

# Tannum Sands Market Update

## 2<sup>nd</sup> Half 2025

### OVERVIEW

In Q3 2025, Tannum Sands\* recorded a median house price of \$677,500 and a median unit price of \$450,000. This is an annual (Q3 2024 – Q3 2025) price surge of 26.6% for houses and 45.2% for units, confirming an ideal time for owners to capitalize on their investments. Comparing Q3 2024 and Q3 2025, sales declined by -48.3% for houses (to 45 sales in Q3 2025) and significantly to only 11-unit sales in Q3 2025. This highlights a clear undersupply for both property types, creating a buffer against higher interest rates; resulting in continued price growth. Without any 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

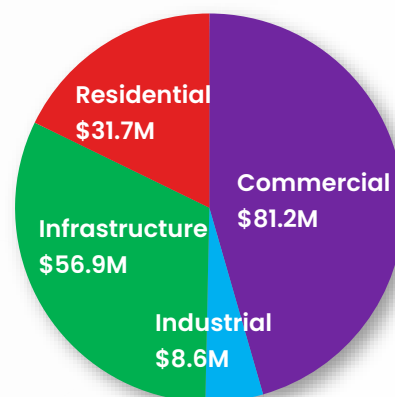


UNIT RENTAL PRICE



### FUTURE DEVELOPMENTS

Tannum Sands<sup>£</sup> will see approximately **\$178.3M of new projects commencing construction in 2025.**



A key commercial project is Flinders Village Lifestyle and Retirement Aged Care Project (\$80.0M), adding 104 bed facility. This will create new jobs for the local economy and attract a new demographic into Tannum Sands.

A key \$30.0M infrastructure project, Gladstone Training Centre and Transmission Hub, will deliver two warehouses, a training centre, a workshop, and supporting offices in a major mixed-use development.

Key residential projects include:

- Forest Springs Estate (750 Lots)
- 3 Marloo Drive (3 Units)
- 6 Bamba Street (3 Units)

Only three residential projects are planned for 2025, adding a limited number of units. While several land lots are planned; they will require time for construction. Without any ready-to-sell townhouses or houses in the pipeline, the current undersupply will persist, driving property prices higher.



6 Units/  
Apartments



750 Lots

### MARKET CONDITIONS

MEDIAN PRICE  
Q3 2025



\$678K



\$450K

SALES

AVERAGE DAYS  
ON MARKET Q3 2025



HOUSE



UNIT

MEDIAN PRICE  
Q3 2025



\$580



\$465

RENTALS

AVERAGE DAYS  
ON MARKET Q3 2025



HOUSE

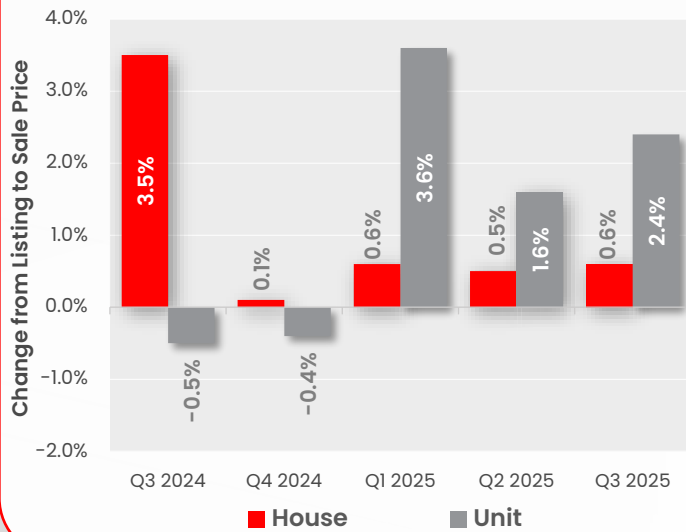


UNIT



## 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.



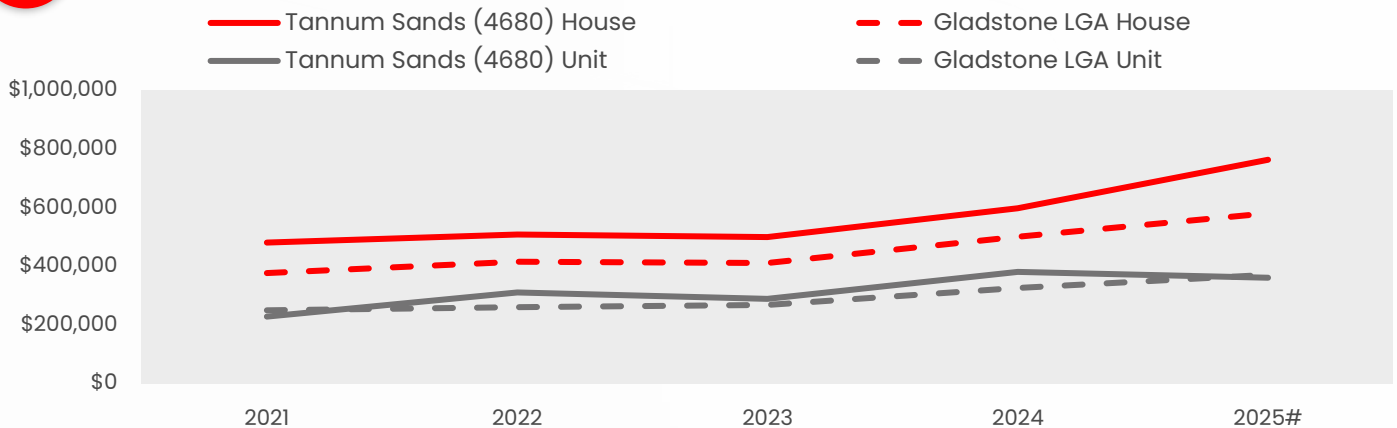
Average house vendor discounts between Q3 2024 and Q3 2025 is still a premium, however, have lessened to a smaller premium of 0.6%. It swung from a discount to a premium of 2.4% for units. Market conditions favour sellers, as buyers must offer higher than the first listed price. This signals an opportune time for owners to sell, and without any new stand-alone housing stock planned, buyers need to act fast before premiums climb even 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 for unit price. 2025<sup>#</sup> saw house prices in the suburb becoming a premium, while unit remain on par; providing a chance for buyers.

Most of the homes sold in Tannum Sands\* across 2025<sup>#</sup> were in the more affordable priced bracket of \$500,000 to \$599,999 (28.1%). Most of the units sold were in the middle price bracket between \$400,000 to \$499,999 (33.3%). The premium house market of \$800,000 and above is growing, with 21.1% of sales; as is the upper priced unit market of \$500,000-\$599,999 (25.9%). This is beneficial for owners. Overall, there is a home for every budget.



## MARKET COMPARISON

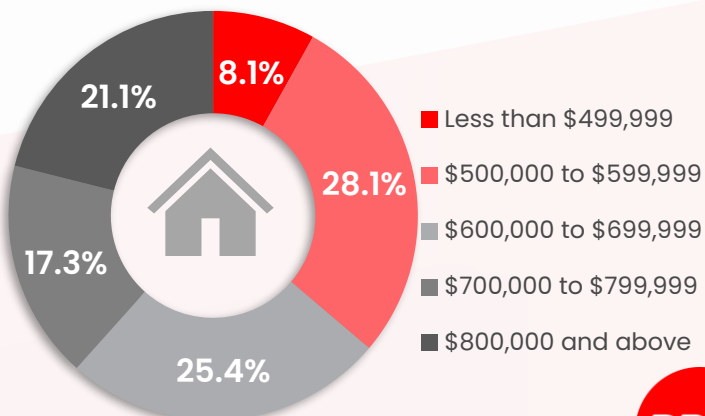


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled is chosen based on the proximity to the main suburb analysed, which is Tannum Sands.

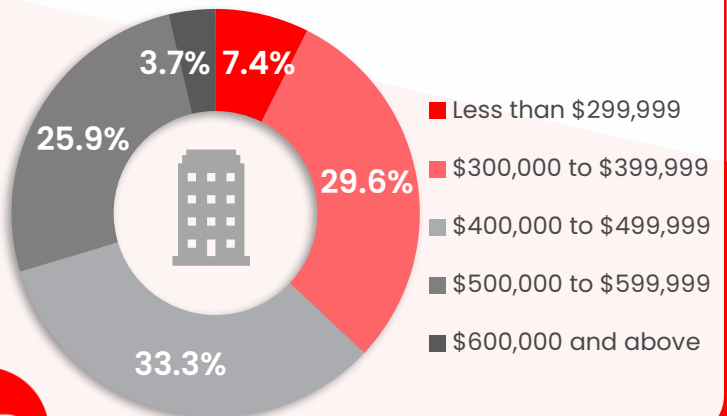


## PRICE BREAKDOWN 2025<sup>#</sup>

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yield in Tannum Sands<sup>§</sup> was 4.5% in September 2025, well above Brisbane Metro (3.1%). This was paired with a 3.6% increase in house median rent price in the past 12 months to Q3 2025, at \$580 per week, and a -12.7% decline in the number of houses rented (to 48 rentals in Q3 2025). This suggests an undersupplied and competitive house rental market. With a more affordable investment option than Brisbane, this is beneficial to investors.

3-bedroom houses have provided investors with +5.8% rental growth annually, achieving a median rent of \$550 per week.

Tannum Sands<sup>§</sup> recorded a vacancy rate of 2.5% in September 2025, above Gladstone LGA's 0.9% and Brisbane Metro's 1.0% average. Vacancy rates in Tannum Sands<sup>§</sup> have increased in the past 12 months, due to investors re-entering the market. A 2.5% 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.

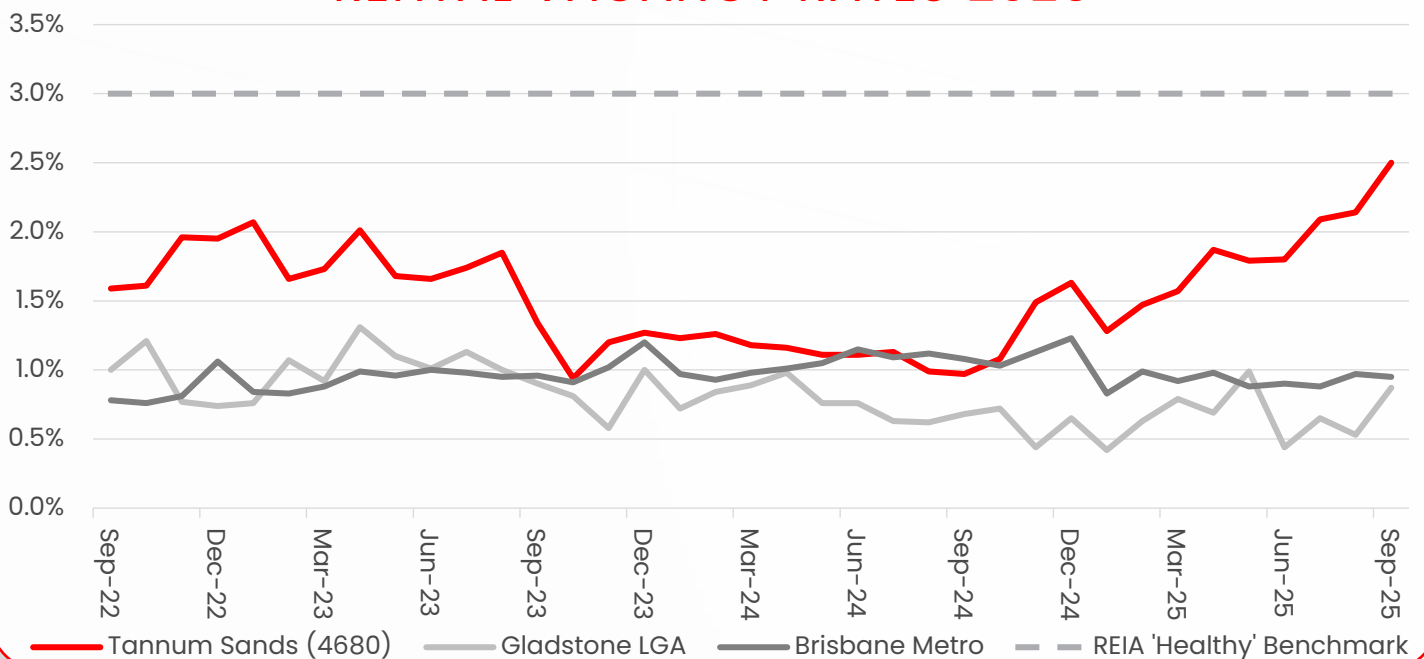
2 BEDROOMS  
**+3.4%**

3 BEDROOMS  
**+5.8%**

4 BEDROOMS  
**+5.2%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**4.5%**

Tannum  
Sands<sup>§</sup>



**4.8%**

Gladstone  
LGA



**3.1%**

Brisbane  
Metro



**5.5%**

Tannum  
Sands<sup>§</sup>



**5.1%**

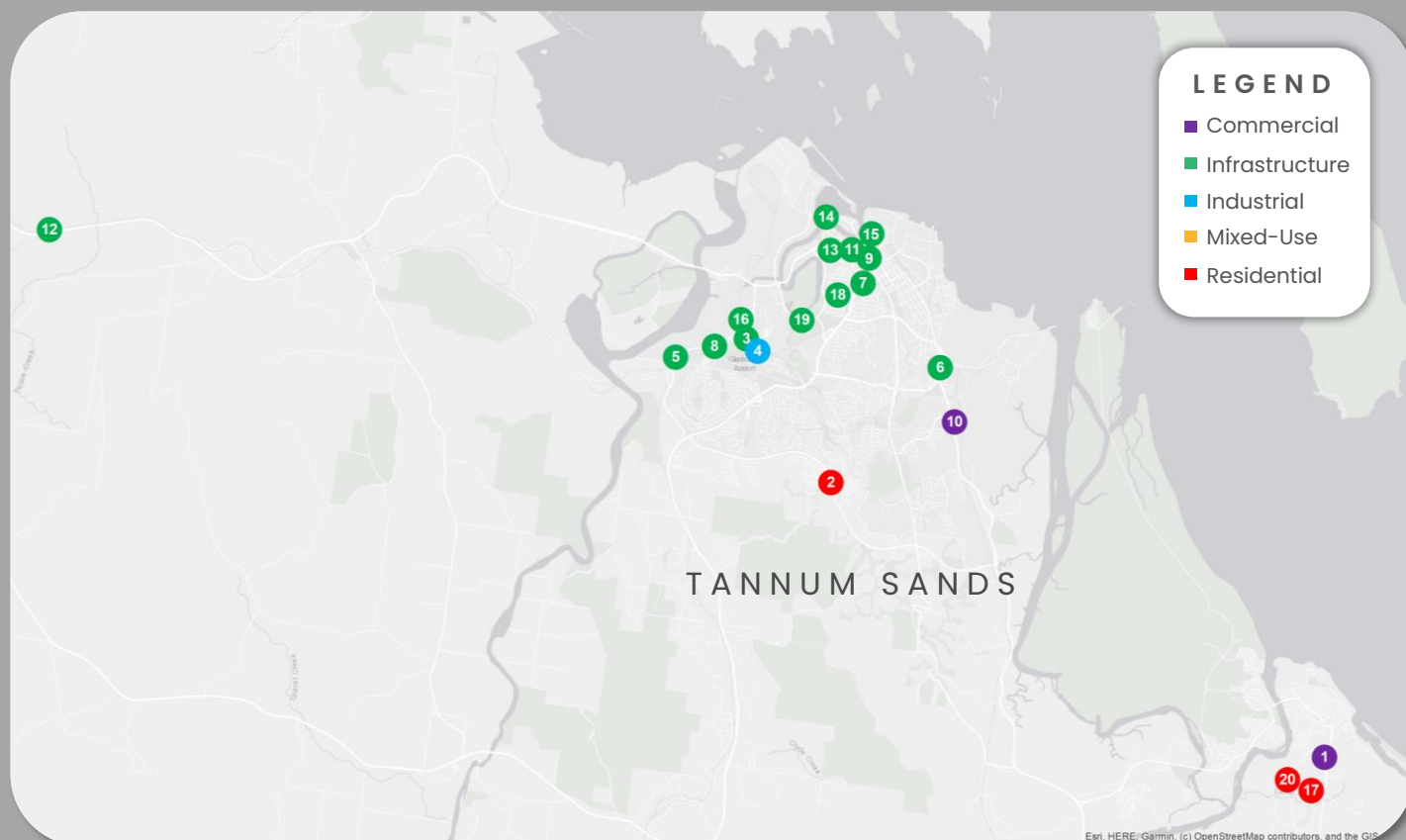
Gladstone  
LGA



**4.1%**

Brisbane  
Metro

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



| #  | Project <sup>£</sup>                                                                      | Type           | Estimated Value <sup>µ</sup> | Commence Date <sup>ψ</sup> |
|----|-------------------------------------------------------------------------------------------|----------------|------------------------------|----------------------------|
| 1  | Flinders Village (Lifestyle village and retirement aged care – 104 bed facility)          | Commercial     | \$80,000,000                 | Throughout 2025            |
| 2  | Forest Springs Estate Subdivision Remaining Stages (750 Lots)                             | Residential    | \$30,000,000                 | 1/12/2025                  |
| 3  | Gladstone Training Centre And Transmission Hub (State Government)                         | Infrastructure | \$30,000,000                 | 1/12/2025                  |
| 4  | Civmec Gladstone Facility Callemondah Industrial Buildings                                | Industrial     | \$8,000,000                  | 1/12/2025                  |
| 5  | Clinton Industrial Estate (State Government)                                              | Infrastructure | \$4,500,000                  | 5/08/2025                  |
| 6  | Gladstone QAL Pipeline Replacement (State Government)                                     | Infrastructure | \$2,100,000                  | 13/05/2025                 |
| 7  | Dawson Highway Pipeline Crossing Upgrade Stage 1 (State Government)                       | Infrastructure | \$2,000,000                  | 13/10/2025                 |
| 8  | Red Rover Road Bridge Upgrade (Local Government)                                          | Infrastructure | \$1,926,233                  | 1/07/2025                  |
| 9  | Fisherman's Landing Wharf Three Demolition (State Government)                             | Infrastructure | \$1,250,000                  | 5/08/2025                  |
| 10 | Monadelphous Toolooa Workshop Extension                                                   | Commercial     | \$1,200,000                  | 18/12/2025                 |
| 11 | Gladstone Hospital – West Wing (State Government)                                         | Infrastructure | \$1,200,000                  | 20/01/2025                 |
| 12 | Aldoga Pipeline Stage 2 Design (Local Government)                                         | Infrastructure | \$1,000,000                  | 25/11/2025                 |
| 13 | Gladstone North & South Integration Raw Water Pipeline Network Stage 1 (State Government) | Infrastructure | \$1,000,000                  | 8/01/2025                  |
| 14 | RG Tanna Coal Terminal Transfer Tower Structural Remediation (State Government)           | Infrastructure | \$1,000,000                  | 12/05/2025                 |
| 15 | Port Of Gladstone RGTCT Shiploader Replacement 2025 (State Government)                    | Infrastructure | \$1,000,000                  | 8/12/2025                  |
| 16 | RG Tanna Coal Terminal Shiploader Replacement 2025 (State Government)                     | Infrastructure | \$1,000,000                  | 15/12/2025                 |
| 17 | 3 Marloo Drive Units (3 Units)                                                            | Residential    | \$960,000                    | 10/01/2025                 |
| 18 | Gladstone Hospital – Roof Replacement (State Government)                                  | Infrastructure | \$900,000                    | 26/12/2025                 |
| 19 | Gladstone Waste Transfer Station Staff Facilities (Local Government)                      | Infrastructure | \$900,000                    | 7/04/2025                  |
| 20 | 6 Bamba Street Units (3 Units)                                                            | Residential    | \$750,000                    | 11/11/2025                 |



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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:

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- 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

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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 – Q3 (01/01/2025 – 30/09/2025) 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 Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) 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 September 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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