

Bremer Valley Market Update 2nd Half 2025

OVERVIEW

In Q2 2025, Bremer Valley* recorded a median house price of \$753,750 and a median vacant land price of \$352,000. This is a price growth of 15.5% for houses and 21.4% for vacant land in the past 12 months to Q2 2025. Total sales remained stable for houses during this time (at 53 sales in Q2 2025) but sharply dropped only 3 sales for land. There is a clear undersupply for vacant land, and high demand for houses. This created a buffer against higher interest rates and resulted in more price growth. Thus, now is an ideal time for owners to sell. Although there is a high number of residential stock planned across Ipswich, only a small number is in the Bremer Valley* area. Thus, buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



LAND SALES

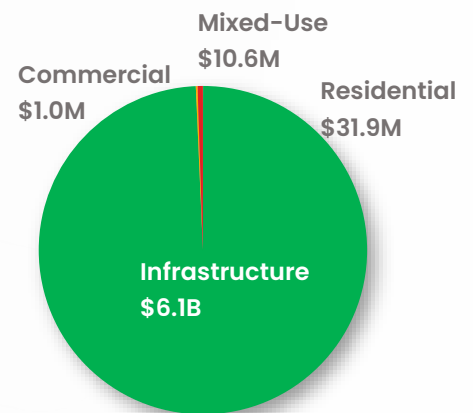


LAND MEDIAN PRICE



EMERGING DEVELOPMENTS

Bremer Valley[£] will see approximately **\$6.1B of new projects commencing construction in 2025 and 2026.**



A focus is on infrastructure projects in the West of Ipswich and surrounding areas will improve services, create jobs, and attract more residents. This can drive higher housing demand.

A key example is the \$6.0B Australian Defence Force Queensland Regions Facilities Littoral Manoeuvre Program, delivering new facilities throughout Southeast and Northern Queensland.

Key residential projects include:

- 48-70 & 84 Pindari Drive & 67-103 Dances Rd Stages 2-13 (442 Lots)
- 1 Railway St Stages 1-4 (127 Lots)
- 45 Railway, Edward & William Streets Stages 1-3 (60 Lots)
- 934 Karrabin Rosewood Road (20 lots) – in progress with Council.

All planned projects will deliver land lots only, which will require time for development. As an emerging area, the absence in new ready-to-sell stock within the pipeline will create an undersupplied housing market. This will push median prices even higher.



728 Lots



MARKET CONDITIONS

MEDIAN PRICE
Q2 2025



\$753K



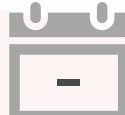
\$352K

SALES

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE



LAND

MEDIAN PRICE
Q2 2025



\$595



\$450

RENTALS

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE

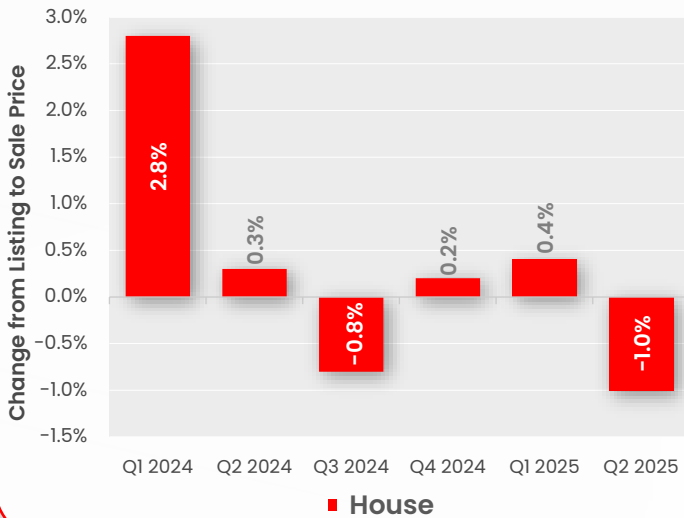


UNIT



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.



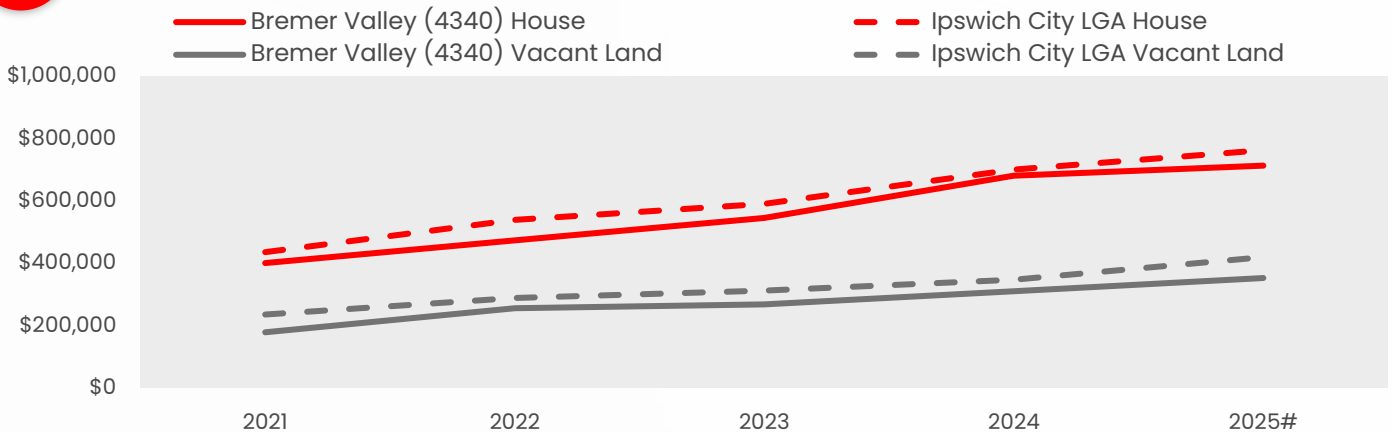
Average vendor discounts between Q2 2024 and Q2 2025 have swung from premiums to a discount of -1.0% for houses. Market conditions in Bremer Valley* has shifted to favour buyers, as sellers are accepting just below the initial listing prices. Q2 2025 records the highest discount since 2024, creating an opportunity for buyers amidst higher median house price in the past 12 months to Q2 2025.

The suburb of Bremer Valley has historically presented a slightly more affordable market compared to the wider Ipswich Local Government Area (LGA), in both house and vacant land median prices for the past 5 years. 2025# saw this continue, although there were some expensive land sales for large parcels sales over 20,000 sqm.

The dominant proportion of houses sold in Bremer Valley* across 2025# were in the middle price bracket between \$700,000 to \$799,999 (37.8%) for houses and \$337,500 to \$362,499 (52.6%) for vacant land. The most affordable price point is available, with 7.2% houses sold less than \$599,999 and 5.3% vacant land sold less than \$312,499. The premium market is active, with 17.1% of houses sold above \$900k, benefiting owners and their investments.



MARKET COMPARISON

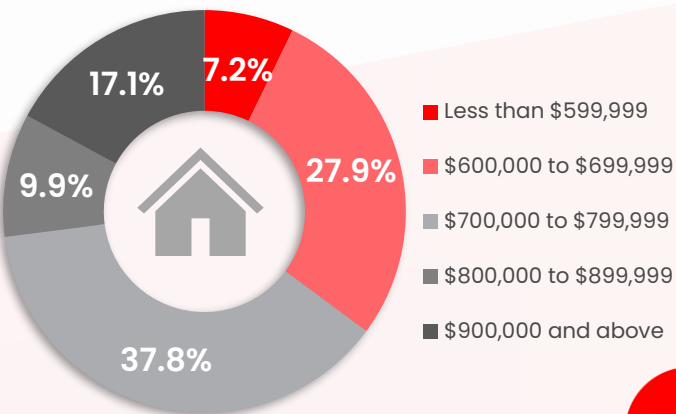


The market comparison graph provides a comparative trend for median price of houses and vacant land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Bremer Valley.

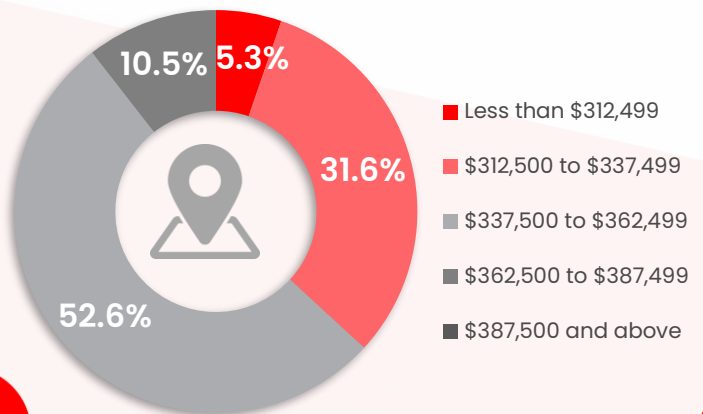


PRICE BREAKDOWN 2025

HOUSES SOLD



VACANT LAND SOLD





RENTAL GROWTH 2025€

House rental yields in Bremer Valley[‡] were 4.0% as of June 2025, on par with Ipswich City (4.0%) but higher than Brisbane Metro (3.2%). This is paired with an 8.2% growth in median house rental price in the past 12 months to Q2 2025, to \$595 per week; along with a -3.8% decline (to 77 rentals in Q2 2025) in the number of houses rented. This confirms there is an undersupplied rental market in Bremer Valley[‡], suggesting there is still room for investors to enter the market.

4+ bedroom houses have provided investors with +7.3% rental growth annually, achieving a median rent of \$590 per week.

Bremer valley[‡] recorded a vacancy rate of 0.1% in June 2025, well below Ipswich LGA's 0.7% and Brisbane Metro's 0.9%. Vacancy rates have decreased in the past 12 months since June 2024, suggesting an even tighter rental market. Further, a 0.1% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes. Although property sale prices have increased, it is still more affordable than Brisbane Metro; and with a lower vacancy rate Bremer valley[‡] is an attractive investment option.

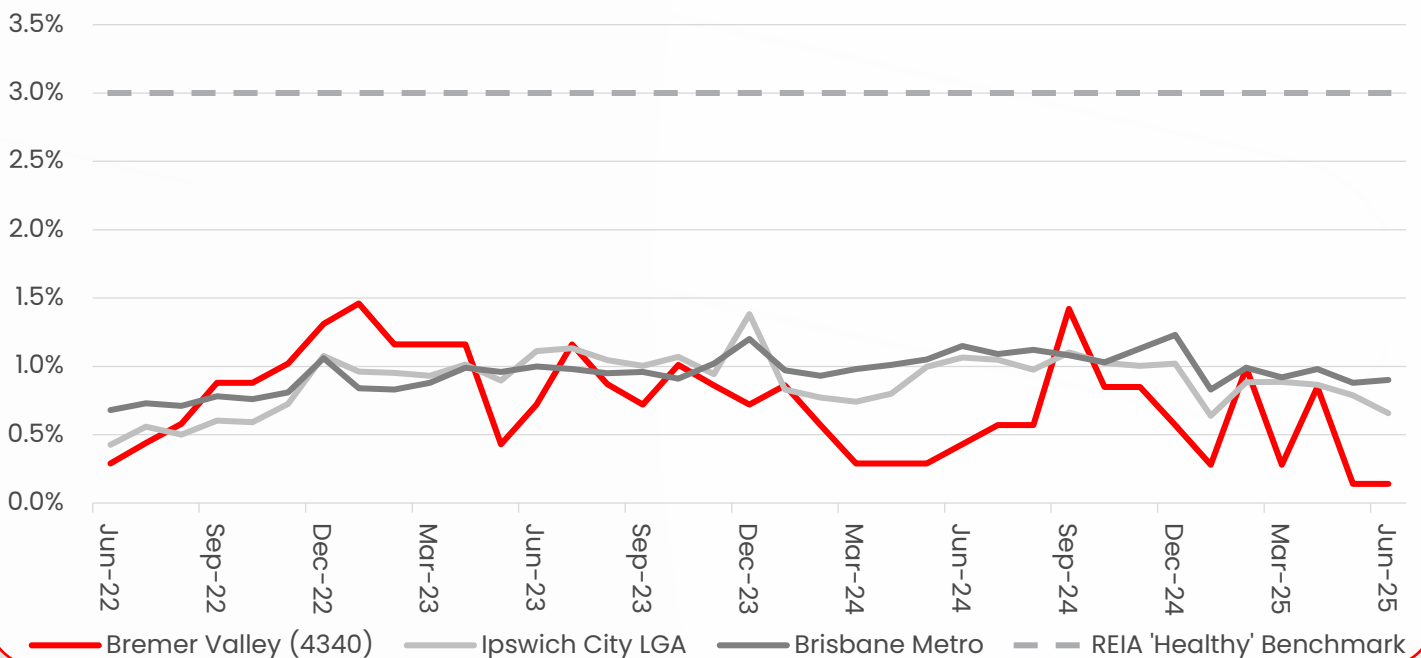
2 BEDROOMS
-7.5%

3 BEDROOMS
+1.7%

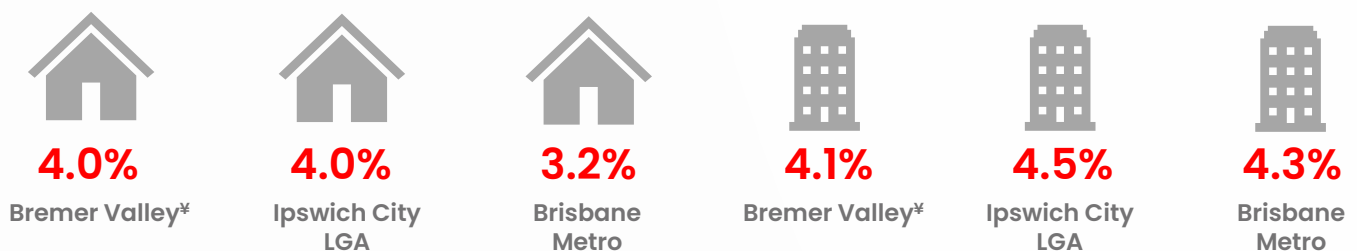
4 BEDROOMS
+7.3%



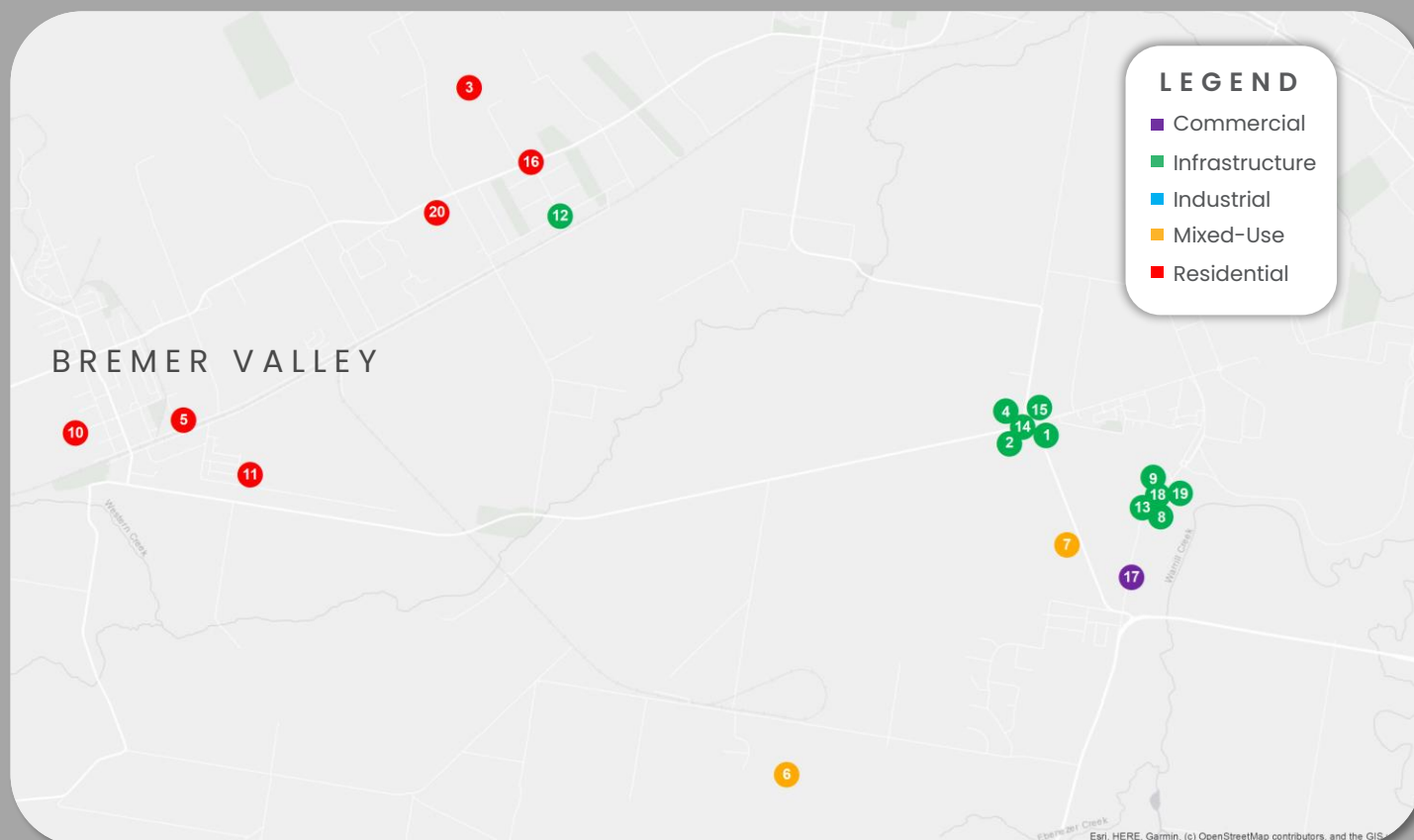
RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



PROJECT DEVELOPMENT MAP 2025 & 2026^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Australian Defence Force Queensland Regions Facilities Littoral Manoeuvre Program (Federal Government)	Infrastructure	\$6,000,000,000	2/02/2026
2	RAAF Base Amberley Facilities Phase 6 Advanced Growler (Federal Government)	Infrastructure	\$70,000,000	10/09/2025
3	48-70 & 84 Pindari Drive & 67-103 Dances Road Residential Subdivision Stages 2-13 (442 Lots)	Residential	\$19,900,000	17/08/2026
4	RAAF Base Amberley Aircraft Fuselage Training Aid Market Sounding Package 2 (Federal Government)	Infrastructure	\$7,500,000	8/09/2025
5	1 Railway Street Residential Subdivision Stages 1-4 (127 Lots)	Residential	\$5,715,000	17/06/2026
6	Wanless Recycling Park Ebenezer (Various Tenant Types)	Mixed-use	\$5,000,000	2/11/2026
7	66-108 Ipswich Rosewood Road Service Station & Fast Food Outlet (Various Tenant Types)	Mixed-use	\$5,000,000	7/09/2026
8	RAAF Amberley Building Refurbishment (Federal Government)	Infrastructure	\$4,648,200	10/03/2025
9	RAAF Amberley Communication Support Works (Federal Government)	Infrastructure	\$2,967,792	10/02/2025
10	45 Railway, Edward & William Streets Residential Subdivision Stages 1-3 (60 Lots)	Residential	\$2,700,000	25/08/2026
11	42-56 Nielsen Road Residential Subdivision (57 Lots)	Residential	\$2,600,000	9/01/2026
12	Adelong Avenue Pavement Rehabilitation Works (Local Government)	Infrastructure	\$1,500,000	26/05/2025
13	RAAF Amberley Building Refurbishment (Federal Government)	Infrastructure	\$1,500,000	3/09/2025
14	RAAF Amberley Infrastructure Works (Federal Government)	Infrastructure	\$1,500,000	3/09/2025
15	RAAF Amberley Building Refurbishment (Federal Government)	Infrastructure	\$1,500,000	26/11/2025
16	Stirling Views Estate Residential Subdivision (22 Lots)	Residential	\$1,000,000	1/10/2025
17	37 Southern Amberley Road Workshop	Commercial	\$1,000,000	29/10/2025
18	RAAF Amberley Entry Works (Federal Government)	Infrastructure	\$940,640	25/03/2025
19	RAAF Amberley - Storage Shed (Federal Government)	Infrastructure	\$900,000	23/12/2025
20	934 Karrabin Rosewood Road Development (20 Lots) Note: Development lodged, to be processed by Ipswich Council	Residential	N/A	TBA



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RESEARCH SERVICES

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- 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

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REFERENCES

* Bremer Valley sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Rosewood, Calvert, Grandchester, Thagoona, Walloon and Mount Walker.

** 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 1st Half 2025 (01/01/2025 – 30/06/2025) 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 Q2 2024 (01/04/2024 – 30/06/2024) and Q2 2025 (01/04/2025 – 30/06/2025) house median rent figures.

¥ Bremer Valley rental market data encapsulates aggregate property conditions within the postcode of 4340.

§ Rental yields shown are as reported as of June 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 suburbs of Rosewood, Thagoona, Mount Marrow, Ebenezer, Lanefield, Lower Mount Walker, Tallegalla, Ashwell, Walloon, Amberley and Jeebropilly.

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 Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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