


PRD. 
REAL ESTATE



Smart Moves: Capital Cities Edition
Melbourne Metro 2nd Half 2025

OVERVIEW

Buying near Melbourne doesn't have to mean compromising on lifestyle or future value. This report highlights key suburbs within 20km of the CBD that offer the perfect balance of affordability, strong rental yields, and easy access to essentials like schools, transport, parks, and vibrant shopping precincts.

What the Data is Telling Us

Melbourne's property market is finding its rhythm again. After years of volatility, prices are stabilising with houses up 2.5% to \$953K and units edging up 0.2% to \$629K. Sales volumes have also jumped (+11.1% for houses, +7.3% for units). This isn't just a recovery; it's a sign of renewed buyer confidence and a more affordable market compared to pre-COVID highs.

The Supply Gap and the Opportunity

But here's the catch: demand is rising faster than supply. Even with \$12.9B in projects planned for 2025, most of the pipeline is skewed toward units (4,873) and townhouses (1,984), with only 855 stand-alone houses in the mix. That imbalance means detached homes will remain scarce and prices will keep climbing. For buyers, the current window of moderate growth is an opportunity to act before the next upswing. For investors, strong rental yields (4.6% for units, 3.1% for houses) and low vacancy (1.8%) make Melbourne a compelling play.

Who This Guide Is For

This guide is for buyers, investors, and first-home buyers who want suburbs that balance affordability, growth potential, and lifestyle. We've spotlighted areas within 20km of the CBD that tick all the boxes: access to schools, transport, parks, and shopping precincts, while offering smart entry points into a market that's gearing up for long-term growth.

Bottom line: Melbourne is shifting toward a seller's market. Affordable stock is shrinking, infrastructure investment is booming, and the question isn't if prices will rise, it's whether you'll move before they do.

MELBOURNE METRO AT A GLANCE

ANNUAL CHANGE [^]



SALES



MEDIAN PRICE



RENTAL PRICE



SALES



MEDIAN PRICE



RENTAL PRICE



UNEMPLOYMENT
RATE

4.6%



AVERAGE
HOME LOAN

\$639,250



VACANCY RATE

1.8%

HOUSES



MEDIAN SALE PRICE

\$953K

UNITS



\$629K

MEDIAN RENTAL PRICE

\$580

\$595

YIELDS

3.1%

4.6%

*The median price quoted captures sale transactions from 1st January to 30th September 2025, or Q1 - Q3 2025. **The average home loan figure is derived from the June Quarter 2025 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank. ***Project development is based on the aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2025, as stated by the relevant data authority. [^]Annual change is reflective of median price change from Q3 2024 to Q3 2025. Figures displayed in infographics are for the period Q3 2025. Source: APM Pricerfinder, REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2025.

PRD. METHODOLOGY

This Smart Moves: Capital Cities Edition for Melbourne Metro analyses all suburbs within a 20km radius of the Melbourne CBD. The following criteria were considered:

- **Property trends criteria** – all suburbs have a minimum of 20 sales transactions for statistical reliability purposes. Based on market conditions, suburbs have either positive or as close as possible to neutral price growth between 2024 and 2025*.
- **Investment criteria** – as of September 2025, suburbs chosen will have an on-par or higher rental yield than Melbourne Metro and an on-par or lower vacancy rate.
- **Affordability criteria** – chosen affordable and liveable suburbs have a median price below the relevant capital city metro area, which in this report is Melbourne Metro. We calculated the percentage premiums that needed to be added to the Victoria (VIC) average home loan, which was \$639,250** as of June Quarter 2025. Premiums of 18.9% for houses and -15.5% for units were needed to reach the median price of suburbs chosen in this report. This percentage is below what is required to reach Melbourne Metro's median prices (49.2% for houses and -1.6% for units). This makes the chosen suburbs identified in this report more affordable to buyers, creating an opportunity for first home buyers.
- **Development criteria** – suburbs chosen have new developments commencing construction for 2025, with a high proportion of commercial and infrastructure projects. This ensures the suburbs show signs of sustainable economic growth. Suburbs chosen must also show a reasonable amount of new ready-to-sell stock planned for construction to ensure buyers have access to some new supply.
- **Liveability criteria** – all identified suburbs have low crime rates, availability of amenities within a 5km radius (i.e., schools, green spaces, public transport, shopping centres and health care facilities), and an unemployment rate on par or lower in comparison to the VIC average (as determined by the Department of Jobs and Small Business, June Quarter 2025 release).

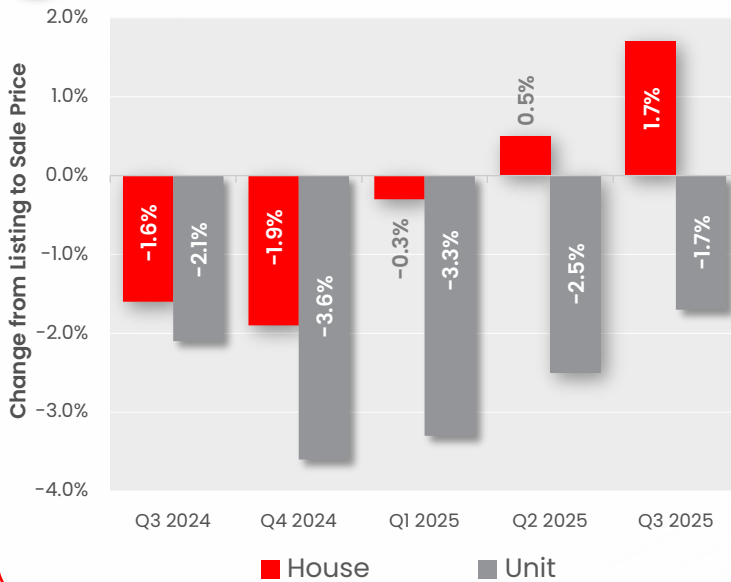
TOP 10 PERFORMING SUBURBS WITHIN 20KM FROM THE MELBOURNE CBD

| Area | Suburb | Type | Median Price 2024 | Median Price 2025* | Price Growth | Projects 2025*** |
|-------|-----------------|-------|-------------------|--------------------|--------------|------------------|
| Inner | Carlton North | House | \$1,582,500 | \$1,817,052 | 14.8% | \$8.4M |
| | Middle Park | Unit | \$850,000 | \$957,500 | 12.6% | \$900K |
| North | Coolaroo | House | \$540,000 | \$620,000 | 14.8% | \$23.5M |
| | Fawkner | Unit | \$550,000 | \$620,300 | 12.8% | \$17.6M |
| South | Bentleigh | House | \$1,641,500 | \$1,775,000 | 8.1% | \$4.2M |
| | Bentleigh East | Unit | \$950,000 | \$1,100,000 | 15.8% | \$10.7M |
| East | Canterbury | House | \$3,237,500 | \$3,728,750 | 15.2% | \$30.4M |
| | Blackburn South | Unit | \$700,000 | \$860,000 | 22.9% | \$500K |
| West | Keilor Downs | House | \$774,000 | \$870,000 | 12.4% | \$3.1M |
| | Sunshine | Unit | \$470,000 | \$600,000 | 27.7% | \$73.3M |

*The median price quoted captures sale transactions from 1st January to 30th September 2025, or Q1 –Q3 2025. **The average home loan figure is derived from the June Quarter 2025 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank. ***Project development is based on the aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2025, as stated by the relevant data authority. ^Annual change is reflective of median price change from Q3 2024 to Q3 2025. Figures displayed in infographics are for the period Q3 2025. Source: APM Pricerfinder, REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2025.

%

AVERAGE VENDOR DISCOUNT

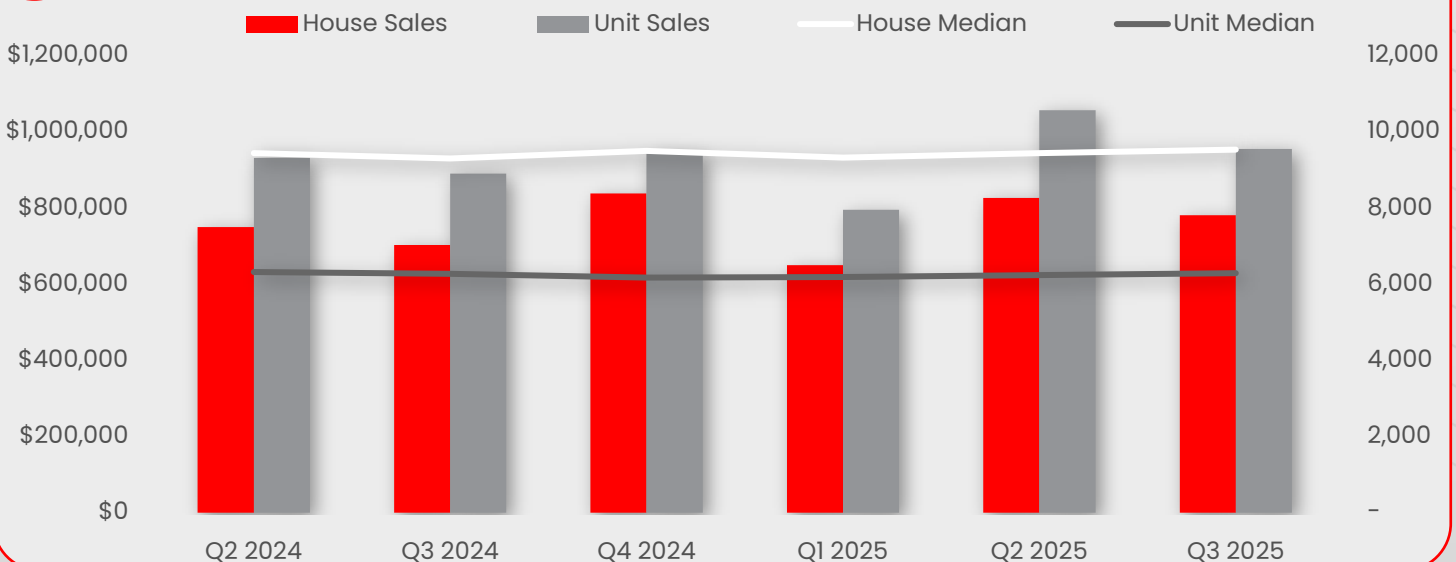


Average vendor discounts **have swung to a premium of 1.7% for houses and tightened to a discount of -1.7% for units** in the past 18 months to Q3 2025. The Melbourne Metro market currently appears split, **with houses favouring sellers as buyers must offer above the first listed price**, while units continue to favour buyers. That said, the overall market trend is shifting towards the seller's market. Therefore, buyers need to act fast.

The dominant proportion sold in Melbourne Metro in 2025# were **in the premium price point of \$1,100,000 and above for houses (53.4%) and \$750,000 and above for units (32.5%)**. This is beneficial for owners who are looking to capitalise on their investments. **That said, the most affordable price brackets are still available, with 23.7% of houses sold at less than \$799,999 and 23.9% of units sold at less than \$449,999**, in good news for first home buyers. Opportunities exist across all price segments within the Melbourne Metro market.



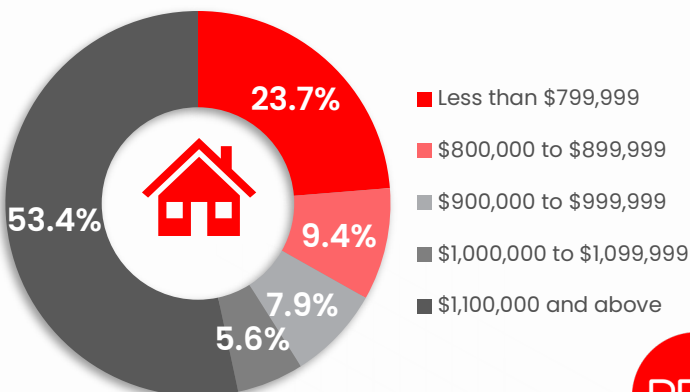
MARKET PERFORMANCE



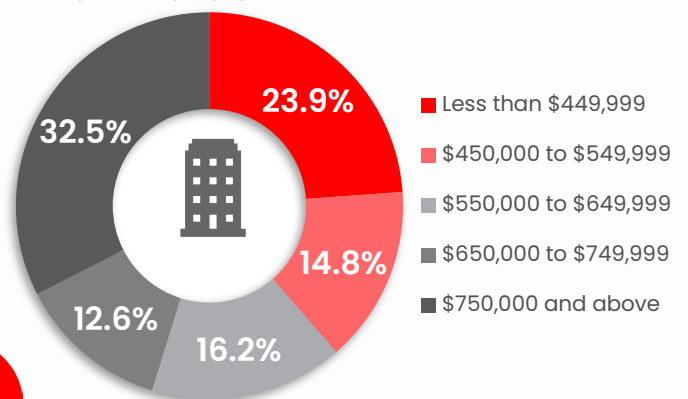
\$

PRICE BREAKDOWN 2025#

HOUSES SOLD

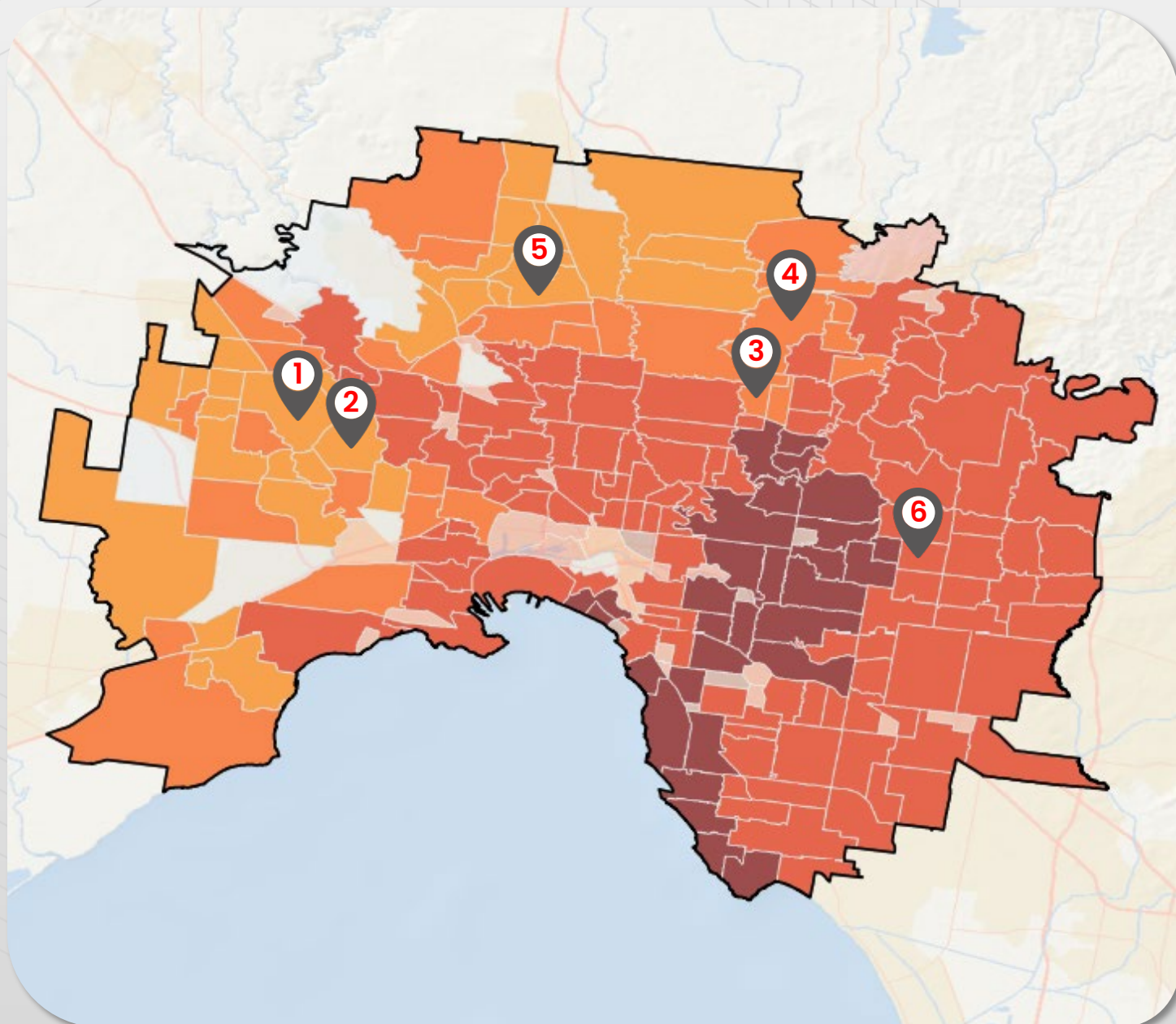


UNITS SOLD



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MELBOURNE METRO MEDIAN HOUSE PRICES 2025* 20KM FROM CBD



LEGEND

| | |
|--|-----------------------------------|
| | Data not available |
| | \$0 - \$500,000 |
| | \$500,000 - \$800,000 |
| | \$800,000 - \$1,000,000 |
| | \$1,000,000 - \$2,000,000 |
| | \$2,000,000+ |
| | 20km from CBD |
| | Translucent colours for <20 sales |

Melbourne AFFORDABLE & LIVEABLE SUBURBS RENTAL YIELD



| | Suburb | House |
|---|-----------------|-------|
| 1 | St Albans | 3.7% |
| 2 | Sunshine North | 3.5% |
| 3 | Heidelberg West | 4.0% |



| | Suburb | Unit |
|---|--------------|------|
| 4 | Bundoora | 5.4% |
| 5 | Broadmeadows | 5.3% |
| 6 | Box Hill | 5.7% |

*House median price reflected in the heat-map captures sale transactions from 1st January 2025 to 30th September 2025.
Source: APM Pricefinder, ESRI ArcGIS, SQM Research. © PRD 2025.

RENTAL GROWTH 2025 €

House rental yield in **Melbourne Metro** was **3.1%** as of September 2025, outperforming Sydney Metro (2.7%) and on par with Brisbane Metro (3.1%). **Median house rental price did decline by -10.8%** in the past 12 months to Q3 2025, **at \$580 per week**, along with **a significant 170.9% surge in the number of houses rented (to 6,403 rentals)**. A similar trend can be seen in the unit market, highlighting strong demand across both property types. Despite the short-term rental price adjustments, Melbourne is appealing to long-term investors, especially with a lower entry price than Sydney Metro.

4+ bedroom houses and 1-bedroom units have provided investors with the **highest annual rental growth of +1.7% and +19.0%**, to achieve **\$590 and \$500 per week**, respectively.

In September 2025, **Melbourne Metro** recorded **a vacancy rate of 1.8%**, above Sydney Metro (1.3%) and Brisbane Metro (1.0%). Vacancy rates have shown a slight increasing trend over the past 6 months, due to a higher number of investors entering the market. However, Melbourne Metro's vacancy rate of 1.8% **remains well below the Real Estate Institute of Australia's benchmark of 3.0%**, signalling quicker occupancy of rental properties and, subsequently, rental income cash flow. The result indicates a conducive and sustainable environment for investors, even if the median house and unit sale price (thus, entry price) have increased in the past 12 months to Q3 2025.



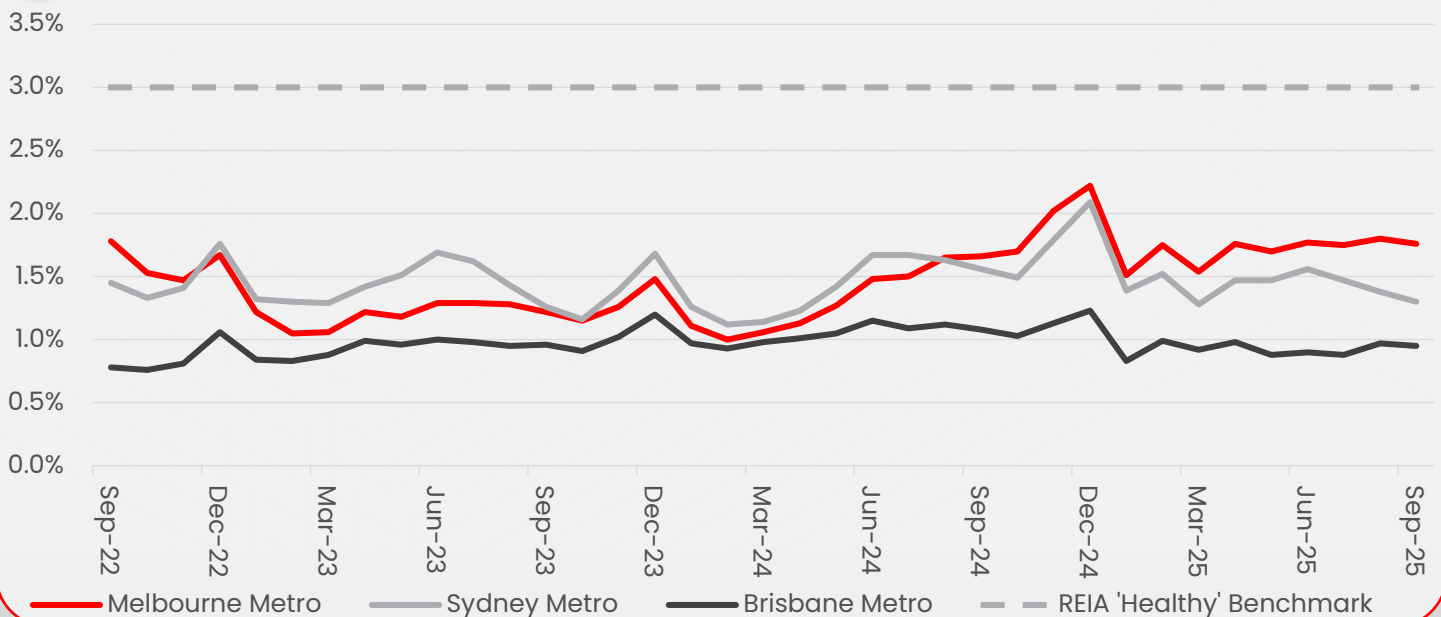
| 2 BEDROOMS | 3 BEDROOMS | 4+ BEDROOMS |
|------------|------------|-------------|
| -0.8% | -5.2% | +1.7% |
| \$625 | \$550 | \$590 |



| 1 BEDROOM | 2 BEDROOMS | 3+ BEDROOMS |
|-----------|------------|-------------|
| +19.0% | +9.2% | -2.6% |
| \$500 | \$650 | \$760 |



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

MELBOURNE
METRO



HOUSES

3.1%



UNITS

4.6%

BRISBANE
METRO



HOUSES

3.1%



UNITS

4.1%

SYDNEY
METRO



HOUSES

2.7%



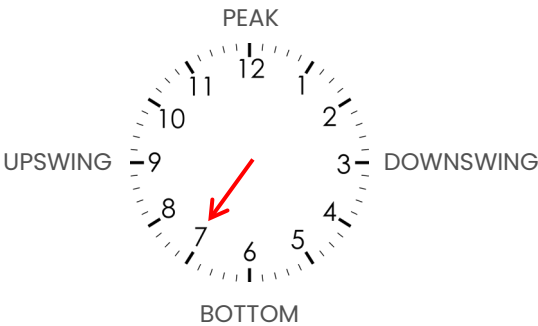
UNITS

4.3%

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HOUSES PROPERTY CLOCK

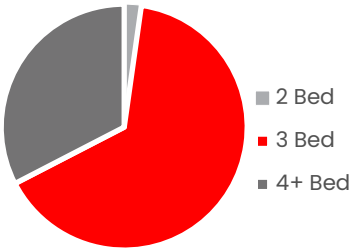


SMART MOVES SUBURBS FOR HOUSES



ST ALBANS 3021

Located approximately **15.8km**
from the Melbourne CBD.



| | |
|---------------------|-----------|
| Median House Price | \$685,000 |
| 2 Bed Median Price | \$615,000 |
| 3 Bed Median Price | \$658,000 |
| 4+ Bed Median Price | \$770,000 |

| | |
|----------------------------|--------|
| Annual Median Price Growth | 3.8%** |
|----------------------------|--------|

| | |
|-----------------------|------|
| Vacancy Rate (Sep-25) | 0.8% |
|-----------------------|------|

| | |
|-----------------------|------|
| Rental Yield (Sep-25) | 3.7% |
|-----------------------|------|

| | |
|-------------------|--------------------------|
| Key Amenity (5km) | Brimbank Shopping Centre |
|-------------------|--------------------------|

| | |
|---------------------|----------|
| Total Projects (\$) | \$75.0M^ |
|---------------------|----------|

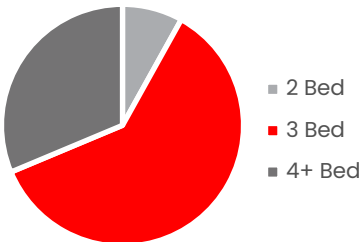
| | |
|--|--|
| Residential Ready-to-sell Planned 2025 | 62 Townhouses 4 Dwellings 89 Units |
|--|--|

| | |
|-------------------|------|
| Unemployment Rate | 9.2% |
|-------------------|------|



SUNSHINE NORTH 3020

Located approximately **12.7km**
from the Melbourne CBD.



| | |
|---------------------|-----------|
| Median House Price | \$756,000 |
| 2 Bed Median Price | \$692,500 |
| 3 Bed Median Price | \$743,000 |
| 4+ Bed Median Price | \$968,888 |

| | |
|----------------------------|--------|
| Annual Median Price Growth | 0.8%** |
|----------------------------|--------|

| | |
|-----------------------|------|
| Vacancy Rate (Sep-25) | 0.9% |
|-----------------------|------|

| | |
|-----------------------|------|
| Rental Yield (Sep-25) | 3.5% |
|-----------------------|------|

| | |
|-------------------|--------------------------------|
| Key Amenity (5km) | Sunshine Plaza Shopping Centre |
|-------------------|--------------------------------|

| | |
|---------------------|----------|
| Total Projects (\$) | \$81.3M^ |
|---------------------|----------|

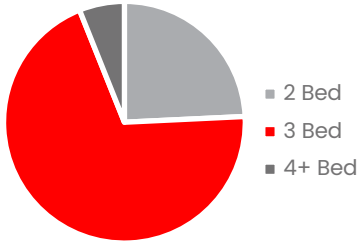
| | |
|--|---|
| Residential Ready-to-sell Planned 2025 | 113 Townhouses 4 Dwellings 28 Units |
|--|---|

| | |
|-------------------|------|
| Unemployment Rate | 7.1% |
|-------------------|------|



HEIDELBERG WEST 3081

Located approximately **12.0km**
from the Melbourne CBD.



| | |
|---------------------|-----------|
| Median House Price | \$760,000 |
| 2 Bed Median Price | \$845,000 |
| 3 Bed Median Price | \$744,500 |
| 4+ Bed Median Price | \$902,500 |

| | |
|----------------------------|---------|
| Annual Median Price Growth | -2.7%** |
|----------------------------|---------|

| | |
|-----------------------|------|
| Vacancy Rate (Sep-25) | 2.1% |
|-----------------------|------|

| | |
|-----------------------|------|
| Rental Yield (Sep-25) | 4.0% |
|-----------------------|------|

| | |
|-------------------|---------------------------|
| Key Amenity (5km) | Warringal Shopping Centre |
|-------------------|---------------------------|

| | |
|---------------------|----------|
| Total Projects (\$) | \$87.5M^ |
|---------------------|----------|

| | |
|--|--|
| Residential Ready-to-sell Planned 2025 | 51 Townhouses 38 Dwellings 128 Units |
|--|--|

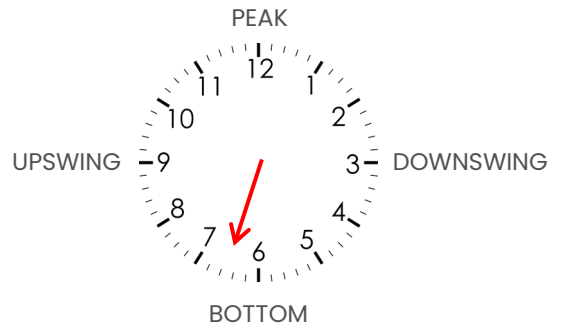
| | |
|-------------------|------|
| Unemployment Rate | 6.8% |
|-------------------|------|

^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value.
**Median price growth quoted captures sale transactions between Q3 2024 – Q3 2025, or 01/07/2024-30/09/2024 vs 01/07/2025-30/09/2025.
Source: APM Pricfinder, SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2025.



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UNITS PROPERTY CLOCK

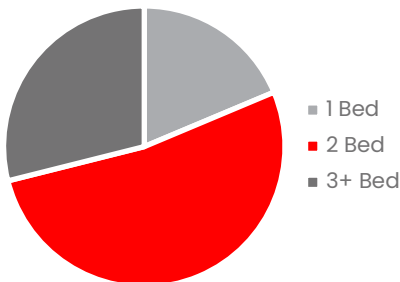


SMART MOVES SUBURBS FOR UNITS



BUNDOORA 3083

Located approximately **16.9km**
from the Melbourne CBD.



| | |
|---------------------|------------------|
| Median Unit Price | \$470,000 |
| 1 Bed Median Price | \$325,000 |
| 2 Bed Median Price | \$460,000 |
| 3+ Bed Median Price | \$712,500 |

Annual Median Price Growth 0.0%**

Vacancy Rate (Sep-25) 1.5%

Rental Yield (Sep-25) 5.4%***

Key Amenities (5km) Uni Hill Town Centre

Total Projects (\$) \$474.9M^

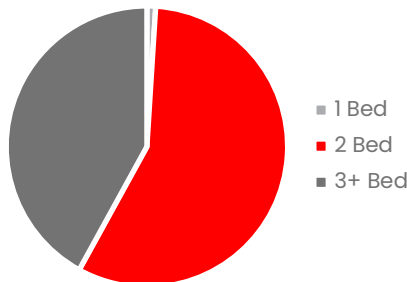
Residential Ready-to-sell Planned 2025 6 Townhouses
32 Dwellings
10 Units

Unemployment Rate 2.8%



BROADMEADOWS 3047

Located approximately **16.1km**
from the Melbourne CBD.



| | |
|---------------------|------------------|
| Median Unit Price | \$485,000 |
| 1 Bed Median Price | \$375,000 |
| 2 Bed Median Price | \$460,000 |
| 3+ Bed Median Price | \$555,000 |

Annual Median Price Growth 7.2%**

Vacancy Rate (Sep-25) 1.3%

Rental Yield (Sep-25) 5.3%

Key Amenity (5km) Broadmeadows Central

Total Projects (\$) \$169.8M^

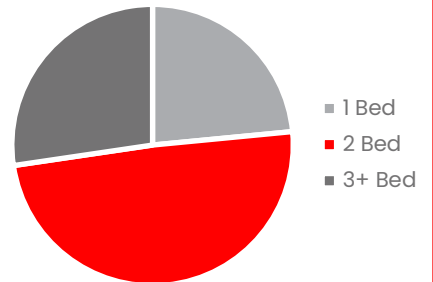
Residential Ready-to-sell Planned 2025 27 Townhouses
15 Dwellings
6 Units

Unemployment Rate 15.3%



BOX HILL 3128

Located approximately **14.3km**
from the Melbourne CBD.



| | |
|---------------------|--------------------|
| Median Unit Price | \$540,000 |
| 1 Bed Median Price | \$135,000 |
| 2 Bed Median Price | \$455,000 |
| 3+ Bed Median Price | \$1,219,000 |

Annual Median Price Growth -8.2%**

Vacancy Rate (Sep-25) 1.7%

Rental Yield (Sep-25) 5.7%

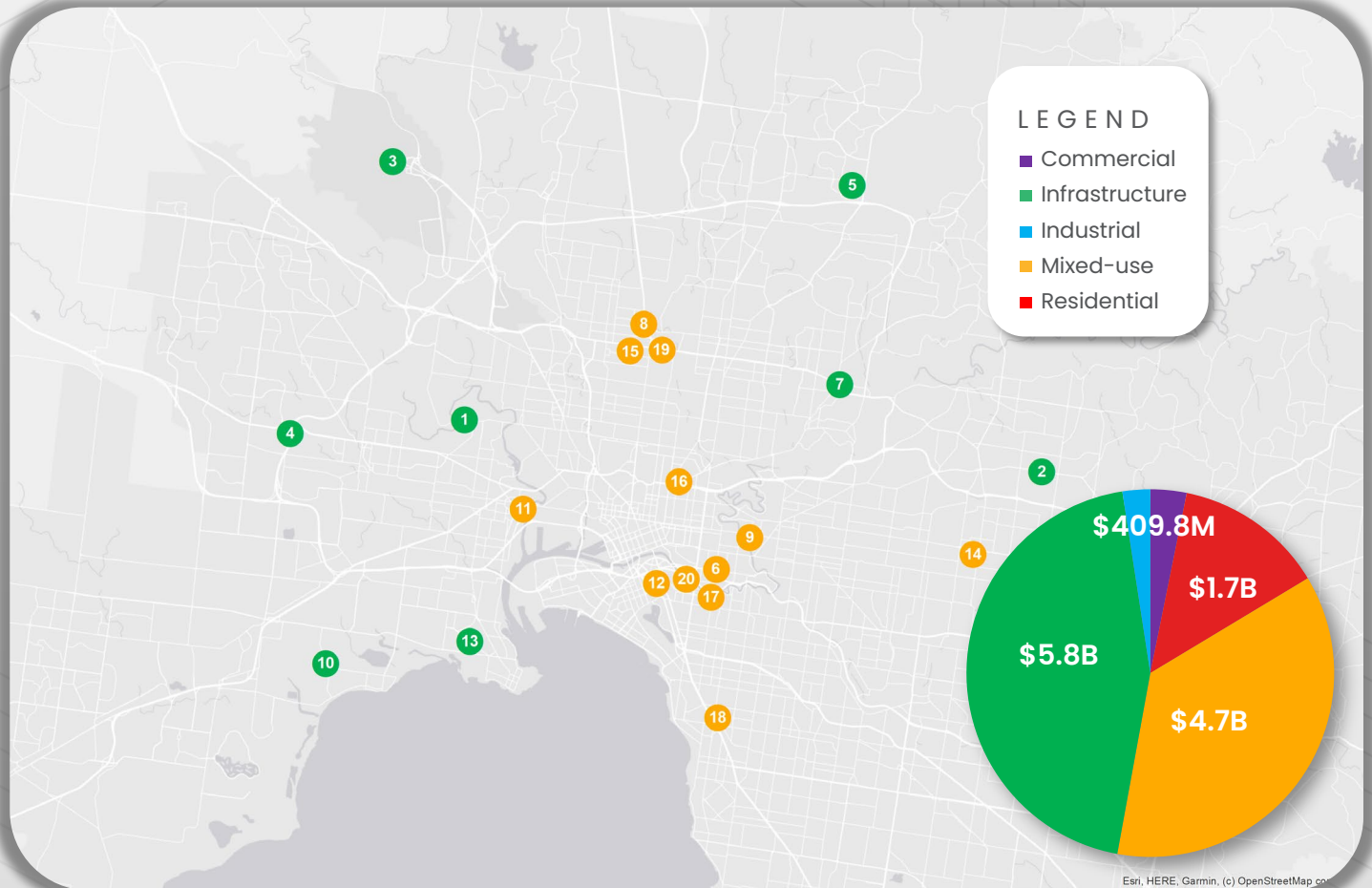
Key Amenity (5km) Box Hill Central

Total Projects (\$) \$238.3M^

Residential Ready-to-sell Planned 2025 4 Townhouses
9 Dwellings
366 Units

Unemployment Rate 5.2%

PROJECT DEVELOPMENT MAP 2025*



| Location | Project [£] | Type | Estimated Value ^µ | Suburb |
|----------|--|----------------|------------------------------|-------------------|
| 1 | Former Maribyrnong Defence Site Redevelopment (Federal Government) | Infrastructure | \$2,500,000,000 | Maribyrnong |
| 2 | Doncaster Busway – Eastern Freeway Section (State Government) | Infrastructure | \$500,000,000 | Doncaster East |
| 3 | Melbourne Airport Runway Development Program/Third Runway (State Government) | Infrastructure | \$500,000,000 | Melbourne Airport |
| 4 | M80 Ring Road Upgrade Princes Freeway To Western Highway (State Government) | Infrastructure | \$410,000,000 | Derrimut |
| 5 | La Trobe University Health & Wellbeing Hub (State Government) | Infrastructure | \$400,000,000 | Bundoora |
| 6 | 1 Little Lesney Street & Wiltshire Street Office (Commercial – Office + Retail) | Mixed-Use | \$300,000,000 | Richmond |
| 7 | Austin Hospital Emergency Department Stabilisation – Main Works (State Government) | Infrastructure | \$275,000,000 | Heidelberg |
| 8 | 14-22 Gaffney Street Mixed Use Village (Various Tenants) | Mixed-Use | \$250,000,000 | Coburg North |
| 9 | 25 River Boulevard Build-to-Rent Apartments – Riverside Richmond (476 BTR Apartments + Commercial) | Mixed-Use | \$230,000,000 | Richmond |
| 10 | Maidstone Street Altona Level Crossing Removal – Werribee Line (State Government) | Infrastructure | \$200,000,000 | Altona |
| 11 | 11-19 Whitehall Street Build-to-Rent Mixed Use Development (456 BTR Apartments + Commercial) | Mixed-Use | \$200,000,000 | Footscray |
| 12 | 11-27 Dorcas Street Mixed Use Development – Middleton Lane (Residential – 246 Apartments + Commercial) | Mixed-Use | \$200,000,000 | South Melbourne |
| 13 | Maddox Road & Champion Road Newport Level Crossing Removal – Werribee Line (State Government) | Infrastructure | \$200,000,000 | Newport |
| 14 | Vicinity Centres Box Hill Central Northern Precinct Stage 1 (Residential – 366 Apartments + Commercial) | Mixed-Use | \$191,000,000 | Box Hill |
| 15 | 511-537 Sydney Road Mixed Use Build-to-Rent-to-Own Development (326 BTR Apartments + Commercial) | Mixed-Use | \$160,000,000 | Coburg |
| 16 | 26-52 Queens Parade Build-to-Rent Residential Towers – Palladian (333 BTR Apartments + Commercial) | Mixed-Use | \$150,000,000 | Fitzroy North |
| 17 | 671 Chapel Street & 1 Forrest Hill Mixed Use Residential Development (Residential – 126 Apartments + Commercial) | Mixed-Use | \$150,000,000 | South Yarra |
| 18 | 8 Gordon Street Mixed Use Development Elsternwick Gardens (Residential – 172 Apartments + Commercial) | Mixed-Use | \$130,000,000 | Elsternwick |
| 19 | 81A Bell Street Mixed Use Development (Commercial + Residential – 433 Apartments & 11 Townhouses) | Mixed-Use | \$105,300,000 | Coburg |
| 20 | 111 Cubitt Street Office Building Cremorne (Various Tenants) | Mixed-Use | \$100,000,000 | Cremorne |

*Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes. £ Top Projects are based on suburbs located within a 20km radial distance of the Brisbane CBD. µ Estimated value is the value of construction costs provided by relevant data authority it does not reflect the project's sale/commercial value.
Source: Cordell Connect database, ESRI ArcGIS. © PRD 2025.

MELBOURNE METRO TOP SMART MOVES SUBURBS OF 2025

To widen the opportunities for prospective buyers, the below tables provide further alternatives to the top ten suburbs (note: the table below presents seven more suburbs, adding to the 3 house and 3 unit suburbs explored in the previous sections of the report). **The same methodology was applied to select the suburbs below.** These suburbs were not chosen as key suburbs due to not being able to fulfil one or more of the criteria set **but provide an affordable alternative to Melbourne Metro median house/unit prices.**

HOUSES

| Suburbs | Median House Price 2025 | 1yr Price Growth | 10yrs Price Growth | House Sales 2025 | 1yr Sales Growth | Price % to MEL Metro | House Rental Yield | Vacancy Rates | Total \$\$ 2025 Project* | Total Stand-alone New Stock | Total New Land Lots |
|---------------------|-------------------------|------------------|--------------------|------------------|------------------|----------------------|--------------------|---------------|--------------------------|-----------------------------|---------------------|
| Broadmeadows | \$630,000 | 7.3% | 71.4% | 110 | -31.7% | -33.9% | 4.1% | 1.3% | \$169.8M | 48 | 27 |
| Braybrook | \$747,500 | 1.7% | 42.4% | 76 | -5.0% | -21.6% | 4.0% | 1.0% | \$37.5M | 83 | 40 |
| Fawkner | \$800,000 | 3.6% | 60.0% | 161 | -5.3% | -16.1% | 4.0% | 1.3% | \$17.6M | 53 | - |
| Sunshine | \$803,500 | -2.0% | 60.7% | 102 | -1.9% | -15.7% | 3.5% | 0.9% | \$73.3M | 64 | - |
| Bundoora | \$877,500 | 2.0% | 48.2% | 232 | -20.0% | -8.0% | 4.1% | 1.5% | \$474.9M | 48 | - |
| Reservoir | \$903,500 | -0.7% | 55.8% | 382 | -22.2% | -5.2% | 3.1% | 0.8% | \$78.4M | 305 | - |
| Altona North | \$921,000 | -4.1% | 46.2% | 186 | -6.5% | -3.4% | 3.7% | 1.3% | \$117.1M | 245 | 44 |

UNITS

| Suburbs | Median Unit Price 2025 | 1yr Price Growth | 10yrs Price Growth | Unit Sales 2025 | 1yr Sales Growth | Price % to MEL Metro | Unit Rental Yield | Vacancy Rates | Total \$\$ 2025 Project* | Total Stand-alone New Stock | Total New Land Lots |
|------------------------|------------------------|------------------|--------------------|-----------------|------------------|----------------------|-------------------|---------------|--------------------------|-----------------------------|---------------------|
| St Albans | \$545,000 | 6.9% | 71.7% | 192 | -16.2% | -13.4% | 4.2% | 0.8% | \$75.0M | 155 | - |
| Brunswick East | \$550,000 | 0.0% | 6.8% | 270 | -23.5% | -12.6% | 6.2% | 0.9% | \$81.6M | 188 | - |
| South Yarra | \$557,500 | -0.4% | -7.9% | 640 | -29.4% | -11.4% | 5.8% | 2.1% | \$153.7M | 126 | - |
| South Melbourne | \$590,500 | -4.4% | 2.0% | 222 | -29.5% | -6.1% | 5.1% | 3.2% | \$265.3M | 246 | 33 |
| Brunswick | \$591,000 | 3.7% | 19.4% | 354 | -27.0% | -6.0% | 5.2% | 1.2% | \$302.8M | 436 | - |
| Sunshine North | \$592,155 | 0.7% | 66.8% | 86 | 26.5% | -5.9% | 3.7% | 0.9% | \$81.3M | 145 | - |
| Preston | \$600,000 | -4.8% | 33.6% | 412 | -17.4% | -4.6% | 5.6% | 1.0% | \$87.9M | 162 | - |

*Disclaimer: Estimated value is the value of construction costs as per provided by the relevant data authority, it does not reflect the project's sale/commercial value. It is current as of September 2025.

Source: APM Pricefinder, SQM Research, Cordell Database, Australian Bureau of Statistics, Australian Government Department of Jobs and Small Business. © PRD 2025.

ABOUT PRD'S RESEARCH DIVISION

PRD's property research division provides reliable and unbiased data, insights and consultancy to clients in both metropolitan and regional locations across Australia.

Our extensive research capabilities and specialised approach ensure our clients can make the most informed and financially sound decisions about residential and commercial properties.

KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions. PRD shares on-the-ground experience and decades of knowledge to deliver innovative and effective solutions to our clients.

We take a holistic approach and focus on understanding new issues impacting the property industry, such as the environment and sustainability, the economy, demographic and psychographic shifts, and commercial and residential design, and forecast future implications around such issues based on historical data and facts.

PEOPLE

Our in-house research team is skilled in deriving macro and micro-quantitative information from multiple credible sources, so we can ensure we provide strategic advice and financially sound direction regarding property and market performance.

RESEARCH SERVICES

Our research services span over every suburb, local government area, and state within Australia. We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

PRD.

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PRD Research Division



+61 7 3229 3344




research@prd.com.au



Our services include:

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

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