

# Tannum Sands Market Update

## 1<sup>st</sup> Half 2025

### OVERVIEW

In Q1 2025, Tannum Sands\* recorded a median house price of \$597,000, and a median unit price of \$452,000. This is annual (Q1 2024 – Q1 2025) growth of 24.0% for houses and 8.9% for units, confirming an opportune time for owners to capitalize on their investments. Comparing Q1 2024 and Q1 2025, total sales declined by ~36.5% for houses (to 66 sales in Q1 2025) and significantly to only 6-unit sales in Q1 2025. This highlights a clear undersupply for both property types, creating a buffer against higher interest rates; resulting in continued price growth. With no new houses in the pipeline, the likelihood of further price growth is high.

#### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

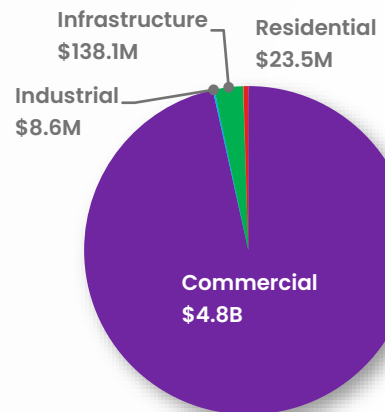


UNIT RENTAL PRICE



### FUTURE DEVELOPMENTS

Tannum Sands<sup>£</sup> will see approximately **\$5.0B of new projects commencing construction in 2025.**



A key commercial project scheduled in 2025 is H2-Hub Gladstone (\$4.7B), which will develop an industrial-scale complex for the production & export of green hydrogen & green ammonia, to be established at Yarwun.

Another key commercial project is the Flinders Village lifestyle and retirement aged care, adding 104 bed facility. This will attract a new demographic and create local jobs in the area.

Key residential projects include:

- Riverstone Rise Precinct 2 Boyne Island Subdivision (485 Lots)
- 3 Marloo Drive (\$960K, 3 Units)

There are only 2 residential projects planned for 2025, adding ready-to-sell units. Land lots are planned but require time for construction. There are no ready-to-sell townhouses or houses planned; thus, an undersupply will remain. Property prices are likely to rise, for all stock types.



6 Units/  
Apartments



485 Lots

### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2025



\$597K

SALES



\$452K

AVERAGE DAYS  
ON MARKET Q1 2025



HOUSE



UNIT

MEDIAN PRICE  
Q1 2025



\$550

RENTALS



\$410

AVERAGE DAYS  
ON MARKET Q1 2025



HOUSE

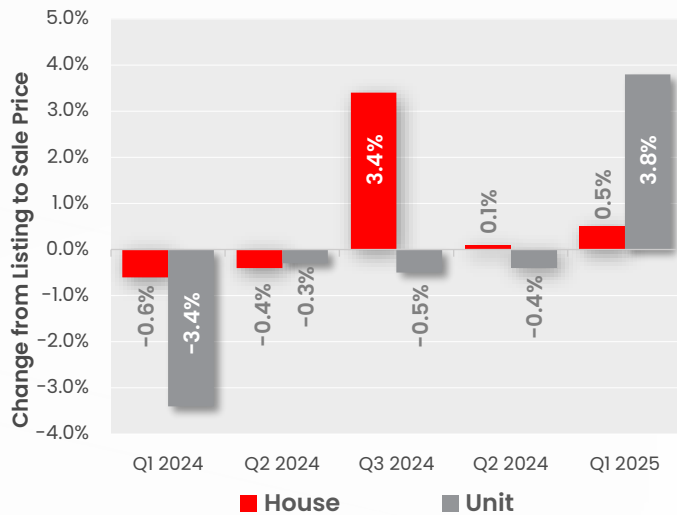


UNIT



## AVERAGE VENDOR DISCOUNT\*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



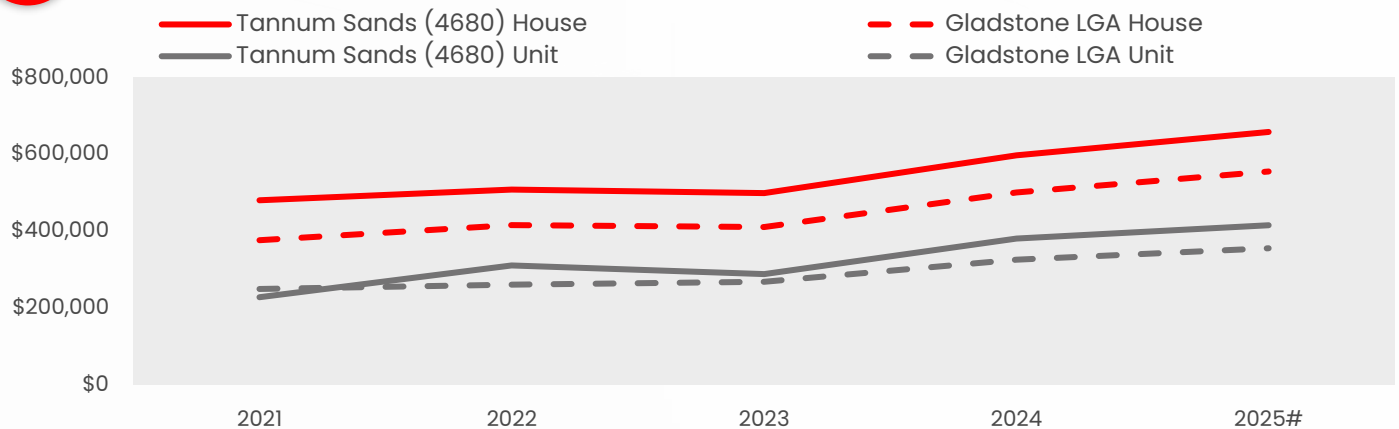
Average vendor discounts between Q1 2024 and Q1 2025 have swung to a premium of 0.5% for houses and 3.8% for units. The peak discount period have passed (in Q1 2024), and market conditions have shifted to favour sellers. Buyers now must offer higher than the initial listing price, especially for units. This signals an opportune time for owners to sell, and with no new housing stock planned, buyers need to act fast before premiums rise further.

The suburb of Tannum Sands has outperformed the wider Gladstone Local Government Area (LGA) in house price for the past 5 years, and on par with unit median price. This continued in 2025#, with both the suburb and the LGA experiencing price growth in the same direction.

Most of the homes sold in Tannum Sands\* in 2024/25# were in the more affordable priced bracket of \$550,000 to \$649,999 (31.0%). On the other hand, most of the units sold were in the middle price bracket between \$400,000 to \$499,999 (25.6%). The most affordable market is still an option, with 21.0% of houses sold at less than \$449,999 and 23.1% of units sold at less than \$299,999, in good news for buyers. Overall, there is a home for every budget.



## MARKET COMPARISON

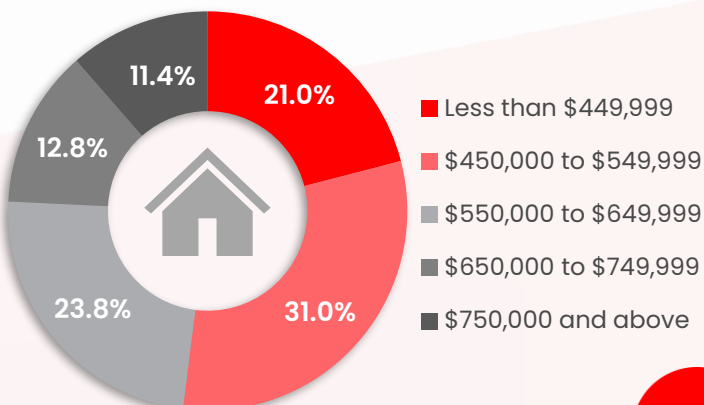


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled is chosen based on the proximity to the main suburb analysed, which is Tannum Sands.

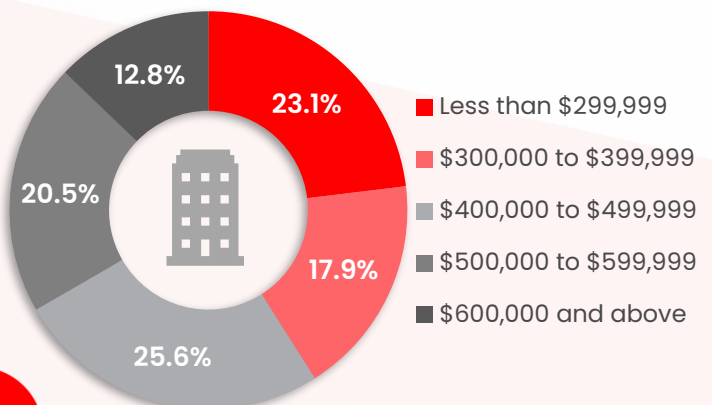


## PRICE BREAKDOWN 2024/25#

### HOUSES SOLD



### UNITS SOLD







## RENTAL GROWTH 2025€


House rental yield in Tannum Sands<sup>‡</sup> was 4.9% in March 2025, well above Brisbane Metro (3.2%). This was paired with a 11.1% increase in house median rent price in the past 12 months to Q1 2025, at \$550 per week, and a 26.2% growth in the number of houses rented (to 356 rentals in Q1 2025). This suggests a highly-demanded and competitive house rental market, with a more affordable investment option than Brisbane, which is beneficial to investors.

2-bedroom houses have provided investors with +27.3% rental growth annually, achieving a median rent of \$420 per week.

Tannum Sands<sup>‡</sup> recorded a vacancy rate of 1.6% in March 2025, above Gladstone LGA's 0.7% and Brisbane Metro's 0.9% average. Vacancy rates in Tannum Sands<sup>‡</sup> have increased in the past 12 months, due to investors re-entering the market. A 1.6% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker rental occupancy in Tannum Sands<sup>‡</sup>. This suggests a conducive environment for investors, even if median house and unit price (thus entry price) has increased in the past 12 months.

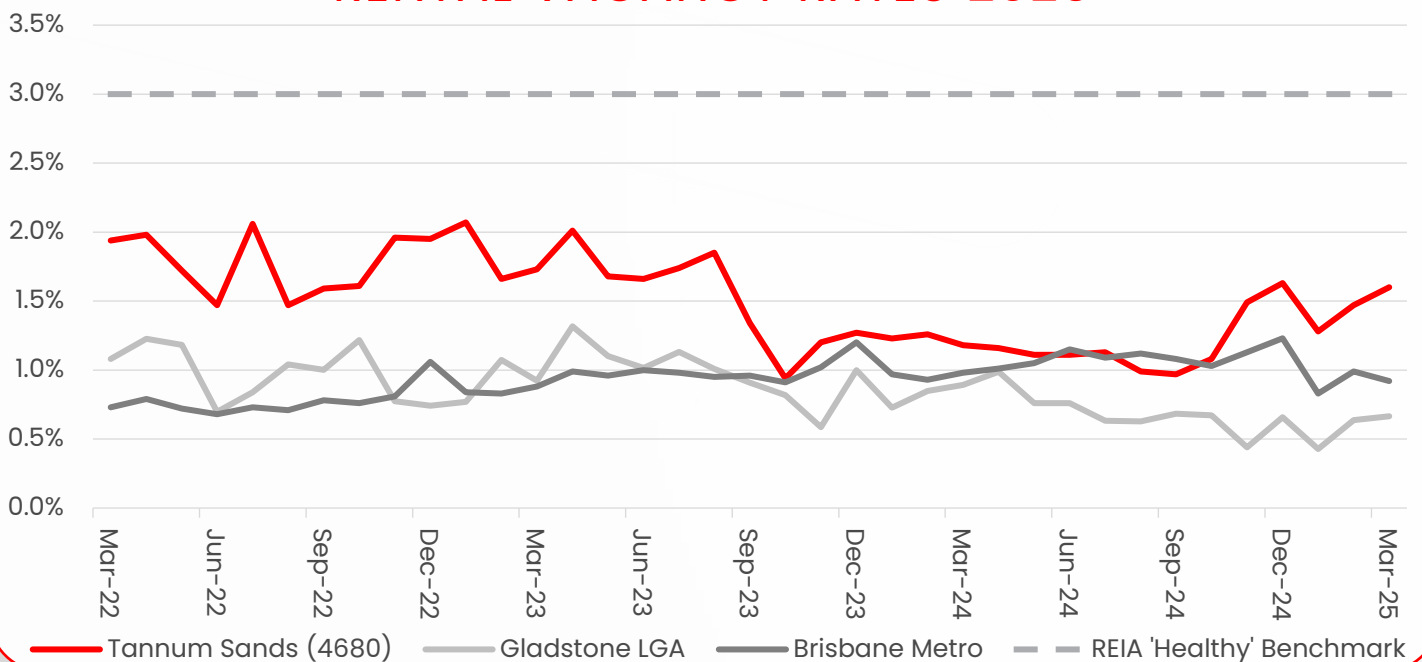
 2 BEDROOMS  
**+27.3%**

 3 BEDROOMS  
**+14.3%**

 4 BEDROOMS  
**+13.8%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**4.9%**

Tannum  
Sands<sup>‡</sup>



**5.8%**

Gladstone  
LGA



**3.2%**

Brisbane  
Metro



**6.1%**

Tannum  
Sands<sup>‡</sup>



**5.3%**

Gladstone  
LGA

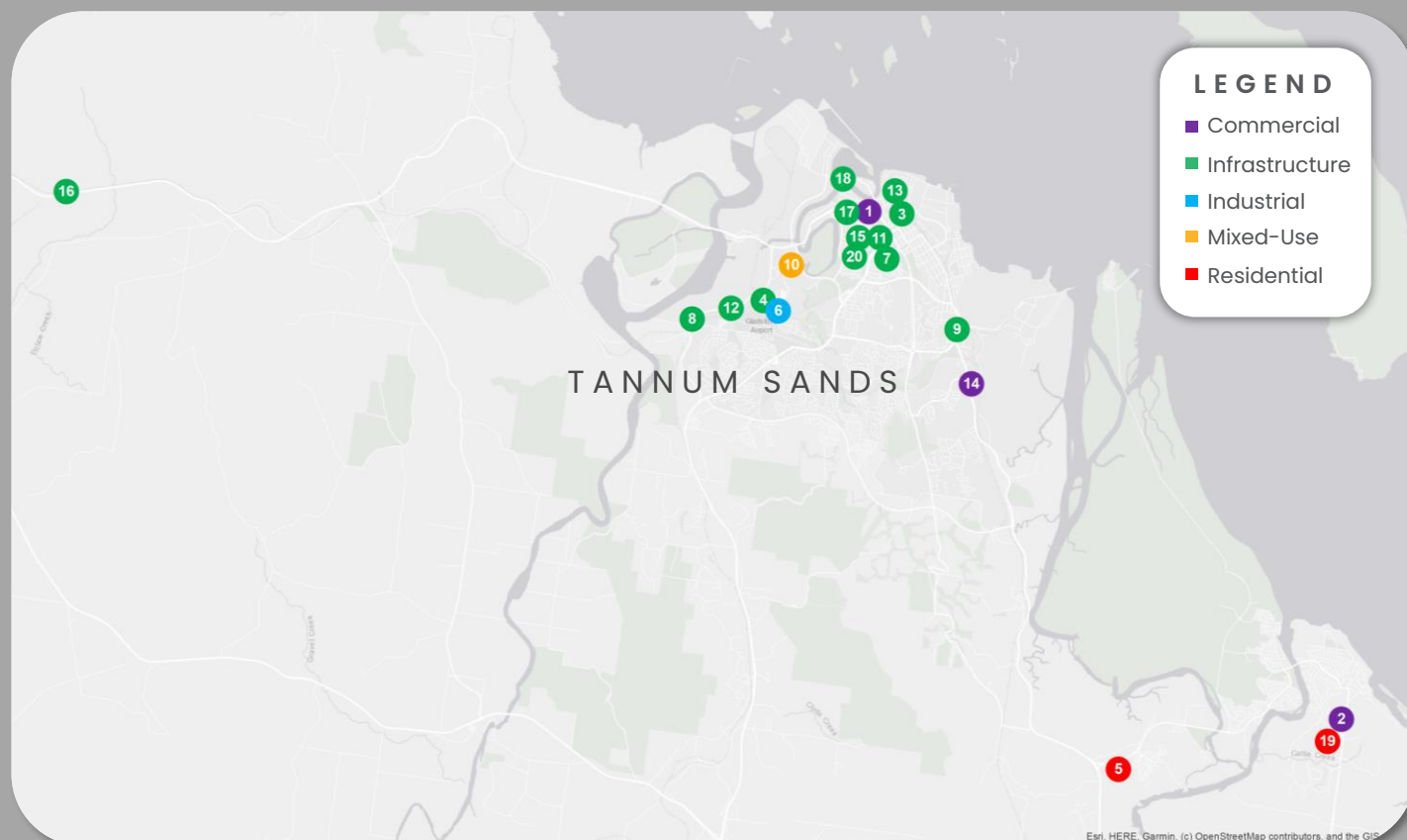


**4.3%**

Brisbane  
Metro

PRD.

# PROJECT DEVELOPMENT MAP 2025<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	H2-Hub Gladstone	Commercial	\$4,700,000,000	1/10/2025
2	Flinders Village (Lifestyle village and retirement aged care – 104 bed facility)	Commercial	\$80,000,000	Throughout 2025
3	Gladstone Port Land & Sea Access Upgrade (State Government)	Infrastructure	\$80,000,000	1/08/2025
4	Gladstone Training Centre And Transmission Hub (State Government)	Infrastructure	\$30,000,000	1/12/2025
5	Riverstone Rise Precinct 2 Boyne Island Residential Subdivision Stages 8–23 (485 Lots)	Residential	\$21,800,000	1/10/2025
6	Civmec Gladstone Facility Callemondah Industrial Buildings	Industrial	\$8,000,000	1/12/2025
7	West Gladstone Social Housing Units (State Government)	Infrastructure	\$5,628,609	30/12/2025
8	Clinton Industrial Estate (State Government)	Infrastructure	\$4,500,000	5/08/2025
9	Gladstone Qal Pipeline Replacement (State Government)	Infrastructure	\$2,100,000	13/05/2025
10	17 Garfield Street Workshop (Various Tenants)	Mixed-Use	\$2,000,000	1/12/2025
11	Dawson Highway Pipeline Crossing Upgrade Stage 1 (State Government)	Infrastructure	\$2,000,000	13/10/2025
12	Red Rover Road Bridge Upgrade (Local Government)	Infrastructure	\$1,926,233	1/07/2025
13	Fishermans Landing Wharf Three Demolition (State Government)	Infrastructure	\$1,250,000	5/08/2025
14	Monadelphous Toolooa Workshop Extension	Commercial	\$1,200,000	18/12/2025
15	Gladstone Hospital – West Wing (State Government)	Infrastructure	\$1,200,000	20/01/2025
16	Aldoga Pipeline Stage 2 Design (Local Government)	Infrastructure	\$1,000,000	25/11/2025
17	Gladstone North & South Integration Raw Water Pipeline Network Stage 1 (State Government)	Infrastructure	\$1,000,000	8/01/2025
18	Rg Tanna Coal Terminal Transfer Tower Structural Remediation (State Government)	Infrastructure	\$1,000,000	12/05/2025
19	3 Marloo Drive Units (3 Units)	Residential	\$960,000	10/01/2025
20	Gladstone Hospital – Roof Replacement (State Government)	Infrastructure	\$900,000	26/12/2025



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## RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.



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## REFERENCES

\* Tannum Sands sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Tannum Sands, Boyne Island and Turkey Beach.

\*\* Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

# 2025 encapsulates sales transactions for Q1 2025 (01/01/2025 – 31/03/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2024 (01/01/2024 – 31/03/2024) and Q1 2025 (01/01/2025 – 31/03/2025) house median rent figures.

¥ Tannum Sands rental market data encapsulates aggregate property conditions within the postcode of 4680.

§ Rental yields shown are as reported as of March 2025.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcode of 4680.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

**Source:** APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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