

Nundah Market Update

1st Half 2026



OVERVIEW

In Q1 2026, Nundah* recorded a median house price of \$1,780,000 and a median unit price of \$845,000. This is an annual (Q1 2025 – Q1 2026) price growth of 36.9% for houses and 20.7% for units, suggesting an ideal time for owners to capitalize on their investments. Comparing Q1 2025 and Q1 2026, total sales also increased, by 25.0% for houses (to 15 sales in Q1 2026) and 11.6% for units (to 106 sales in Q1 2026). The house and units' market is a highly demanded in Nundah*, which has created a buffer against several cash rate hikes in 2026. Without any new ready-to-sell supply planned for construction from 2026 onwards, buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



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

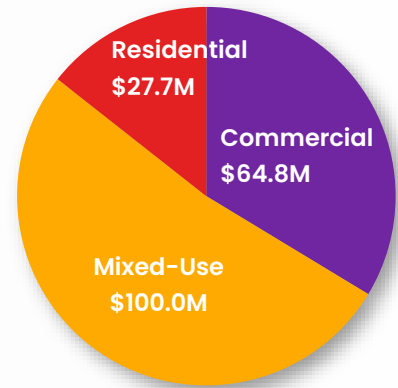


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Nundah* is set to see approximately **\$192.5M of new projects commence construction from 2026 onwards.**



A key project in 2026 is The Village Retirement Group Retirement Village Nundah Stage 1, which will deliver a retirement village with 76 independent living units, together with resident amenities and communal facilities.

Other key projects include:

- Toombul Shopping Centre Site Mixed Use Redevelopment (Mixed-Use, \$100.0M)
- 43-45 Bradbury Street Residential Care Facility (Commercial, \$6.0M)

Key residential projects include:

- 63-67 Melton Road (14 Townhouses)
- 45 Hamson Terrace (23 Units)

All the planned ready-to-sell stock are townhouses and apartments only, with no new houses in the pipeline. This will not be enough to satisfy demand, when compared to 2025 sales of 88 houses and 390 units sold. This will continue to place upward pressure in property prices, in the short to medium term.

31 Units/
Apartments

29
Townhouses



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026

\$1.8M

SALES

\$845K

AVERAGE DAYS
ON MARKET Q1 2026

52
HOUSE

19
UNIT

MEDIAN PRICE
Q1 2026

\$775

RENTALS

\$650

AVERAGE DAYS
ON MARKET Q1 2026

16
HOUSE

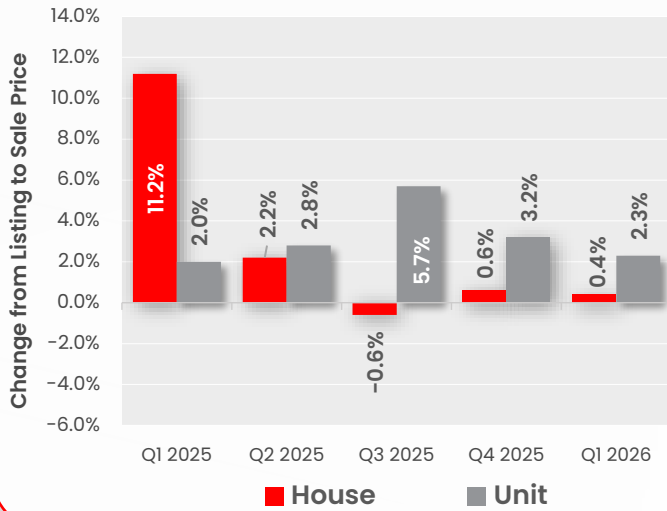
15
UNIT



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 discount for houses between Q1 2025 and Q1 2026 remains at a premium, but at a lower rate of 0.4%. Meanwhile, it increased to a premium of 2.3% for units. Market conditions in Nundah* still favour sellers, with buyers needing to offer above the initial listing prices. Without any new ready-to-sell houses planned, buyers must act fast.

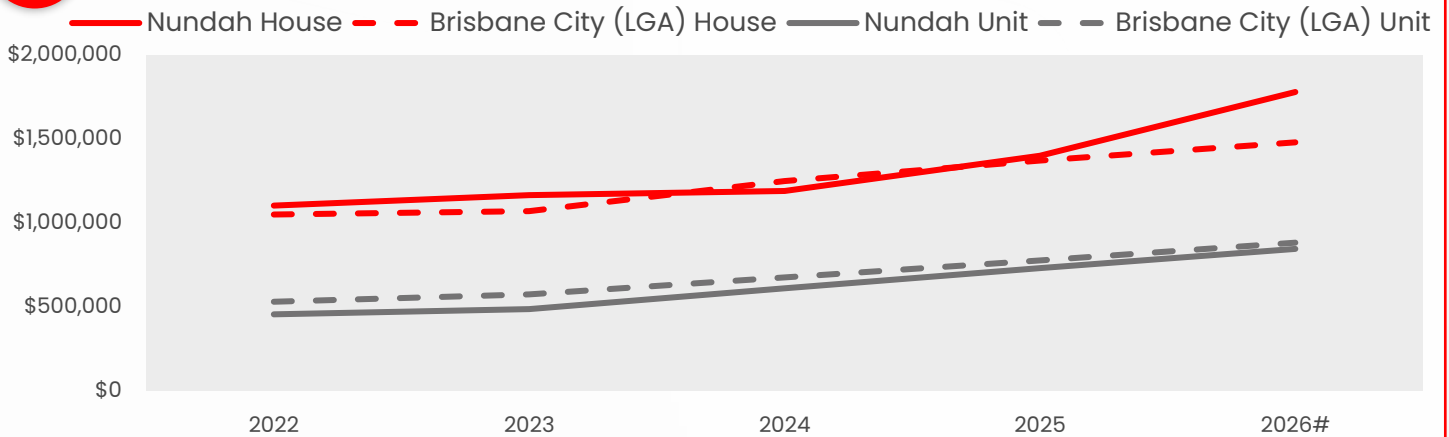


The suburb of Nundah has historically performed on par with the wider Brisbane Local Government Area (LGA) for houses. This changed in 2026#, with house prices trending noticeably higher and surpassing Brisbane LGA, marking Nundah* as a premium market. Unit median price was slightly more affordable than Brisbane LGA over the past 5 years but have risen to become on par in 2026#.

The dominant proportion of homes sold in Nundah* in 2025/26# were in the most affordable price point of below \$1.65M for houses (58.3%) and the more affordable price range between \$700K to \$800K for units (33.5%). This confirms there are still opportunities for first home buyers despite high price growth. The premium price brackets also performed strongly, with 27.1% of houses sold above \$1.95M and 9.1% units sold above \$1.0M, which benefits owners.



MARKET COMPARISON

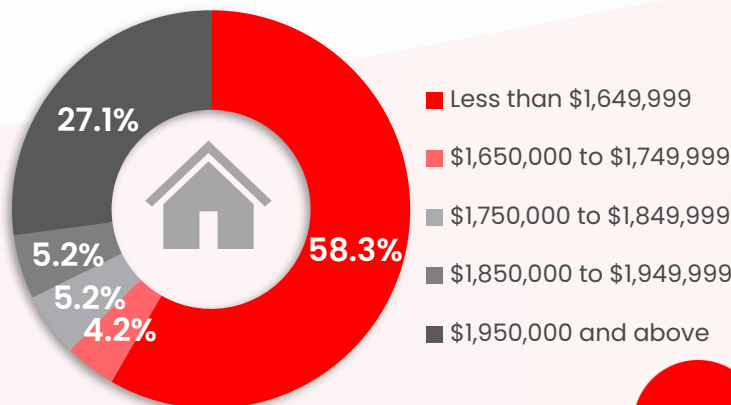


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Nundah.

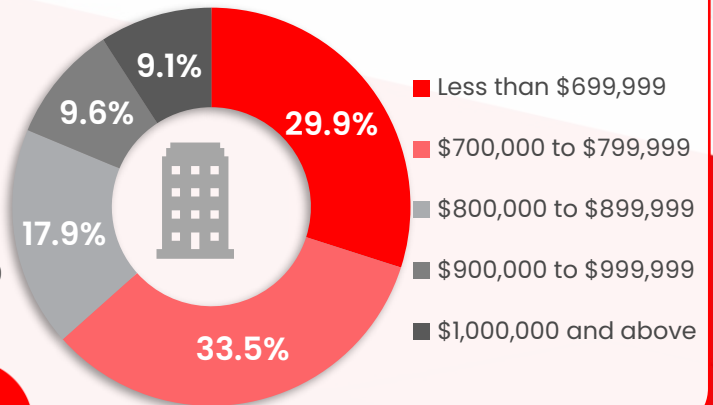


PRICE BREAKDOWN 2025-2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yield in Nundah[‡] was 2.1% in March 2026, lower than Virginia (3.0%) and Brisbane Metro (2.9%). That said, median house rental price increased by 9.2% in the past 12 months to Q1 2026, at \$775 per week; along with a -10.4% drop in the number of houses rented (to 86 rentals in Q1 2026). Overall, despite a lower house rental yield than other areas, there is an undersupplied house rental market in Nundah[‡]. This is beneficial for investors.

3- bedroom houses have provided investors with +9.1% rental growth annually, achieving a median rent of \$720 per week.

Nundah[‡] recorded a vacancy rate of 0.3% in March 2026, below Virginia's 0.7% and Brisbane Metro's 0.8%. Vacancy rates in Nundah[‡] have decreased in the past 12 months, indicating a tighter rental market. Further, a 0.3% vacancy rate is significantly below the Real Estate Institute of Australia's healthy benchmark of 3.0%. Thus, homes are rented quicker in Nundah[‡]. This confirms a conducive and sustainable investment environment in Nundah[‡], even if the median house and unit prices (thus entry price) have increased in the past 12 months to Q1 2026.

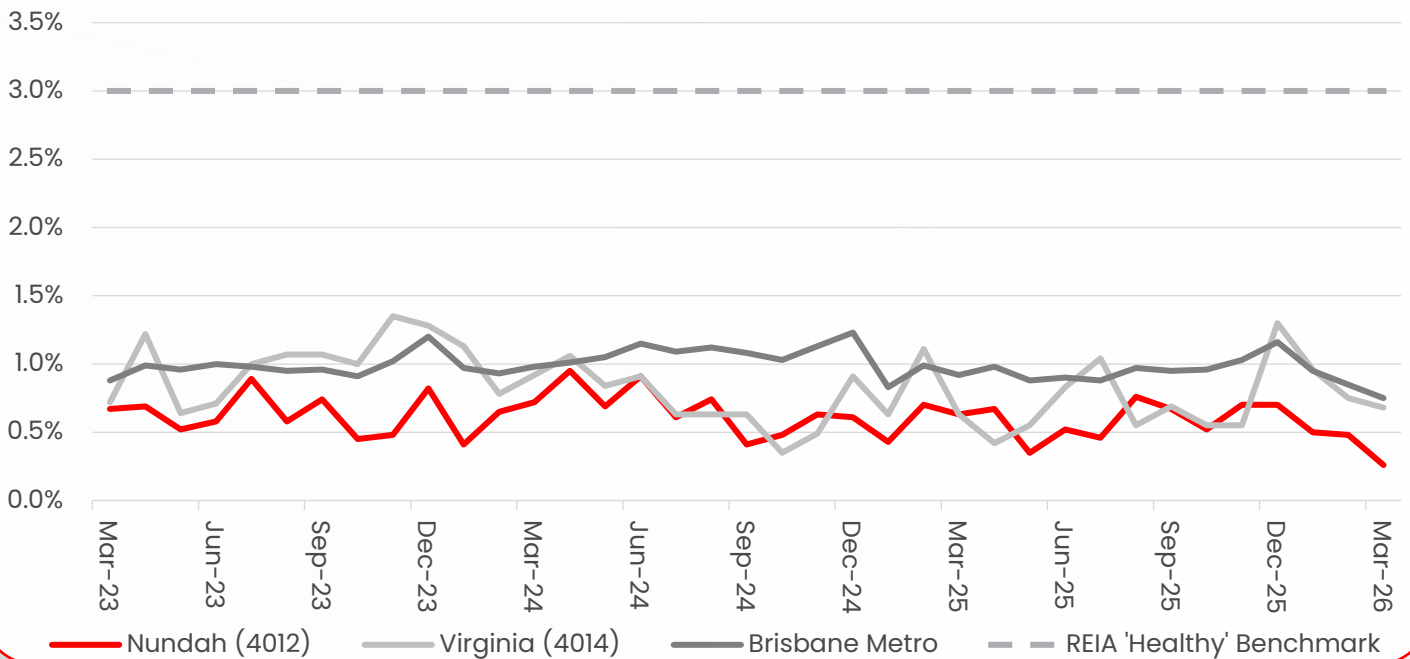
2 BEDROOMS
-7.7%

3 BEDROOMS
+9.1%

4 BEDROOMS
+0.8%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

2.1%
Nundah[‡]
(4012)

3.0%
Virginia
(4014)

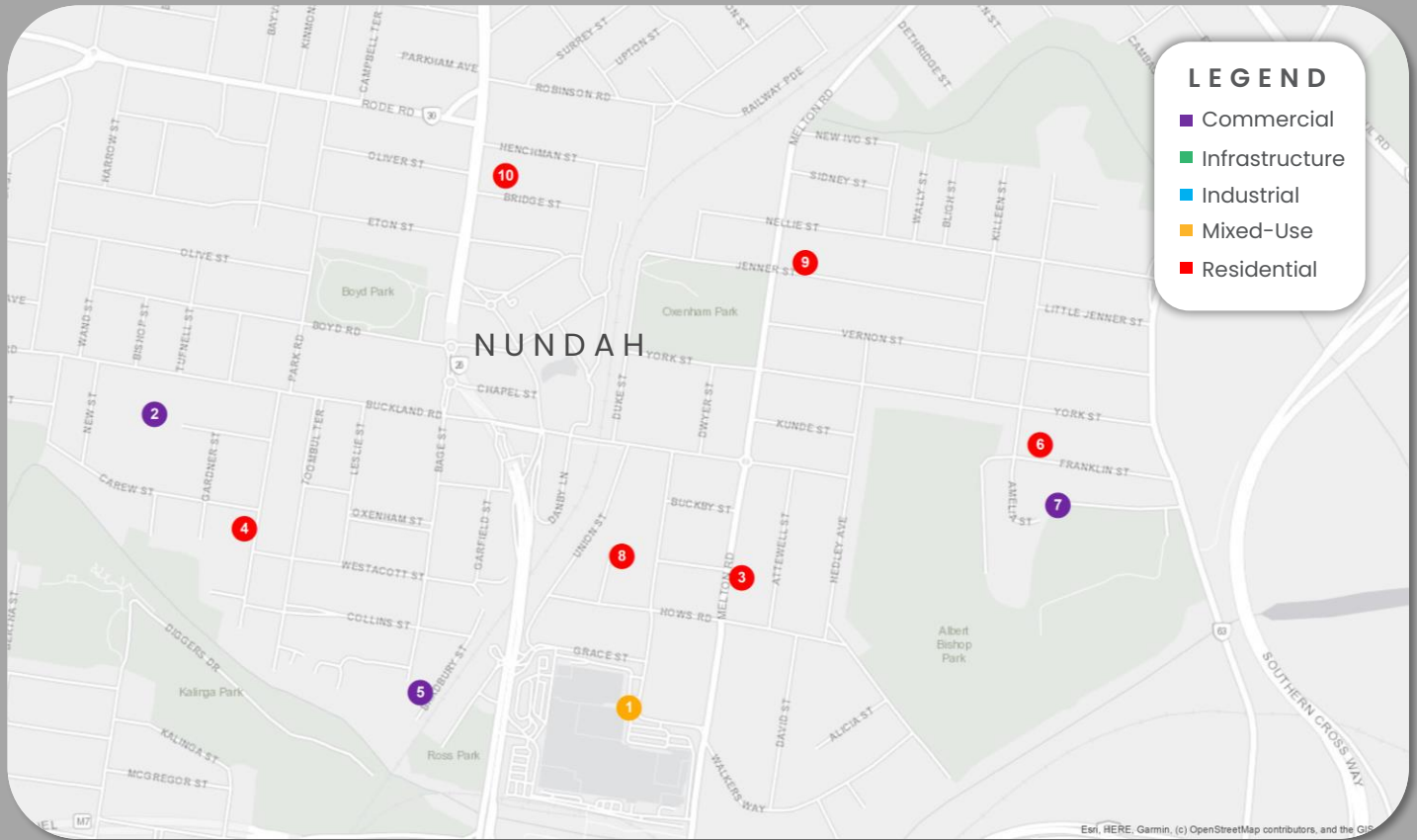
2.9%
Brisbane
Metro

3.6%
Nundah[‡]
(4012)

3.9%
Virginia
(4014)

3.7%
Brisbane
Metro

PROJECT DEVELOPMENT MAP 2026^A ONWARDS



#	Project [£]	Type	Estimated Value [†]	Commence Date [‡]
1	Toombul Shopping Centre Site Mixed Use Redevelopment (Various Tenants)	Mixed-Use	\$100,000,000	1/02/2027
2	The Village Retirement Group Retirement Village Nundah Stage 1	Commercial	\$55,000,000	3/08/2026
3	63-67 Melton Road Townhouses (14 Townhouses)	Residential	\$8,400,000	25/03/2027
4	45 Hamson Terrace Units (23 Units)	Residential	\$8,000,000	21/05/2027
5	43-45 Bradbury Street Residential Care Facility	Commercial	\$6,000,000	15/01/2027
6	6-8 Franklin Street Townhouses (5 Townhouses)	Residential	\$4,000,000	11/02/2027
7	Norths Devils Leagues Club Car Park Nundah	Commercial	\$3,000,000	16/12/2026
8	11 Amisfield Avenue Apartments (8 Apartments)	Residential	\$2,800,000	16/02/2027
9	60 Jenner Street Townhouses (4 Townhouses)	Residential	\$2,500,000	25/02/2027
10	12-14 Bridge Street Townhouses (6 Townhouses)	Residential	\$2,000,000	3/04/2026
11	North Devils Rugby League Football Club Nundah Extensions	Commercial	\$800,000	3/12/2026

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- Geographic information mapping
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REFERENCES

- * Nundah sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Nundah.
- ** 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 2026 (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.
- ¥ Nundah rental market data encapsulates aggregate property conditions within the postcode of 4012.
- § 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 postcodes of 4012 and 4014.
- 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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