

## Bayside Market Update 1<sup>st</sup> Half 2026



### OVERVIEW

In Q1 2026, Bayside\* recorded a median house price of \$1,225,000 and a median unit price of \$895,500. This represents an annual (Q1 2025 – Q1 2026) growth of 22.5% for houses and 15.9% for units. Comparing Q1 2025 and Q1 2026, total sales decreased by -33.9% for houses (to 168 sales in Q1 2026), and by -13.0% for units (to 47 sales in Q1 2026). This indicates a clear undersupply for both property types, which helped to support price growth despite multiple cash rate hikes in early 2026. Now is an ideal time for owners to capitalize on their investments. With limited new houses in the pipeline for 2026 the undersupply will deepen. Buyers need to act fast.

#### CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

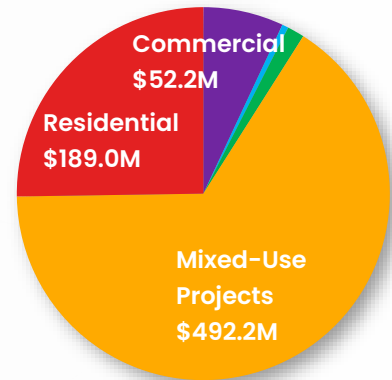


	YEAR	HALF YEAR
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



### FUTURE DEVELOPMENTS

Redland City LGA plans to see approx. **\$748.6M of new projects commencing construction in 2026.**



A key mixed-use project in 2026 is the Capalaba Town Centre Revitalisation Project (\$250.0M), which will deliver a landmark development enhancing retail, entertainment, community assets, and transport infrastructure.

Key residential projects include:

- 2 Waterloo Street (212 Units & 5 Townhouses)
- Shoreline Precinct 4 Residential Subdivision (189 Lots)
- 289-301 Redland Bay Road Dwellings (28 Dwellings)

Although there are plenty of projects in the 2026 pipeline, only 34 houses are included, far below the 1,177 houses sold in 2025. This indicates an ongoing undersupply and continued upward pressure on property prices.



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2026



**SALES**



AVERAGE DAYS  
ON MARKET Q1 2026



MEDIAN PRICE  
Q1 2026



**RENTALS**



AVERAGE DAYS  
ON MARKET Q1 2026



577 Units/  
Apartments



166  
Townhouses



34  
Dwellings



731 Lots



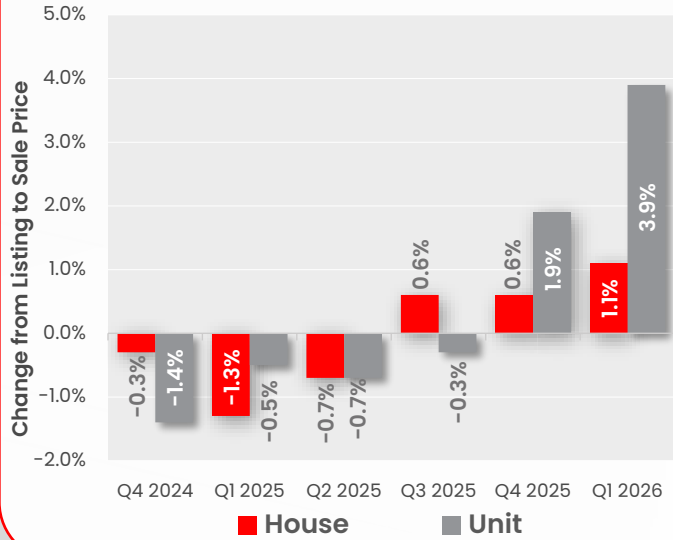
## AVERAGE VENDOR DISCOUNT\*

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 have swung from discounts to premiums over the past 12 months to Q1 2026, now at 1.1% for houses and 3.9% for units. The Bayside\* market has shifted to favour sellers, with buyers needing to offer above listed prices. Q1 2026 marks a return in the Bayside\* market, after a period of brief discounts. Buyers must act fast, due to the low numbers of new houses being built in 2026.

In the past 2 years to 2026#, the suburb of Mount Cotton saw the highest growth in median house price, of 32.6%. This is followed by Victoria Point (28.9%) and the Thornland (28.8%). All four suburbs are now \$1.1-million suburbs, with the Redland Bay being the most affordable in 2026#.

The dominant proportion of homes sold in Bayside\* in 2025 and 2026# was in the most affordable price point of less than \$1,099,999 for houses (45.4%) and the more affordable price bracket of \$750,000 to \$849,999 for units (35.3%). This is an opportunity for buyers, especially in a more premium market like the Bayside\*. That said, the premium price point remain strong, with 19.0% of houses sold above \$1.4M and 22.3% of units sold above \$1.05M, which benefit owners. Overall, there is a home for every budget in the Bayside\*.



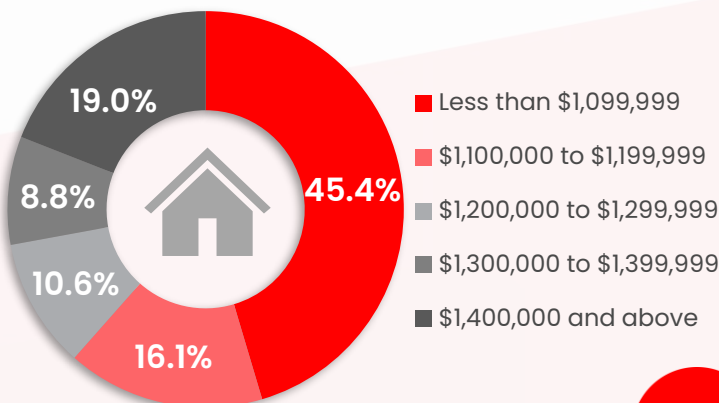
## MARKET COMPARISON

Individual Suburbs	2024 Median House Price	2024 Median House Price	2026# Median House Price	2024-2026# % Growth
Mount Cotton	\$950,000	\$1,145,000	\$1,260,000	32.6%
Redland Bay	\$910,000	\$1,100,000	\$1,160,000	27.5%
Thornlands	\$981,250	\$1,150,000	\$1,263,500	28.8%
Victoria Point	\$925,000	\$1,050,000	\$1,192,500	28.9%

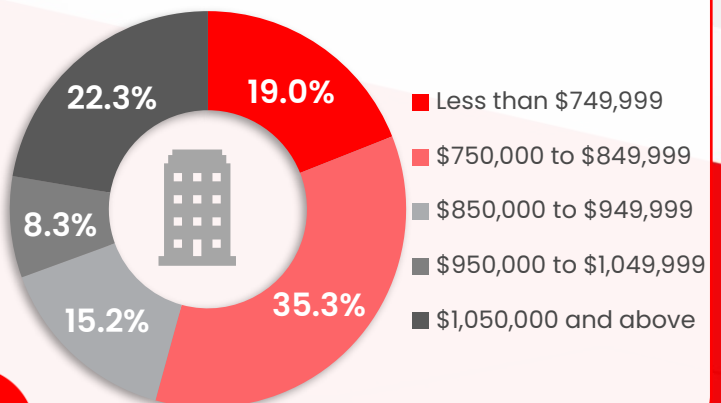


## PRICE BREAKDOWN 2025-2026#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2026€

House rental yield in Bayside<sup>‡</sup> was 3.4% as of March 2026, lower than the Redland City LGA (3.6%) but higher than Brisbane Metro (3.1%). This was paired with a 7.6% increase in median house rental price in the past 12 months, at \$780 per week, and a 9.6% increase in the number of houses rented (to 149 houses in Q1 2026). The same pattern can be seen for unit rentals, suggesting a highly-demanded rental market in Bayside<sup>‡</sup> overall. This is beneficial to investors.

2+ bedroom houses have provided investors with +11.2% rental growth annually, achieving a median rent of \$578 per week.

Bayside<sup>‡</sup> recorded a vacancy rate of 0.6% in March 2026, below Redland City LGA (1.1%) and Brisbane Metro (0.8%). Vacancy rates have fluctuated but shown an overall stable trend over the past 12 months, reflecting a resilient rental market. Further, a 0.6% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Bayside<sup>‡</sup>. This is a conducive environment for investors, even with a higher median house and unit sales (thus entry) price in the past 12 months to Q1 2026.

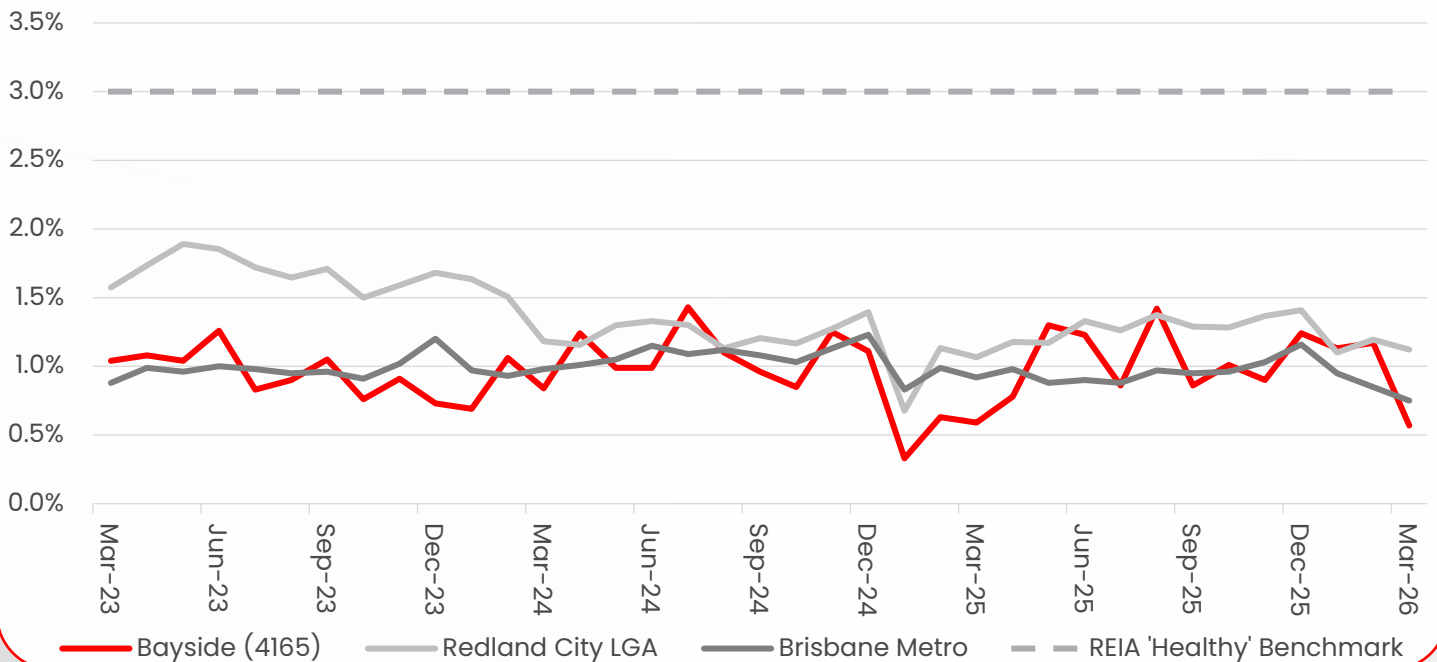
 2 BEDROOMS  
**+11.2%**

 3 BEDROOMS  
**+7.5%**

 4 BEDROOMS  
**+6.8%**



## RENTAL VACANCY RATES 2026



## RENTAL YIELD 2026§



**3.4%**

Bayside<sup>‡</sup>



**3.6%**

Redland City LGA



**2.9%**

Brisbane Metro



**4.3%**

Bayside<sup>‡</sup>



**4.6%**

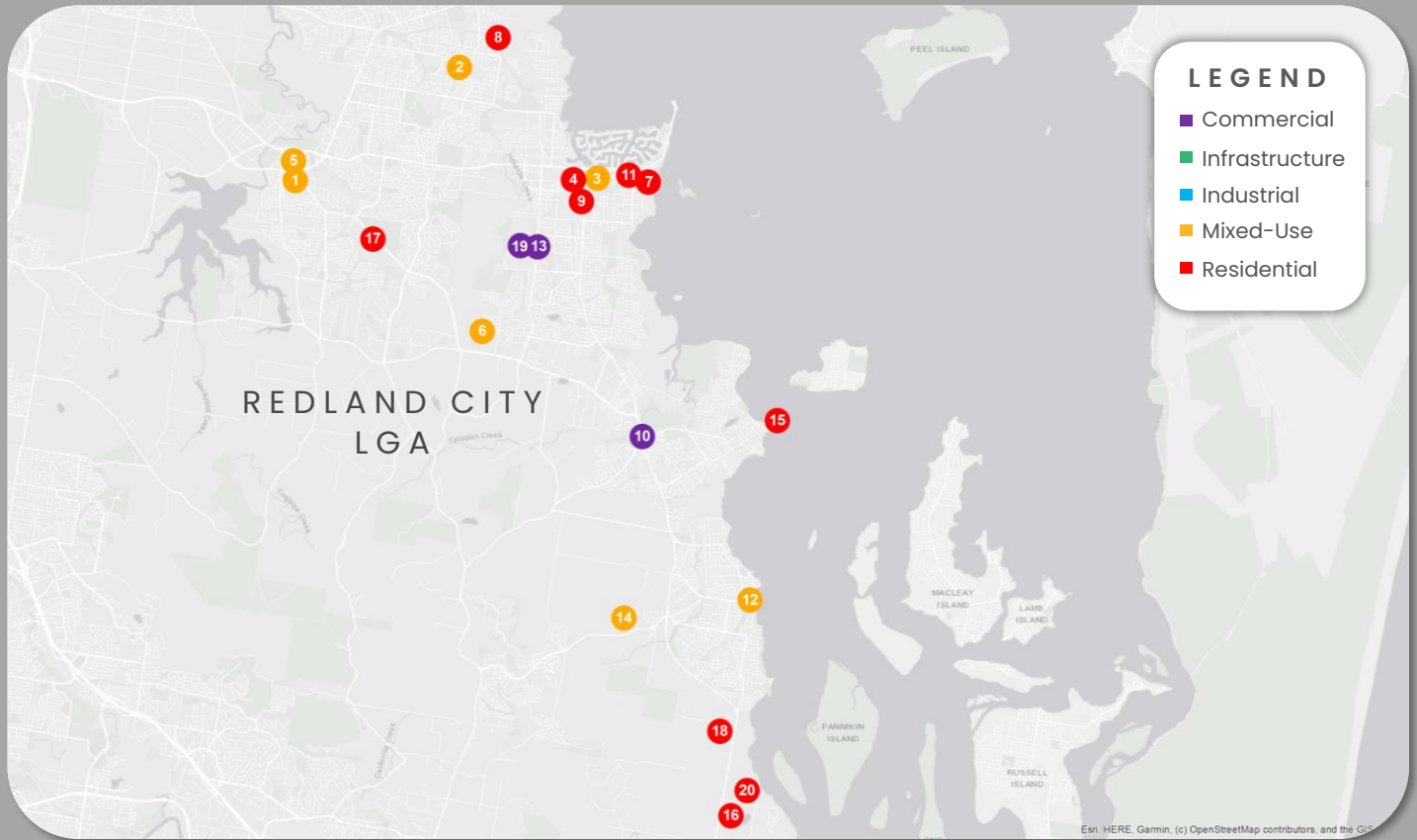
Redland City LGA



**3.7%**

Brisbane Metro

# PROJECT DEVELOPMENT MAP 2026 <sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Capalaba Town Centre Revitalisation Project (Various Tenants)	Mixed-Use	\$250,000,000	1/10/2026
2	Botanix Master Plan Development (Various Tenants)	Mixed-Use	\$70,000,000	1/10/2026
3	9-15 John Street & Katrina Court Apartments & Office (Commercial + Residential – 117 Apartments)	Mixed-Use	\$60,000,000	11/12/2026
4	2 Waterloo Street Units & Townhouses (212 Units + 5 Townhouses)	Residential	\$54,000,000	19/11/2026
5	Capalaba Town Centre Redevelopment Library & Office Building Stage 1A (Various Tenants)	Mixed-Use	\$50,000,000	18/12/2026
6	26-62 Kinross Road Townhouses & Food & Drink Outlet In Stages 1 & 2 (Commercial + Residential – 128 Townhouses)	Mixed-Use	\$30,000,000	17/10/2026
7	218-220 Middle Street Apartments (46 Apartments)	Residential	\$18,000,000	1/12/2026
8	1-5 Fernbourne Road Units (39 Units)	Residential	\$17,000,000	21/10/2026
9	7-23 Ross Court Apartments Stage 6 (64 Apartments)	Residential	\$15,700,000	22/05/2026
10	Victoria Point Shopping Centre Stage 5	Commercial	\$15,000,000	1/12/2026
11	196 & 198 Middle Street Apartments (50 Apartments)	Residential	\$15,000,000	16/12/2026
12	Weinam Creek Pda Multi Story Car Park & Retail Precinct (Various Tenants)	Mixed-Use	\$15,000,000	3/12/2026
13	Bayside Business Park Cleveland Hospital Stage 2	Commercial	\$11,700,000	24/12/2026
14	652-676 German Church Road Storage Facility (Commercial – Office + Residential)	Mixed-Use	\$10,000,000	18/05/2026
15	173 & 177 Colburn Avenue Units (30 Units)	Residential	\$8,800,000	3/07/2026
16	Shoreline Precinct 4 Residential Subdivision Stages 1.1 & 1.2 (189 Lots)	Residential	\$8,500,000	15/12/2026
17	289-301 Redland Bay Road Dwellings Stages 1 & 2 (28 Dwellings)	Residential	\$8,400,000	15/12/2026
18	24-58 Kidd Street & Serpentine Creek Road Residential Subdivision Stages 1B-6 (186 Lots)	Residential	\$8,400,000	15/12/2026
19	Bayside Business Park Cleveland Health Care Service Building	Commercial	\$7,400,000	23/12/2026
20	Shoreline Precinct 3 Residential Subdivision Stages 1-5 (137 Lots)	Residential	\$6,165,000	4/11/2026

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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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## REFERENCES

\* Bayside sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Mount Cotton, Redland Bay, Thornlands, and Victoria Point.

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

# 2026 encapsulates sales transactions for Q1 (01/01/2026 – 31/03/2026) 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 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Bayside rental market data encapsulates aggregate property conditions within the postcode of 4165.

§ Rental yields shown are as reported as of March 2026.

▲ 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 Redland City Local Government Area.

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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