PRD. REAL ESTATE

Molendinar Market Update • 2nd Half 2026

In Q2 2026, Molendinar* recorded a median house price of $1,300,000 and a median unit price of $944,500. This is an annual (Q2 2025 – Q2 2026) price growth of 12.1% for houses and 24.7% for units. Now is an ideal time for owners to capitalize on their investments. Comparing Q2 2025 and Q2 2026, total sales increased by 5.0% for houses (to 21 sales in Q2 2026) but decreased by -22.2% for units (to 14 sales in Q2 2026). This confirms a highly-demanded house market and an undersupplied unit market, which helped to support price growth despite multiple cash rate hikes in 2026. Most sales were in the more affordable price range of $1.0M - $1.25M for houses (31.3%) and the most affordable price bracket of less than $800K for units (49.5%), in good news for buyers. However, without any new ready-to-sell stock planned in 2026, property prices are expected to increase further. Thus, buyers must act fast.

CHANGE FROM LAST YEAR

HOUSE SALES	↑
HOUSE MEDIAN PRICE	↑
HOUSE RENTAL PRICE	↑
UNIT SALES	↓
UNIT MEDIAN PRICE	↑
UNIT RENTAL PRICE	↓

MEDIAN SALES PRICE Q2 2026

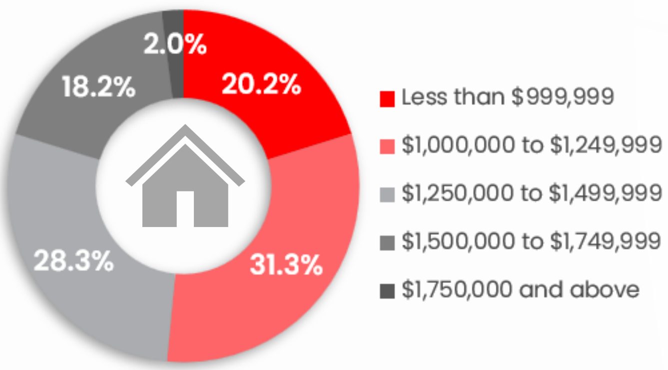
House	Unit
$1.3M	$945K

MEDIAN RENTAL PRICE Q2 2026

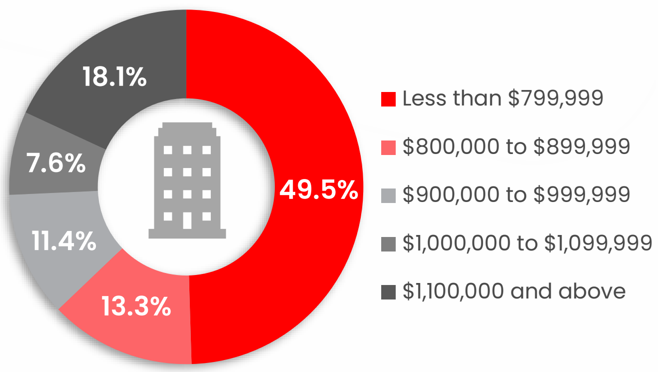
House	Unit
$980	$610

PRICE BREAKDOWN 2026^

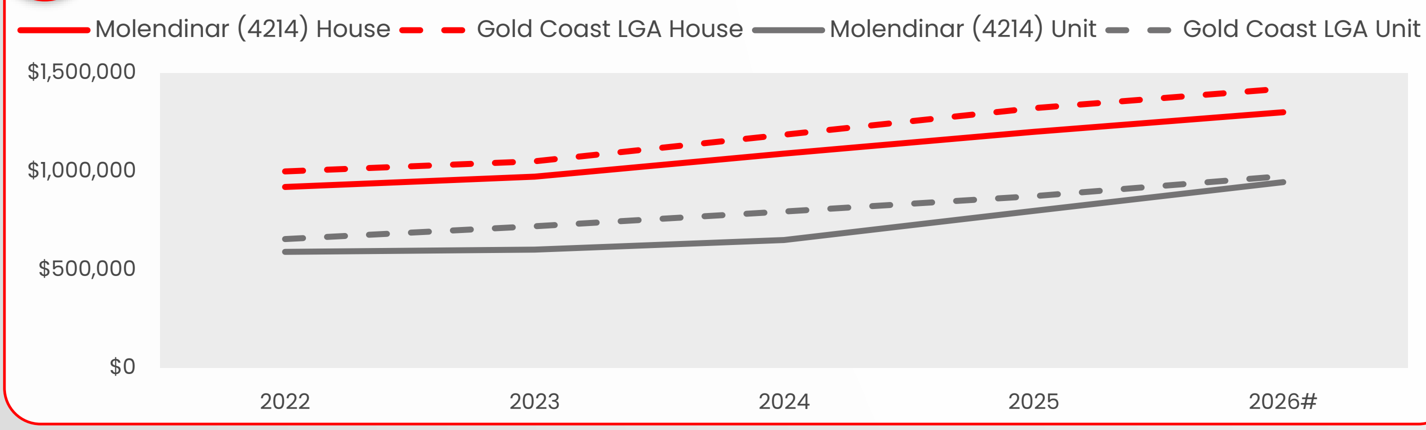
HOUSES SOLD



UNITS SOLD



MARKET COMPARISON



RENTAL GROWTH 2026€

House rental yield in Molendinar¥ was 3.9% as of June 2026, on par with Gold Coast Main (3.9%). Further, this is paired with a 4.3% growth in median house rental price over the past 12 months to Q2 2026, to $980 per week, along with a -25.0% decline in the number of houses rented (to 27 houses in Q2 2026). Overall, this indicates an undersupplied house rental market in Molendinar¥. Molendinar¥ recorded a vacancy rate of 1.0% in June 2026, lower than Gold Coast Main's average of 2.2%. Further, it has been on a declining trend and is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%. This suggests quicker occupancy in the rental market. Combined with a higher rental yield, this benefits investors.

RENTAL YIELD 2026§

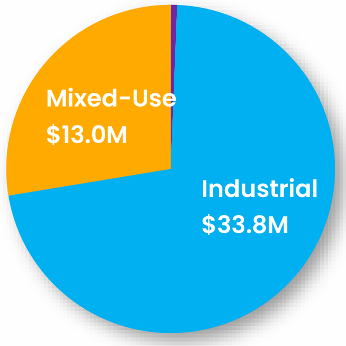
3.9% Molendinar (4214)

3.9% Gold Coast Main

4.9% Molendinar (4214)

4.5% Gold Coast Main

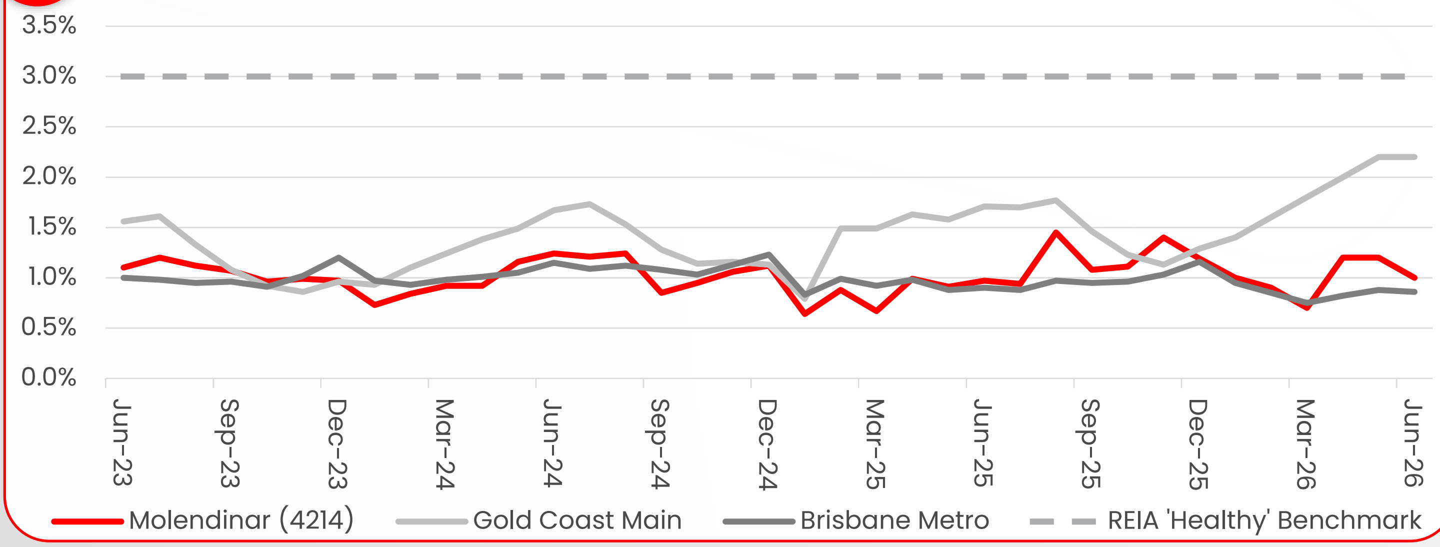
FUTURE DEVELOPMENTS 2026 Onwards



Molendinar£ is expected to see approximately $47.1M of projects completing construction from 2026 onwards, with a focus on the Industrial sector. Key industrial projects include Molendinar Self Storage Facility ($30.0M) and 65 Happer Street Warehouse ($1.1M).

No residential projects are planned from 2026 onwards, meaning no townhouses, units/apartments or stand-alone houses are expected to enter the market. Compared with 70 houses and 78 units sold through all of 2025, current undersupply in the market is highly likely to continue and more pressure on property prices over the medium to long term. Buyers wanting to enter the market need to act fast.

RENTAL VACANCY RATES 2026



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* Molendinar sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Molendinar. ^ 2026 encapsulates sales transactions for 1st half of 2026 (01/01/2026-30/06/2026) only, other yeas encapsulates sales transactions for the full year. € Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures. ¥ Molendinar rental market data and key indicators encapsulates aggregate property market conditions within the suburb of Molendinar. § Rental yields shown are as reported as of June 2026. £ Projects refers to the top developments within the suburb of Molendinar. Source: APM Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.