Parkwood Market Update • 2nd Half 2026

PRD REAL ESTATE

In Q2 2026, Parkwood* recorded a median house price of $1,332,500 and a median unit price of $875,000, representing an annual (Q2 2025 – Q2 2026) median price growth of 15.9% for houses and 21.5% for units. During the same time, house sales increased by 9.5% (to 23 in Q2 2026), confirming a highly-demanded house market. This provides a buffer against cash rate hikes in 2026 and supports house median price growth, making now an ideal time for owners to capitalize on their investments. The unit market remains small-scale, with only 5 sales recorded in Q2 2025, but still achieved 66.7% growth. Most houses were sold within the mid-price bracket between $1.25M - $1.5M (37.7%), in good news for buyers. However, with no new ready-to-sell houses planned from 2026 onwards, buyers need to 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

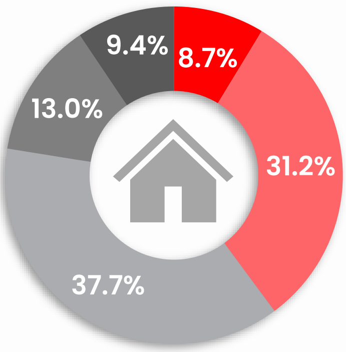
House	Unit
$1.33M	$875K

MEDIAN RENTAL PRICE Q2 2026

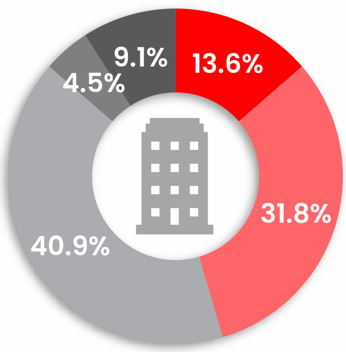
House	Unit
$980	$750

PRICE BREAKDOWN 2026^

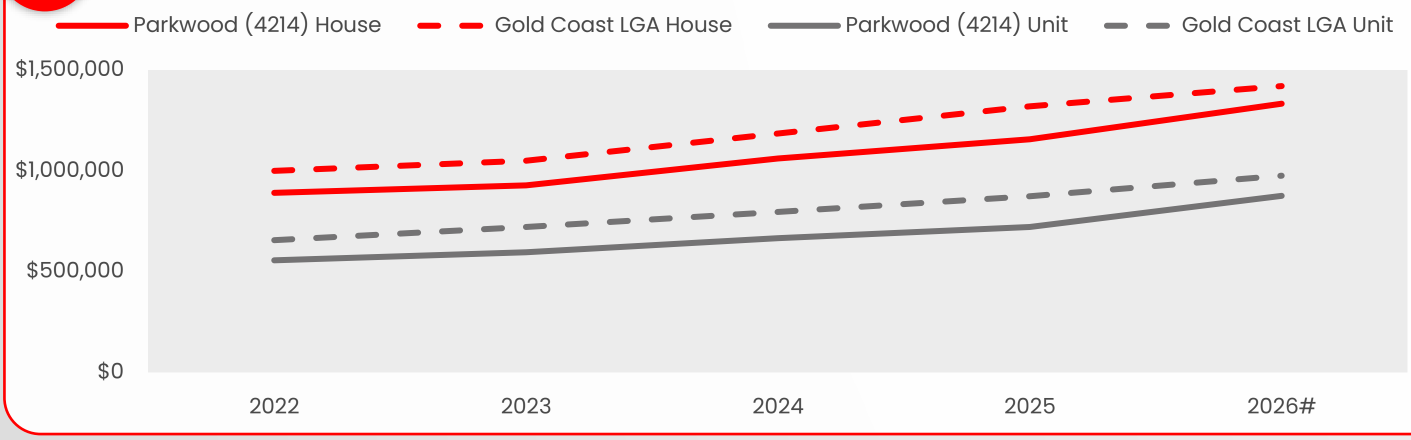
HOUSES SOLD



UNITS SOLD



MARKET COMPARISON



RENTAL GROWTH 2026€

House rental yield in Parkwood¥ was 3.8% as of June 2026, slightly lower than Gold Coast Main (3.9%). This is paired with an 8.9% growth in median house rental price over the past 12 months to Q2 2026, to $980 per week, along with a 64.0% increase in the number of houses rented (to 41 houses in Q2 2026). This confirms a highly-demanded house rental market, which is beneficial to investors. Parkwood¥ recorded a vacancy rate of 1.0% in June 2026, well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Parkwood*. This creates a conducive environment for investors, even with higher median prices (thus entry prices) over the past 12 months to Q2 2026.

RENTAL YIELD 2026§

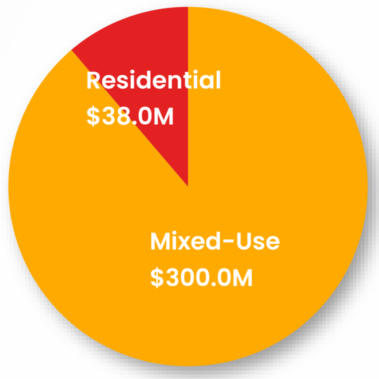
3.8% Parkwood (4214)

3.9% Gold Coast Main

5.7% Parkwood (4214)

4.5% Gold Coast Main

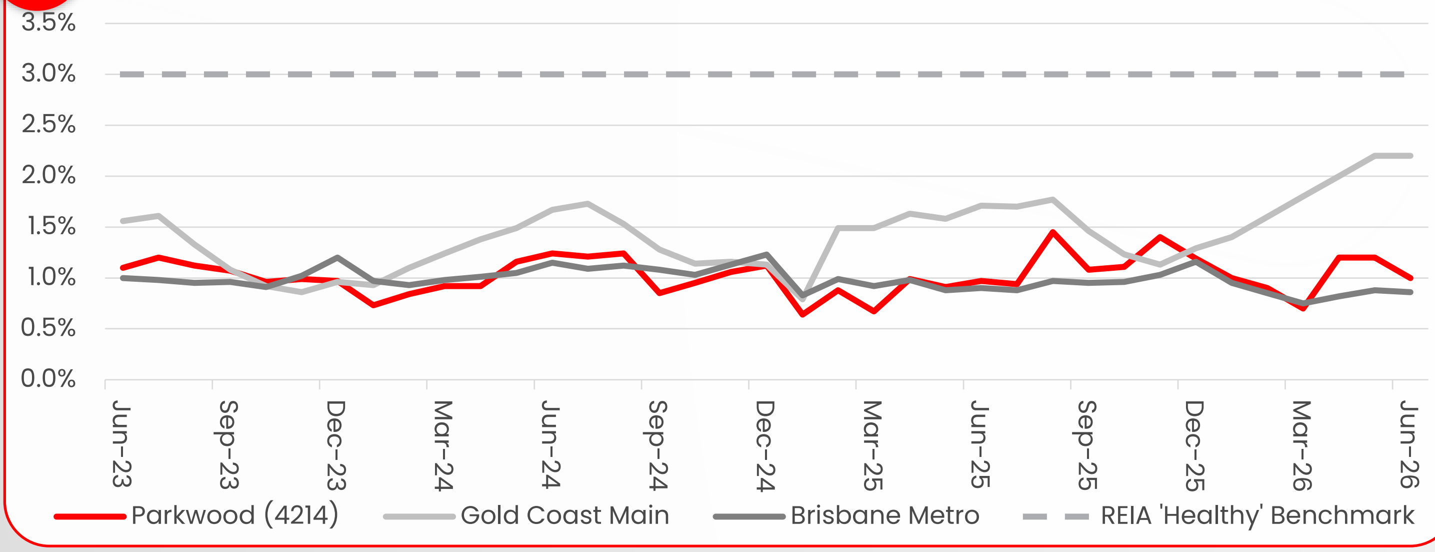
FUTURE DEVELOPMENTS 2026 Onwards



Parkwood£ is expected to see approximately $338.0M worth of new projects commencing construction from 2026 onwards, with a clear focus on the mixed-use sector. The sole mixed-use project is Endless Surf Parkwood Redevelopment ($300.0M).

Although several residential projects are planned, they are expected to deliver townhouses (95) and units (234) only, with no ready-to-sell stand-alone houses in the pipeline. This is insufficient to meet the demand, as evidence by 101 houses sold in 2025, which will drive further price growth, particularly for houses, prompting buyers to act quickly.

RENTAL VACANCY RATES 2026



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* Parkwood sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Parkwood. ^2026 encapsulates sales transactions for 1st half 2026, from (01/01/2026 - 30/06/2026) only, other years 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. ¥ Parkwood rental market data and key indicators encapsulates aggregate property market conditions within the suburb of Parkwood. § Rental yields shown are as reported as of June 2026. £ Projects refers to the top developments within the suburb of Parkwood. Source: APM Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.