





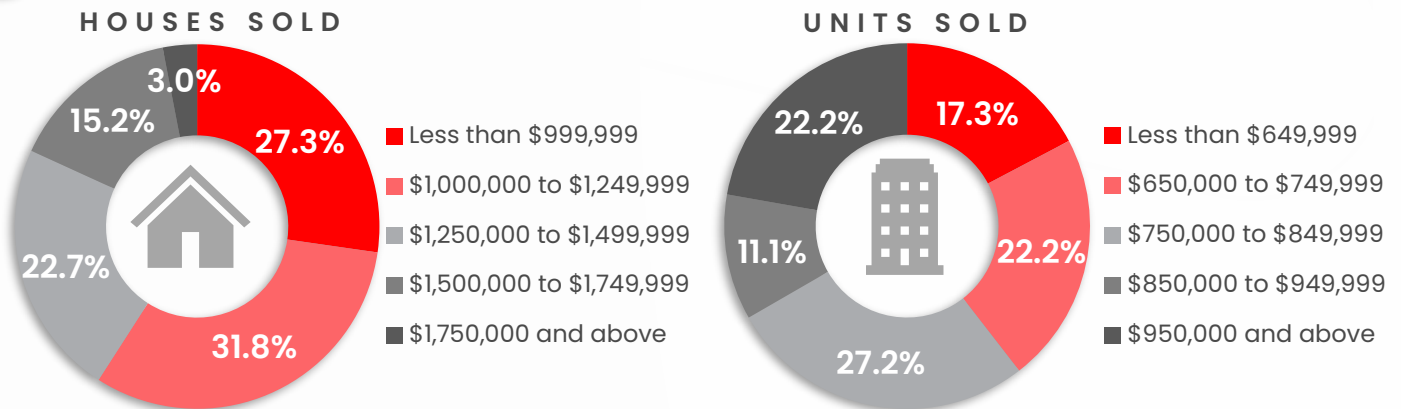


## Molendinar Market Update • 1<sup>st</sup> Half 2026

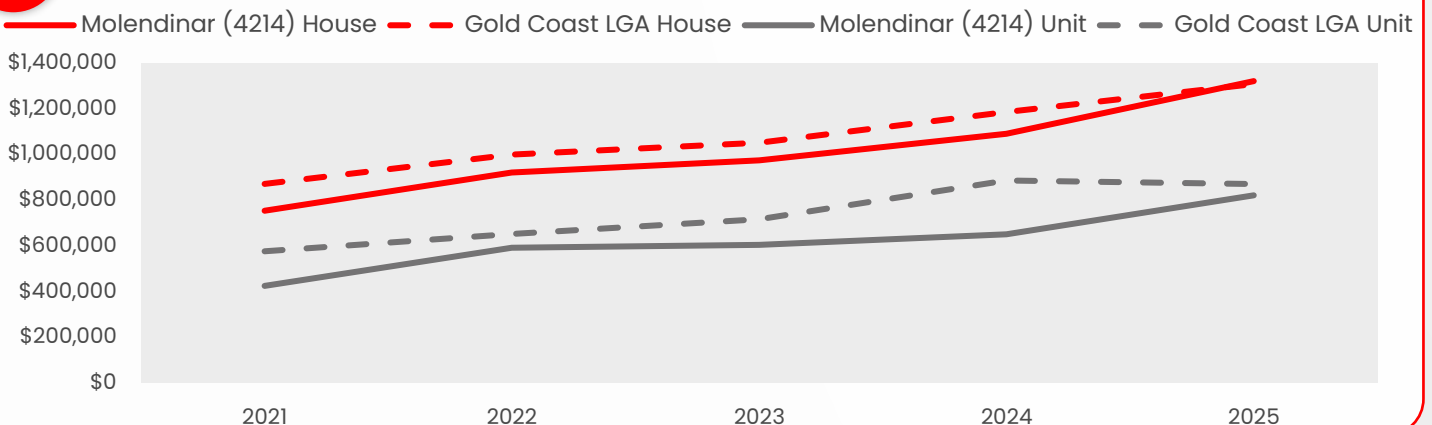
In Q4 2025, Molendinar\* recorded a median house price of \$1,320,000 and a median unit price of \$820,000. This is an annual (Q4 2024 – Q4 2025) price growth of 14.8% for houses and 8.6% for units. Between Q4 2024 and Q4 2025, total sales increased by 18.8% for houses (to 19 in Q4 2025) and 43.8% for units (to 23 in Q4 2025). Houses and units are highly-demanded in Molendinar\*, which combined with previously lower interest rates in 2025 have stimulated price growth. This creates an opportunity for owners. That said, most sales were in the more affordable price range of \$1.0M – \$1.25M for houses (31.8%) and middle-price range of \$750,000 to \$849,999 for units (27.2%). Without any new units, townhouses or houses planned in 2026, property prices are expected to increase. Thus, buyers must act fast.

	CHANGE FROM LAST YEAR	MEDIAN SALES PRICE Q4 2025
 HOUSE SALES	↑	 \$1.3M
HOUSE MEDIAN PRICE	↑	 \$820K
HOUSE RENTAL PRICE	↑	MEDIAN RENTAL PRICE Q4 2025
 UNIT SALES	↑	 \$980
UNIT MEDIAN PRICE	↓	 \$685
UNIT RENTAL PRICE		

## PRICE BREAKDOWN 2025



## MARKET COMPARISON

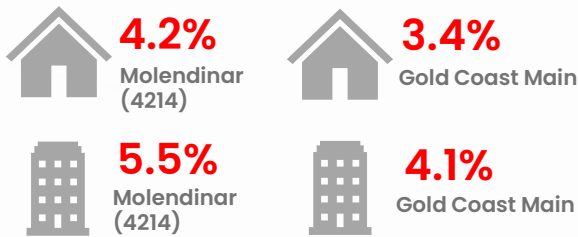


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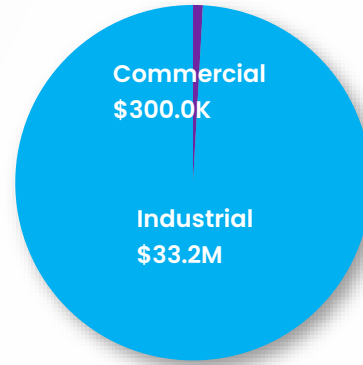
## RENTAL GROWTH 2025€

House rental yield in Molendinar<sup>¥</sup> was 4.2% as of December 2025, higher than Gold Coast Main (3.4%). This is paired with a 11.4% growth in median house rental price over the past 12 months to Q4 2025, to \$980 per week, along with a 5.7% growth in the number of houses rented (to 149 houses in Q4 2025). This indicates a highly-demanded house rental market in Molendinar<sup>¥</sup>, benefiting to investors. Molendinar<sup>¥</sup> recorded a vacancy rate of 1.2% in December 2025, well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy in the rental market. Combined with a higher rental yield, there is a conducive environment for investors in Molendinar<sup>¥</sup>.

## RENTAL YIELD 2025§



## FUTURE DEVELOPMENTS 2026 Onwards

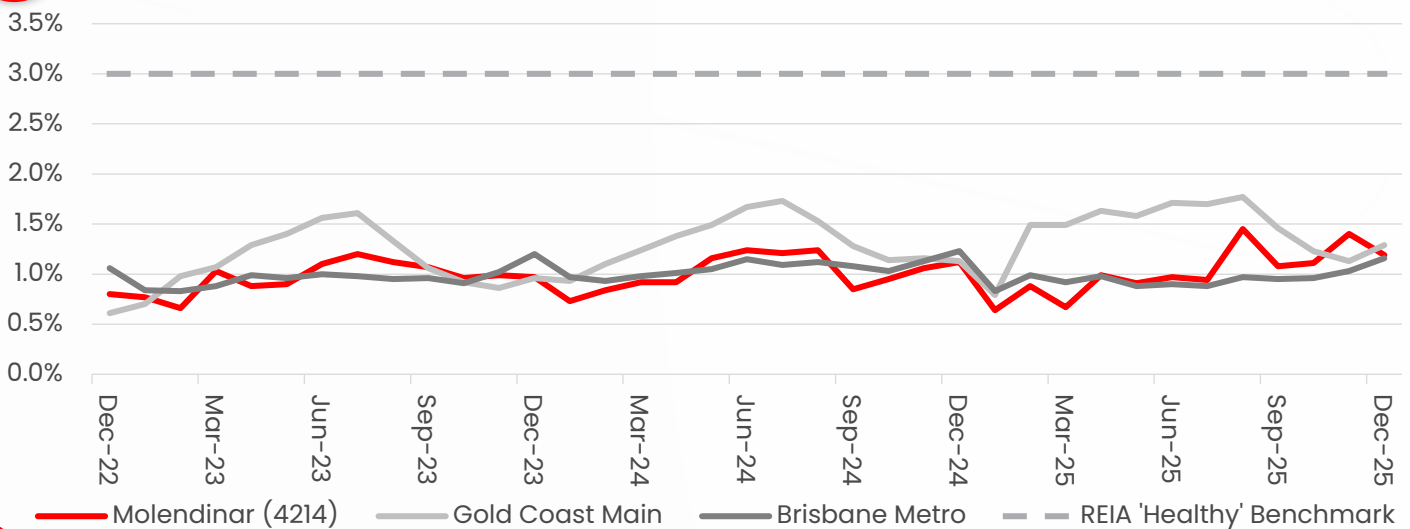


Molendinar<sup>£</sup> is expected to see approximately \$33.5M of new projects commencing construction from 2026 onwards, with a clear focus on the industrial sector. Key projects include Molendinar Self Storage Facility (\$30.0M) and 65 Harper Street Warehouse (\$1.1M).

Without any residential projects planned from 2026 and beyond, there are no apartments, townhouses, houses, or land lots in the pipeline. With strong demand in the current market (70 house sales and 84 unit sales in 2025), there is a high chance of an undersupply. This will most likely push up prices higher, across all property types.



## RENTAL VACANCY RATES 2025



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\* Molendinar sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Molendinar. ^2025 encapsulates sales transactions for the whole calendar year, from 01/01/2025 - 31/12/2025. € Annual rental growth is a comparison between Q4 2024 (01/10/2024 - 31/12/2024) and Q4 2025 (01/10/2025 - 31/12/2025) house median rent figures. ¥ Molendinar rental market data and key indicators encapsulates aggregate property market conditions within the postcode of 4212. § Rental yields shown are as reported as of December 2025. £ Projects refers to the top developments within the suburb of Molendinar. Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS. © Copyright PRD 2026.