Bremer Valley Market Update
2nd Half 2026

OVERVIEW

In Q2 2026, Bremer Valley* recorded a median house price of $905,000 and a median vacant land price of $405,000. The is an annual (Q2 2025 – Q2 2026) median price growth of 19.9% for houses and 15.5% for vacant land. At the same time house sales remained stable (at 34 sales in Q2 2026), while vacant land recorded only 12 sales in Q2 2026. This suggests houses are highly demanded while land supply is constrained. These conditions helped offset the impact of higher interest rates and support price growth. Thus, now remain an ideal time for owners to sell. Although a high value of residential stock is planned across Ipswich, only a small proportion is located within the Bremer Valley* area. Therefore, buyers must need to act quickly before there is more property price growth.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑
LAND SALES	↓	↓
LAND MEDIAN PRICE	↑	↑

MARKET CONDITIONS

SALES

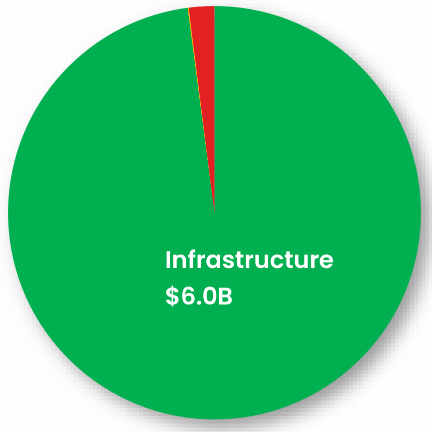
MEDIAN PRICE Q2 2026		AVERAGE DAYS ON MARKET Q2 2026	
House	Land	HOUSE	LAND
$905K	$405K	37	48

RENTALS

MEDIAN PRICE Q2 2026		AVERAGE DAYS ON MARKET Q2 2026	
House	Unit	HOUSE	UNIT
$650	$370	23	13

EMERGING DEVELOPMENTS

Bremer Valley[£] will see approximately **$6.2B of new projects commencing construction in 2026-2028**.



Infrastructure projects in Western Ipswich and surrounding areas are expected to improve services, create jobs, and attract more residents. This is likely to increase housing demand across the region.

A key example is the $6.0B Australian Defence Force Queensland Regions Facilities Littoral Manoeuvre Program, to deliver new facilities throughout Southeast and Northern Queensland

Key residential projects include:

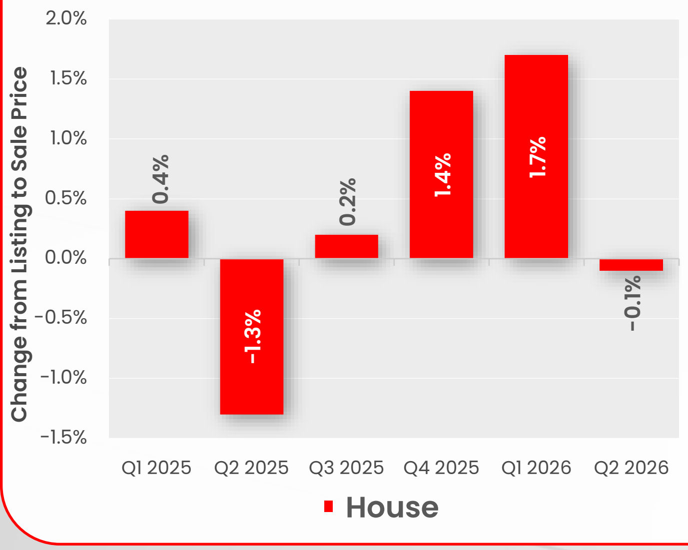
- 48-70 & 84 Pindari Drive & 67-103 Dances Rd Stages 2-13 (442 Lots)
- 1 Railway St Stages 1-4 (127 Lots)
- 1252 & 1256 Karrabin Rosewood Road (367 Lots)

All planned projects will deliver land lots only, which will require time for development. As an emerging area, the absence in new ready-to-sell houses will create an undersupplied housing market. This will push up the house prices even higher.

1,316 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.

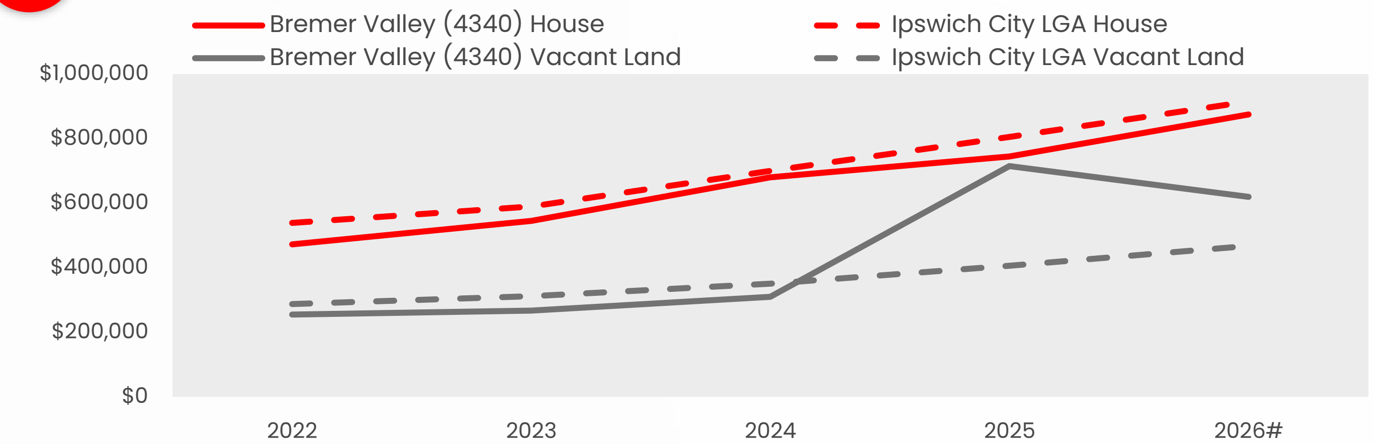


Average vendor discounts between Q2 2025 and Q2 2026 have tightened to a discount of -1.0% for houses. During this time house average vendor discount was also in a premium, especially in late 2025. Market conditions in Bremer Valley* have shifted slightly in favour buyers in Q2 2026, with sellers are accepting just below the initial listing prices. This creates a window of opportunity for buyers, but it may not last due to an undersupply in housing stock.

Bremer Valley* has historically presented a slightly more affordable market compared to the wider Ipswich Local Government Area (LGA), with lower house and vacant land median prices for the past 5 years. This trend continued in 2026# although several high-value vacant land sales with land parcels exceeding 20,000 sqm have influenced the upper end of the vacant land market.

The dominant proportion of houses sold in Bremer Valley* across 2026# were in the lower-middle price bracket $700,000 - $824,999 (34.6%) and $350,000 - $384,999 (32.8%) for vacant land. The premium market is active, with 12.1% of houses sold above $1.08m and 3.4% of vacant land being sold above $455,000. There is a home for all budgets.

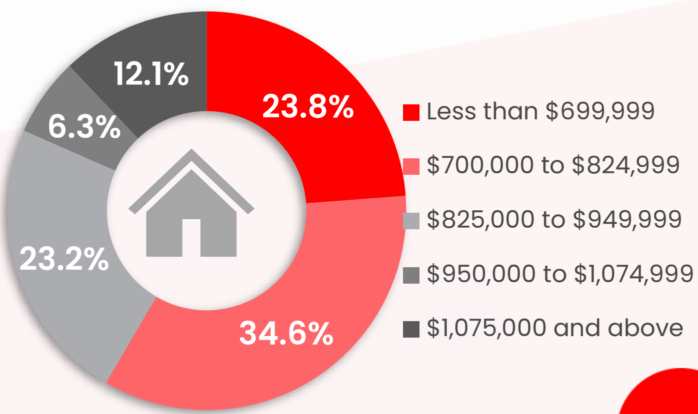
MARKET COMPARISON



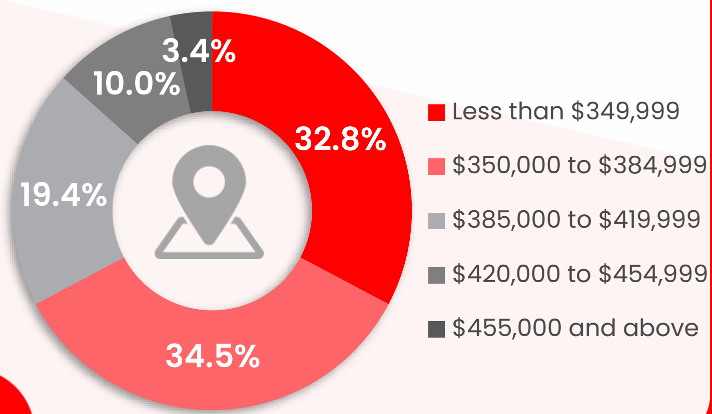
The market comparison graph provides a comparative trend for median price of houses and vacant land in the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Bremer Valley.

PRICE BREAKDOWN 2026#

HOUSES SOLD



VACANT LAND SOLD



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RENTAL GROWTH 2026€

House rental yields in Bremer Valley¥ were 3.9% as of June 2026, just above the Ipswich City (3.8%) and Brisbane Metro (3.1%) average yields. This is paired with a 39.8% growth in median house rental price in the past 12 months to Q2 2026, to $650 per week; along with a -5.3% decline (to 18 rentals in Q2 2026) in the number of houses rented. This confirms there is an undersupplied rental market in Bremer Valley¥, which will benefit investors.

2-bedroom houses have provided investors with +33.3% rental growth annually, achieving a median rent of $600 per week.

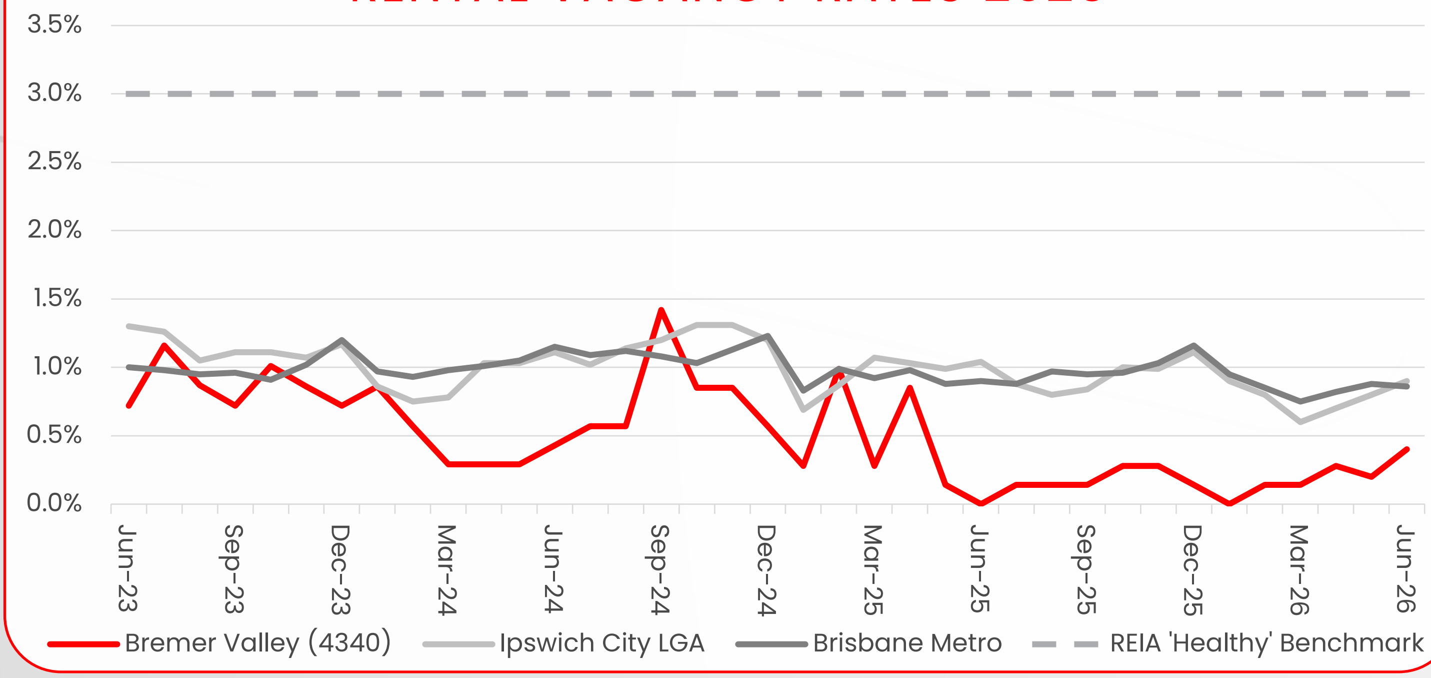
Bremer valley¥ recorded a vacancy rate of 0.4% in June 2026, well below Ipswich LGA's 0.9% and Brisbane Metro's 0.9% average. Vacancy rates decreased in the past 12 months, which suggests an even tighter rental market. Further, a 0.4% vacancy rate is significantly below the Real Estate Institute of Australia's healthy benchmark of 3.0%. There is quicker occupancy of rental homes in Bremer valley¥. Although property sale prices have increased, it is still more affordable than Brisbane Metro; with a lower vacancy rate. Thus, now is an ideal time for investors to act.

2 BEDROOMS **+15.7%**

3 BEDROOMS **+33.3%**

4 BEDROOMS **+9.0%**

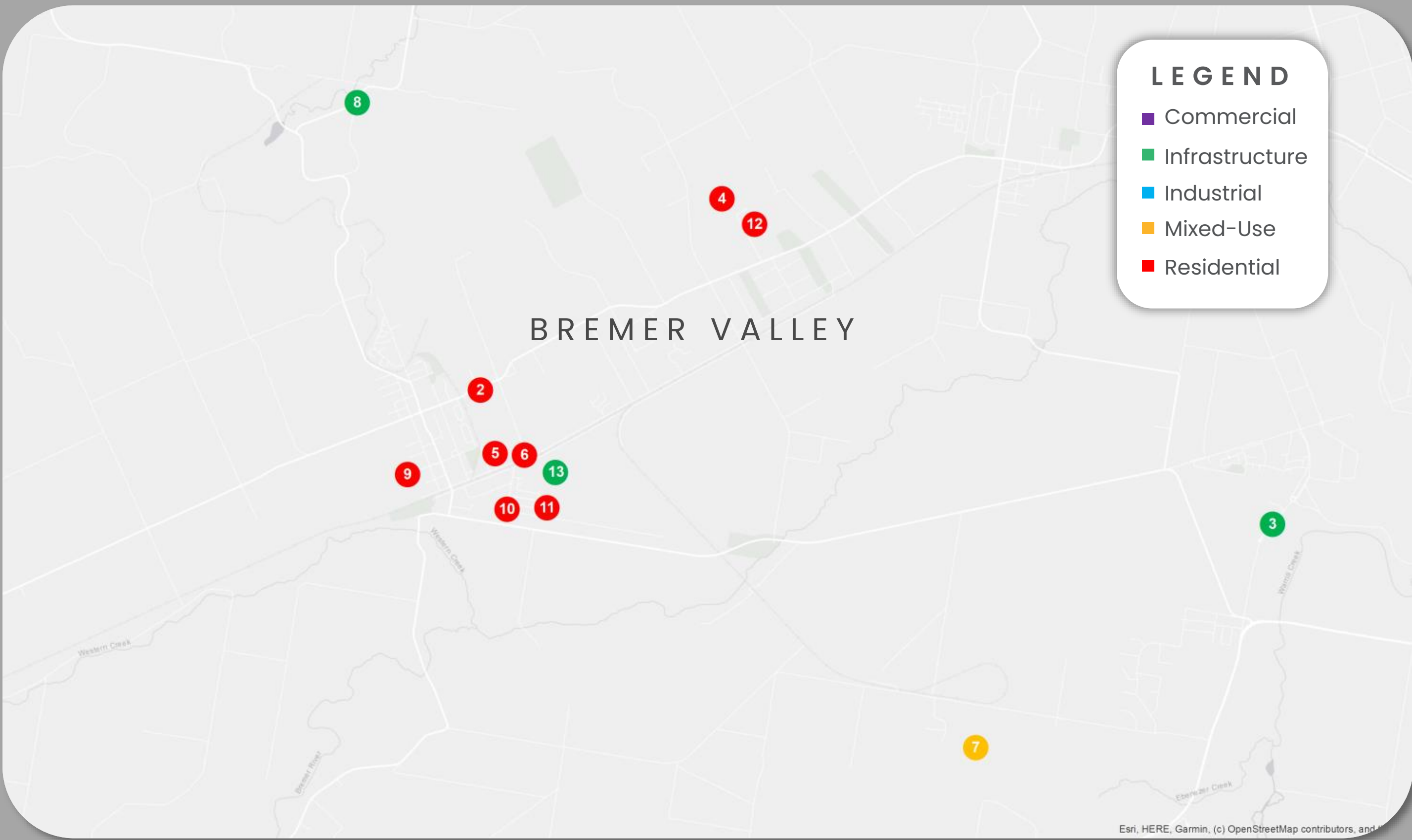
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.9%	**3.8%**	**3.1%**	**3.1%**	**4.0%**	**3.8%**
Bremer Valley¥	Ipswich City LGA	Brisbane Metro	Bremer Valley¥	Ipswich City LGA	Brisbane Metro

PROJECT DEVELOPMENT MAP 2026 - 2028[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Australian Defence Force Queensland Regions Facilities Littoral Maneuver Program (Federal Government)	**Infrastructure**	$6,000,000,000	2/12/2026
2	1228-1252 & 1256 Karrabin Rosewood Road Residential Subdivision Stages 1-9 (367 Lots)	**Residential**	$80,000,000	13/07/2028
3	RAAF Amberley Building (Building / Stormwater / Civil Works / Building Upgrades & Refurbishment / Electrical Works / Bird Proofing / Aircraft Fuselage Fire Training Aid) (Federal Government)	**Infrastructure**	$24,000,000	Various Dates In 2026
4	48-70 & 84 Pindari Drive & 67-103 Dances Road Residential Subdivision Stages 2-13 (442 Lots)	**Residential**	$19,900,000	17/08/2027
5	1 Railway Street Residential Subdivision Stages 1-4 (127 Lots)	**Residential**	$5,715,000	17/06/2027
6	98 Hospital Road Residential Subdivision Stages 1-3 (120 Lots)	**Residential**	$5,400,000	18/05/2027
7	Wanless Recycling Park Ebenezer (Waste Transfer Station / Resource Recovery Facility / Office)	**Mixed - Use**	$5,000,000	2/11/2026
8	Rosewood Marburg Road Embankment Restoration Works - Piling Works (State Government)	**Infrastructure**	$5,000,000	13/11/2026
9	45 Railway, Edward & William Streets Residential Subdivision (91 Lots)	**Residential**	$4,100,000	5/05/2027
10	150 & 176 Nielsen Road Residential Subdivision (63 Lots)	**Residential**	$2,800,000	28/05/2027
11	42-56 Nielsen Road Residential Subdivision (57 Lots)	**Residential**	$2,600,000	8/01/2027
12	41-49 Girral Road Residential Subdivision Stages 1-3 (49 Lots)	**Residential**	$2,200,000	30/06/2027
13	Mary & Mill Streets Pedestrian Bridges Replacement (Local Government)	**Infrastructure**	$1,200,000	12/10/2026

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

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Stuart Barrett

+61 459 948 295

Stuart.barrett@prd.com.au

Emma Barrett

+61 422 888 882

Emma.barrett@prd.com.au

GET IN TOUCH WITH US TODAY

PRD Bremer Valley

Your trusted local real estate agency

0459 948 295

Rosewood, QLD, 4340

info.bremervalley@prd.com.au

PRD.com.au/bremervalley/

REFERENCES

* Bremer Valley sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Rosewood, Calvert, Grandchester, Thagoona, Walloon and Mount Walker.

** 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 1st half of 2026 (01/01/2026 – 30/06/2026) 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 Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Bremer Valley rental market data encapsulates aggregate property conditions within the postcode of 4340.

§ Rental yields shown are as reported as of June 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 suburbs of Rosewood, Thagoona, Mount Marrow, Ebenezer, Lanefield, Lower Mount Walker, Tallegalla, Ashwell, Wallloon, Amberley and Jeebropilly.

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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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