatively-geared asset into a positive one.

Property around this price point is expected to slowly rise in value in the short to medium term. The market at this value level achieved strong gains from 2021 to 2025, however value and rental growth has moderated due to affordability and tax policy changes. An easing or holding interest rate cycle may add some strength to the market in the short term.



Danny Glasson
Director, Residential

Gladstone

And just like that, the lazy \$750,000 becomes the lazy \$1 million! It shows just how much so many of our markets have moved!

Going back only a few short years in Gladstone, \$1 million was once considered prestige, but it's not quite the case today. In the current Gladstone region market, a \$1 million budget offers a few different options:

► **Owner-Occupiers:** You can secure a well-appointed large home with a shed and a pool in an established urban suburb, typically on an allotment of 800 square metres or more. While sales at this price point in Gladstone City have been limited due to low stock, activity is higher in rural residential suburbs such as Beecher, Burua, Calliope, Benaraby and parts of Tannum Sands. In these areas, \$1 million is essentially the

entry-level price, typically securing a reasonably modern four-bedroom home with either a pool or a shed.

- **Investors:** A \$1 million investment can secure a triplex or quadplex, typically yielding a gross return between six and 7.5 per cent.
- **Units:** High-end unit sales remain rare. Aside from a penthouse in Aspex that sold for \$1.25 million a year ago, there have been no sales near the \$1 million mark in over a decade. Currently, well-positioned riverfront units in Boyne Island top out at approximately \$850,000.



Regan Aprile
Director, Residential

Rockhampton

The market in the Rockhampton region and surrounds has continued on the path of significant and sustained growth since late 2023 to the first half of 2026. Great news for existing owners, not so great for those wanting to get into the market.

Some recent examples of what \$1 million can buy you in the Rockhampton region include a property at 17 Jeffries Street, in the sought-after locality of The Range. The property was purchased for \$1 million in April 2026 and is a circa 1995, split level, detached, renovated dwelling with four bedrooms, three bathrooms and one-car accommodation located in the shed. Ancillary improvements are of a basic nature and include driveway, fencing, landscaping, retaining walls and front decks. The site faces south above road level with no significant views. The land area is 654 square metres. To highlight how the market has firmed in recent years, the home previously sold in June 2019 for

\$390,000 and has had no major renovations or structural changes.



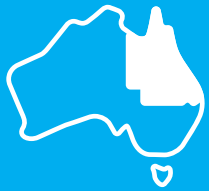
17 Jeffries Street, Rockhampton Source: realestate.com.au

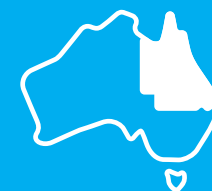
10 Haven Close, Norman Gardens located on the north side of Rockhampton sold for \$1.025 million in January 2026 and is a circa 2007 single level modern dwelling with four bedrooms, two bathrooms, two-car garage and two-car detached carport. Ancillary improvements include driveway, fencing, established landscaping, solar panels and patios. The site faces north slightly below road level with no significant views. It has a land area of 811 square metres.



10 Haven Close, Norman Gardens Source: realestate.com.au

For the buyer looking at acreage, 89 South Yaamba Road, Alton Downs sold for \$985,000





in February 2026 and is a circa 1990 onground dwelling with four bedrooms, one bathroom and car accommodation in the sheds. Ancillary improvements include an open-sided shed, storage sheds, gravel driveway, boundary and internal fencing, established landscaping, stables, cattle yards, rainwater tanks and dam. The site faces east at road level with rural residential views and has a land area of 7.76 hectares.



89 South Yaamba Road, Alton Downs

Source: realestate.com.au

Sets of flats, however, are still likely to provide the best return on investment. 15 Orr Avenue, Kawana sold in December 2025 for \$1.01 million. It comprises a three-unit triplex, each unit with two bedrooms and one bathroom with a detached three-car carport. Based on a gross rental of \$58,552 per annum, this equates to a gross yield of 5.79 per cent.



15 Orr Avenue, Kawana

Source: realestate.com.au

The market in the Capricorn Coast region, much like the Rockhampton region, has continued on the path of significant and sustained growth since late 2023 to the first half of 2026. Great news for existing owners, not so great for those wanting to get into the market.

A recent example is the sale at 10 Neptune Avenue, Lammermoor (below) which sold in February for \$1 million and is a circa 2021, onground, detached, modern dwelling that provides four-bedroom and two-bathroom accommodation with a two-car garage. It has basic ancillary improvements of driveway, fencing and landscaping only. The living area is 162 square metres on a land area of 741 square metres.



10 Neptune Avenue, Lammermoor

Source: realestate.com.au

All eyes are firmly fixed on the market at present to determine if the recent (and certain future) interest rate rises will have an impact on our local market in the short term. Significant infrastructure projects continue to progress across the region, drawing population migration. It is considered that investing \$1 million in the area remains a sound decision in the short- to medium-term compared with metropolitan residential markets.



Kym Cook
Valuer, Residential

Hervey Bay

At a lazy \$1 million price point, buyers in Hervey Bay move past the city's median house price of roughly \$750,000 to \$760,000, opening the door to premium lifestyle properties, beachfront locations or high yielding investments.

You can secure a modern, executive four- to five-bedroom home with extensive ancillary improvements like shed and pool on a 700 square metre or larger block in most of the urban locations of Hervey Bay. In prestige acreage locations such as Dundowran Beach and Craignish, this price point is generally the starting point for most properties on 2000 square metres or larger. There are few units reaching this price point however those that do generally have oceanfront, Esplanade or Marina locations, three or more bedrooms, panoramic views and extensive common area improvements.

Buyers selling high value assets in Sydney, Melbourne or the Sunshine Coast are the primary drivers around this price point as they view Hervey Bay as value for money and often pay cash. Additionally, the significant investment in medical infrastructure in Hervey Bay is attracting health professionals seeking executive homes close to this precinct.

Given the current median price point, an investor could utilise \$1 million for comfortable deposits on multiple detached dwellings or units across many locations and may achieve gross yields in the 4.5 to six per cent range.

At the time of writing, market confidence is volatile due to budget announcements and the potential impact of the proposed policies on future growth prospects. Enquiries and listings are easing, however prices are still pushing the upper limits with some sales setting new higher price points.

To conclude, the short to medium term outlook for Hervey Bay's \$1 million price sector points towards steady and sustainable rather than dramatic price growth.



Doug Chandler
Director, Residential

Toowoomba/Darling Downs

After several years of sustained market growth, the Toowoomba property market has reached a maturity point where the traditional \$750,000 benchmark no longer fully reflects the true breadth of buyer activity across the region. As a result, this edition shifts focus to the \$1 million price point, which has increasingly established itself as a key volume and segment within the local market.

Even at this revised level, Toowoomba continues to compare very favourably with metropolitan parts of Australia. A \$1 million budget still provides purchasers with a diverse, high-quality asset range. Depending on location and buyer preference, this budget can secure renovated character homes within inner established suburbs, original or updated brick homes dating from the 1970s through to the 2000s, newly constructed dwellings within emerging estates, or semi-rural lifestyle properties situated on larger acreage allotments in surrounding localities.

Importantly, the market at this price point continues to offer a degree of flexibility that is becoming exceptionally rare in larger capital cities, allowing buyers to secure housing options with comparatively limited compromise in terms of size, location or modern amenity. However, it is important to highlight that within the 4350 postcode (which covers the core Toowoomba urban



At the \$1 million level, buyers within the attached housing sector can readily access premium townhouse or luxury apartment-style accommodation.

area), a \$1 million budget plays out differently depending on whether your goal is capital appreciation, lifestyle prestige or space.

At the \$1 million price point, purchasers in the Toowoomba market are generally afforded a broad selection of established family housing across several highly-regarded suburbs. Buyer expectations at this level typically dictate a well-presented three- to four-bedroom residence with multiple functional family living zones, modern internal updates and a moderately-sized allotment.

Within tightly held inner-city locations such as East Toowoomba, opportunities at this level can become constrained, particularly where fully renovated character homes are concerned. This established blue-chip suburb continues to command premium pricing due to its period charm, tree-lined streets and proximity to sought-after private schooling, resulting in many character homes transacting well above the \$1 million threshold.

Similarly, prestige suburbs including Mount Lofty, Rangeville, Prince Henry Heights and Middle Ridge are strongly associated with larger, contemporary homes positioned close to the escarpment, benefiting from elevated outlooks and scenic views. While many premium properties within these locations are now firmly positioned above the \$1 million segment, buyers at this budget can still target opportunities within surrounding pockets or secure slightly smaller dwellings that may benefit from some renovation or upgrading works in the short to medium term.

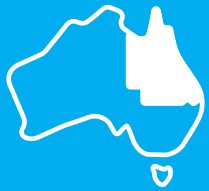
At the \$1 million level, buyers within the attached housing sector can readily access premium townhouse or luxury apartment-style accommodation. These assets typically feature multiple bedrooms and bathrooms, contemporary finishes and low-maintenance living within well-located suburbs.

This price point also unlocks strategic opportunities beyond traditional owner-occupier products. Duplex pairs or multi-unit holdings within mid to outer ring suburbs have attracted attention over the past few years from investors seeking risk diversification and rental appeal. In particular, attached housing configurations offering modern accommodation, functional layouts and proximity to key services continue to perform well within the current market environment.

For purchasers prioritising a lock-and-leave lifestyle, well-positioned townhouses and apartments closer to the CBD remain sought-after. Meanwhile, opportunities within surrounding suburban locations provide an optimal balance between affordability and land component.

Notable Performing Property Locations at \$1 million

Identifying a single standout location is complex, as performance parameters depend heavily on individual investment goals. With that in mind, the following recent transactions highlight how a \$1 million budget deploys across different market segments:



Detached Family Dwelling in a Proven Growth Suburb

Address: 43 Entabeni Drive, Kearneys Spring. Sale Price: \$980,000 (Sold 4 March 2026)



43 Entabeni Drive, Kearneys Spring

Source: Cotality

- ▶ **Property Profile:** Built circa 2015; Four bed, two bath, two car on a 561 square metre single lot parcel.
- ▶ **Attributes:** Built-in wardrobes, split-system air conditioning and ceiling fans throughout. Well-presented modern brick construction.
- ▶ **Market Context:** The current median house price for Kearneys Spring sits at \$810,500 (Source: realestate.com.au).

Kearneys Spring continues to be recognised as one of Toowoomba's most reliable family-oriented suburbs, benefiting from its convenient proximity to the University of Southern Queensland, major shopping precincts, schools and public transport networks. Supported by consistent median value growth over the past five years, the suburb has established itself as a well-rounded market offering an ideal balance of long-term capital growth and solid rental performance.

Character Dwelling in a High-Performing Blue-Chip Location

Address: 11 Burns Street, East Toowoomba. Sold \$980,000 10 March 2026



11 Burns Street, East Toowoomba

Source: Cotality

- ▶ **Property Profile:** 1920s character home with three-bed, two-bath and one-car accommodation.
- ▶ **Attributes:** Renovated and updated with modern appliances; good overall condition. 112 square metres of floor area on a 405 square metre allotment.
- ▶ **Rental Status:** Listed for rent at \$650 per week.
- ▶ **Market Context:** The median house price for East Toowoomba reflects its premium status, with this transaction highlighting the entry-level price point for a detached house in this blue-chip pocket (Source: CoreLogic).

East Toowoomba continues to rank among the region's most tightly held and highly sought-after suburbs, supported by its established character charm, proximity to quality schools and leafy parklands. Reflecting relentless buyer demand, East Toowoomba's median house value recorded a further 22.2 per cent increase over the preceding 12 months.

Premium Attached Housing (Unit/Townhouse)

Address: 2/47 Pelican Drive, Rangeville. Sale Price: \$980,000 (Sold 3 March 2026 - Pending Settlement)



2/47 Pelican Drive, Rangeville

Source: Cotality

- ▶ **Property Profile:** Brand new (2026); three-bed, two-bath, two-car unit.
- ▶ **Attributes:** Excellent overall condition with premium-quality fixtures, modern architectural finishes and close proximity to the Middle Ridge Golf Club.

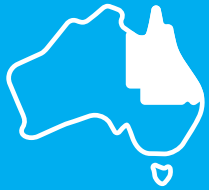
Purchasing a premium, multi-bedroom unit in a high-demand lifestyle pocket like Rangeville provides an attractive alternative for downsizers and professionals. This asset class yields robust capital appreciation alongside strong, low-maintenance rental yields.

Investing \$1 million: Alternative Strategies

With \$1 million to deploy, a broad range of investment strategies can be considered across the Toowoomba region.

Strategy A: Portfolio Diversification via Multiple Smaller Assets

Depending on stock availability, a \$1 million budget allows for the purchase of two smaller units or townhouses in separate locations, mitigating



vacancy risk and maximizing overall rental yield. Alternatively, investors can target an entire duplex pair on a single title.

- Asset Example (Single Unit):** 15/5-7 Uniplaza Court, Kearneys Spring. Sale Price: \$450,000 (Sold 20 March 2026)



15/5-7 Uniplaza Court, Kearneys Spring

Source: Cotality

- Profile:** Built circa 2023; two bed, two bath, one car (open space); 62 square metre floor area in good overall condition.
- Performance:** Listed for rent at \$450 per week. Located within walking distance of University of Southern Queensland. A number of units within this and surrounding complexes have transacted between \$425,000 and \$450,000 over the past six months (Source: CoreLogic).
- (Duplex Pair):** 36 Parkview Drive, Glenvale. Sale Price: \$1.08 million (Sold 21 February 2026)



36 Parkview Drive, Glenvale

Source: Cotality

- Profile:** Built circa 2015; two x three0-bed, two-bath, one-car duplex pair; 95 square metre floor area per unit in good overall condition.
- Performance:** Each unit was tenanted at \$540 per week at the time of sale, representing a strong gross rental yield of approximately 5.2 per cent (Source: CoreLogic).

Glenvale continues to emerge as one of Toowoomba's more accessible, family-oriented suburbs, offering a balance of affordability, modern housing stock and convenience. Positioned on the western side of the CBD, the suburb has experienced ongoing residential growth, attracting strong demand from both owner-occupiers and investors. Predominantly comprising modern brick homes on level allotments, Glenvale appeals to tenants seeking functional, low-maintenance living. Relative affordability compared to inner-ring suburbs continues to support demand, leaving the locality well-positioned for ongoing growth as the broader Toowoomba region expands.

Strategy B: Venturing Beyond the City Fringe (Lifestyle & Space)

While Toowoomba itself presents strong opportunities, exploring established satellite markets slightly further afield offers a blend of semi-rural lifestyle appeal and substantial land components.

- Asset Example (Highfields):** 6 Denaid Street, Highfields QLD 4352. Sold for \$1.025 million (April 2026 -Pending Settlement Advice)



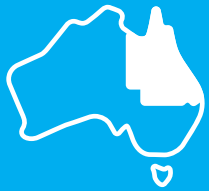
6 Denaid Street, Highfields

Source: Cotality

- Profile:** Circa 2000, four-bed, two-bath, five-car (built in garage and detached garage) family home with a renovated kitchen.
- Land Size:** 2576 square metres (acreage lifestyle allotment).

Highfields continues to be a primary target for tree-changers, established families and downsizers seeking larger spatial footprints without sacrificing modern amenities. Located roughly 12 kilometres north of the Toowoomba CBD, the locality has seen robust median value growth, supported by highly regarded schools, expanding retail precincts (such as Highfields Village) and a premier semi-rural lifestyle. At the \$1 million mark, buyers are able to successfully

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transition from standard residential blocks to larger half-acre plus allotments or modern/new built dwellings on standard residential allotments.

Solid Investing by Housing Type

- **Detached Housing:** Solid investing in detached housing at this price point involves targeting established suburbs with consistent, long-term demand from families. Investors should look for properties with good structural bones, potential for minor capital improvements to add value and direct proximity to reputable school catchments. These areas maintain inherent stable rental demand and capital growth prospects.
- **Units/Attached Housing:** Modern townhouses or well-maintained apartments in central locations near the CBD tend to attract professional tenants and downsizers. This demographic profile translates into minimal vacancy rates, strong rental yields and good potential for value appreciation as land supply near the city core becomes scarcer.

Short to Medium Term Market Outlook

The outlook for the Toowoomba property market over the short to medium term remains positive, albeit with a clear shift towards a more moderated rate of growth or stabilisation over the course of 2026.

- **Sustained Population Growth:** Inward migration to Toowoomba from larger metropolitan centres continues to be a popular option for both owner-occupiers and investors. Buyers are continually attracted by Toowoomba's relative affordability and lifestyle advantages, though the frantic pace of price growth seen in previous years is expected to normalise.

- **Strong Rental Market:** The regional rental market is expected to remain exceptionally tight, with vacancy rates sitting at 0.6 per cent as at April 2026. Constrained supply and a persistent pipeline of inbound residents mean low vacancy rates will likely linger, preserving firm yields for landlords.
- **Infrastructure Stimulus:** Toowoomba's economic foundation is significantly reinforced by a major pipeline of infrastructure projects. Key developments, including the continued construction of the new Toowoomba Hospital, the upcoming mid-2026 construction commencement of the \$300 million plus Toowoomba to Warwick Pipeline, major transport and freight corridor upgrades and multi-billion-dollar renewable energy projects across the broader Darling Downs, inject substantial economic stability. These projects provide structural employment, help insulate the local economy and underpin long-term real estate demand.
- **Macroeconomic Headwinds:** Domestically, inflation remains sticky and sits above the Reserve Bank's target band. Compounded by international volatility, inflationary risks prompted the RBA to lift the cash rate by 25 basis points to 4.35 per cent in May 2026. This monetary tightening, alongside broader cost-of-living challenges, is beginning to crimp borrowing capacities and cool buyer sentiment in some price-sensitive segments. While it is too early for definitive downward market trends to manifest from these recent adjustments, heightened economic uncertainty must be factored into any purchasing decision.

Buyer Categories & Market Confidence

The active buyer profile at the \$1 million threshold in Toowoomba remains a diverse mix of:

1. **Established Local Families:** Seeking larger footprints in premium school catchments.
2. **Upsizing Buyers:** Advancing from entry-level homes into long-term family assets.
3. **Downsizers:** Relinquishing large acreage holdings for premium, low-maintenance townhouses or inner-ring units.
4. **Interstate and Metropolitan Migrants:** Fleeing capital cities in pursuit of superior value for money and regional lifestyle benefits.
5. **Acreage and Lifestyle Buyers:** Targeting semi-rural properties on the city fringe.

So, should buyers feel confident about investing in our region around this price point? Generally, yes. Toowoomba's property market has historically demonstrated remarkable resilience.

The Toowoomba property market continues to demonstrate resilience, underpinned by a tight rental market and steady population growth. The region's highly diversified economic base, spanning healthcare, education, agriculture, logistics and energy, provides a buffer against broader macroeconomic headwinds. While economic fluctuations are inevitable, the core property fundamentals of the Toowoomba and Darling Downs region remain sound, offering a stable environment for capital preservation and reliable investment yields.



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