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# Nundah Market Update
## 2nd Half 2026

## OVERVIEW

In Q3 2026, Nundah* recorded a median house price of $1,900,000 and a median unit price of 796,000. This represents an annual (Q3 2025 – Q3 2026) price growth of 34.8% for houses and 9.6% for units. Comparing Q3 2025 and Q3 2026, total sales declined by -45.8% for houses (to 13 sales in Q3 2026) and -45.5% for units (to 54 sales in Q3 2026). There is a clear undersupply for both property types, which provided a buffer against multiple cash rate hikes in 2026 and supported price growth on an annual basis. Although there is a slight unit price correction in the past 6 or 3 months, the overall 12 months price growth remain positive. This creates a unique opportunity for buyers, with higher short-term affordability; whilst owners can still benefit on their investment from a long-term capital growth perspective.

| CHANGE FROM LAST | YEAR | HALF YEAR |
|---|---|---|
| HOUSE SALES | ↓ | ↓ |
| HOUSE MEDIAN PRICE | ↑ | ↑ |
| HOUSE RENTAL PRICE | ↑ | ↑ |
| UNIT SALES | ↓ | ↓ |
| UNIT MEDIAN PRICE | ↑ | ↓ |
| UNIT RENTAL PRICE | ↑ | ↑ |

## MARKET CONDITIONS

### SALES

MEDIAN PRICE Q3 2026

$1.9M (HOUSE)

$796K (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

44 HOUSE

50 UNIT

### RENTALS

MEDIAN PRICE Q3 2026

$762 (HOUSE)

$650 (UNIT)

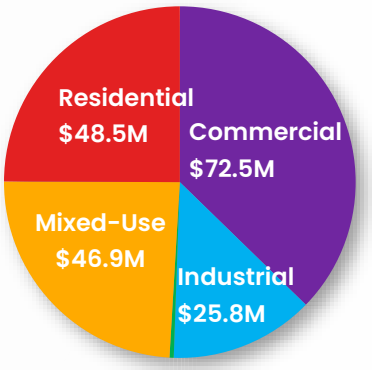
AVERAGE DAYS ON MARKET Q3 2026

11 HOUSE

14 UNIT

## FUTURE DEVELOPMENTS**

Nundah* is set to see approximately **$194.5M of new projects commence construction from 2026 onwards**.




A key commercial project in 2026 is The Village Retirement Group Village Nundah Stage 1 ($55.0M), which will deliver a retirement village with 76 independent living units, together with amenities and communal facilities. This can bring a new demographic in the area, and create local jobs.

Key residential projects include:

- Summerlin Residential Development (30 Apartments)
- 63-67 Melton Road (14 townhouses)
- 45 Hamson Terrace (23 units)
- 6-8 Franklin Street (5 Townhouses)

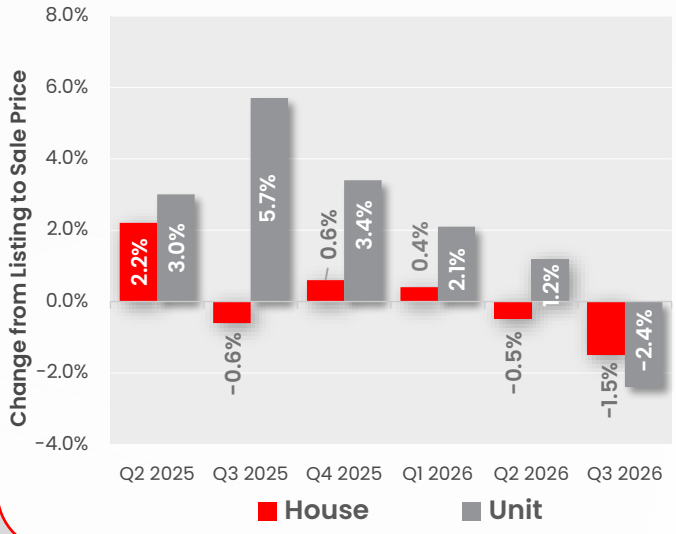
All the planned ready-to-sell stock are townhouses and apartments only, with no new stand-alone houses in the development pipeline. Compared to 85 houses and 366 units sold in the past 12 months to Q3 2026, this will not be enough. This suggests that the ongoing undersupply is likely to persist, helping to support property prices and providing a buffer against higher cash rates and slower buyer demand.

127 Units/ Apartments

29 Townhouses

# 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.

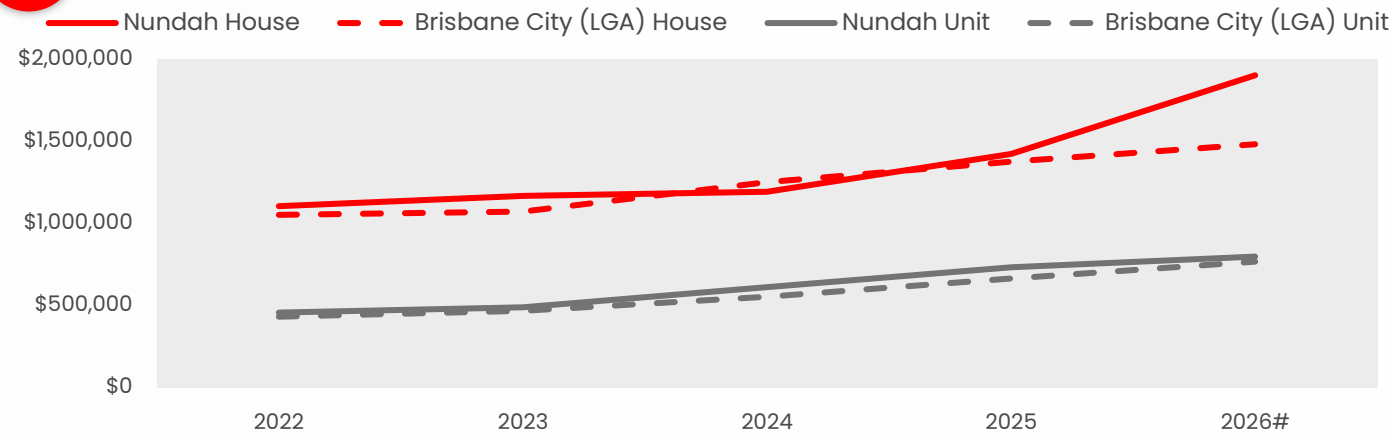



Average vendor discounts between Q3 2025 and Q3 2026 have widened to a higher discount of -1.5% for houses and swung from the peak premium to a discount of -2.4% for units. The Nundah* market is now favoring buyers, with sellers willing to accept offers below the first listing prices. This is an opportunity for buyers, despite a higher median house and unit sale price in Q3 2026.

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 premium than Brisbane LGA over the past 5 years and have remained as such in 2026#.

The dominant proportion of homes sold in Nundah* in 2026# were in the most affordable price point below $1.6M for houses (44.2%) and the mid-price price range $750,000 to $850,000 for units (32.4%). This is good news for first home buyers. The premium price brackets also performed strongly, with 20.9% of houses sold above $2.2M and 25.4% of units sold above $950,000, which benefits homeowners.

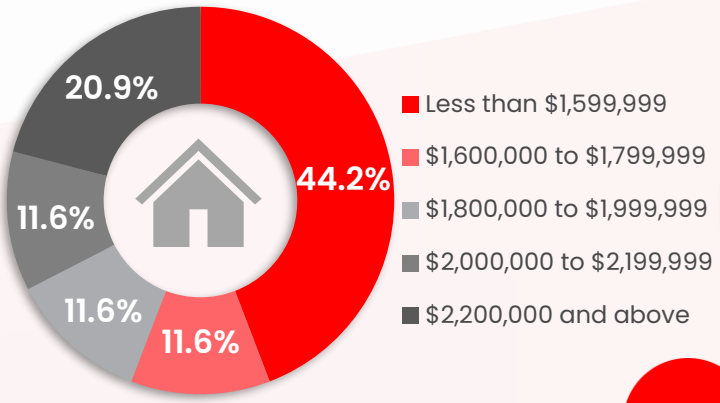
# MARKET COMPARISON



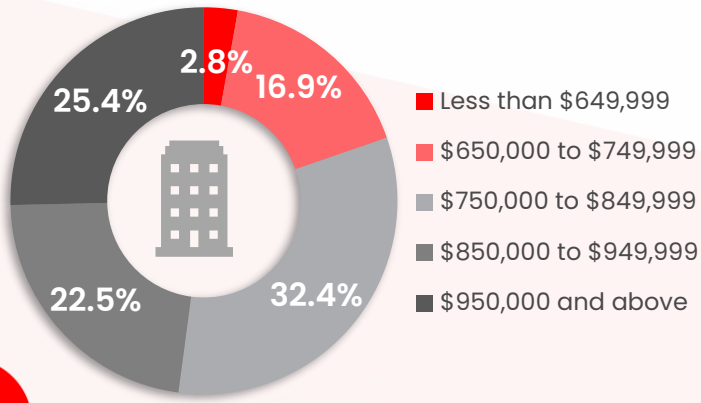

The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Nundah.

# PRICE BREAKDOWN 2026#

## HOUSES SOLD




## UNITS SOLD




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# RENTAL GROWTH 2026€

House rental yield in Nundah¥ was 2.7% in September 2026, slightly lower than Brisbane Metro (3.3%). That said, median house rental price increased by 3.0% in the past 12 months to Q3 2026, to $762 per week; along with a -39.4% decline in the number of houses rented (to 20 rentals in Q3 2026). A lower house rental yield is common for a blue-chip suburb like Nundah¥, however data suggests an undersupplied house rental market. This is beneficial to investors.

2- bedroom houses have provided investors with a double digit +12.1% rental growth annually, achieving a median rent of $650 per week.

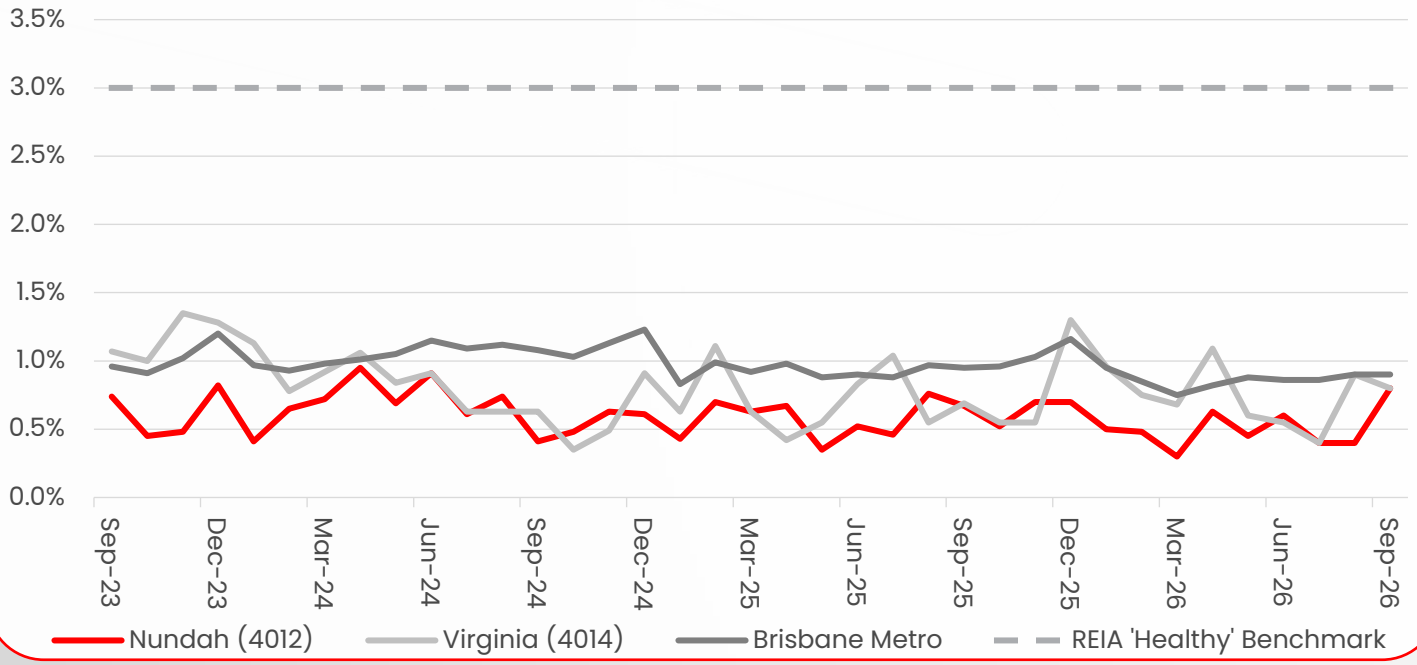
Nundah¥ recorded a vacancy rate of 0.8% in September 2026, on par with Virginia's 0.8% and Brisbane Metro's 0.9%. Vacancy rates in Nundah¥ have increased slightly in the past 12 months, due to more investors in the market. However, a 0.8% vacancy rate is significantly below the Real Estate Institute of Australia's healthy benchmark of 3.0%. Thus, homes are rented quicker in Nundah¥. This confirms a conducive investment environment in Nundah¥, even if the median house and unit prices (thus entry price) have increased in the past 12 months to Q3 2026.

2 BEDROOMS
**+12.1%**

3 BEDROOMS
**+0.7%**

4 BEDROOMS
**+5.3%**

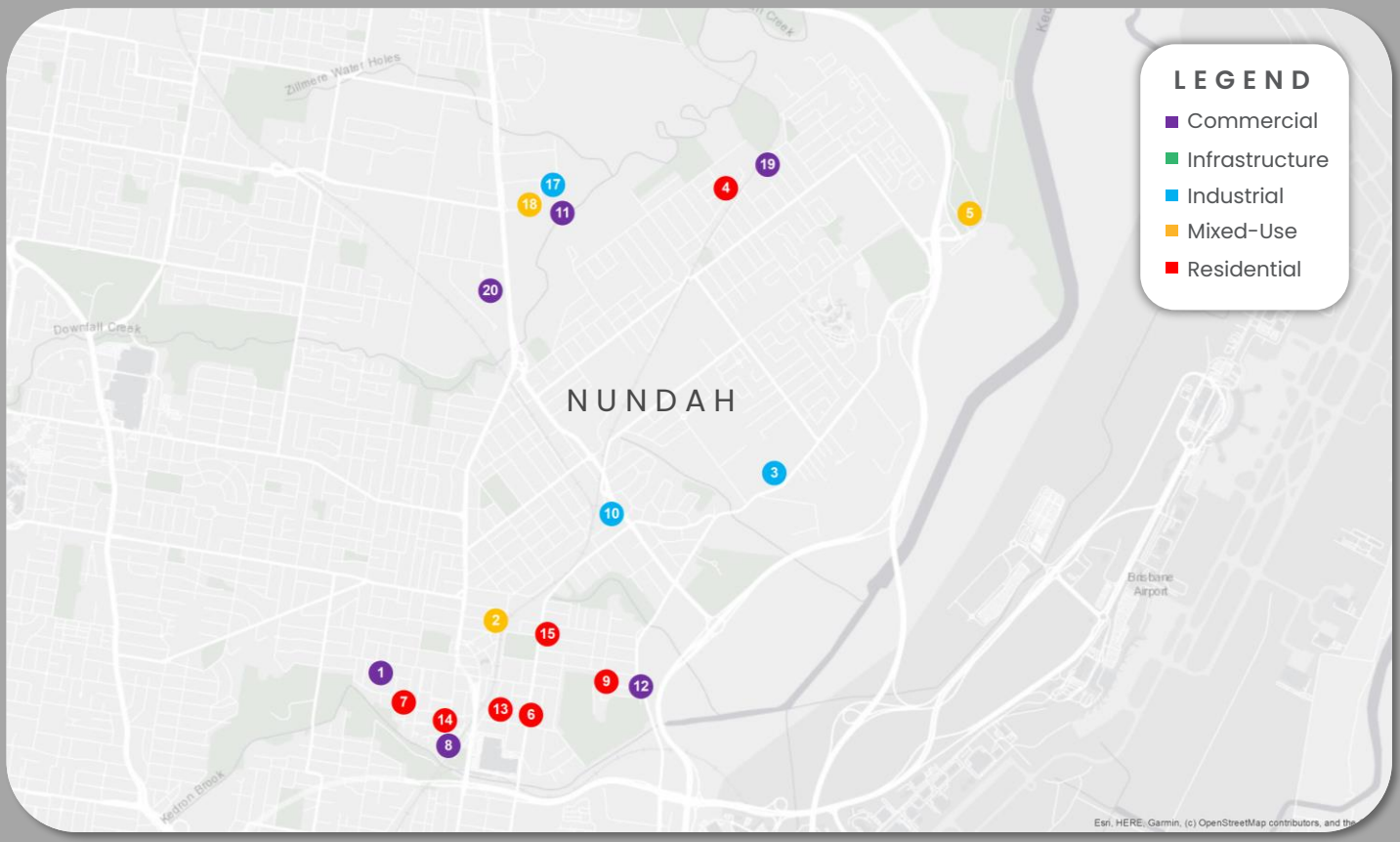
# RENTAL VACANCY RATES 2026




# RENTAL YIELD 2026§

| 2.7% | 3.5% | 3.3% | 4.3% | 4.8% | 4.1% |
|---|---|---|---|---|---|
| Nundah¥ (4012) | Virginia (4014) | Brisbane Metro | Nundah¥ (4012) | Virginia (4014) | Brisbane Metro |

# PROJECT DEVELOPMENT MAP 2026Δ ONWARDS




| # | Project£ | Type | Estimated Value¥ | Commence Date¥ |
|---|---|---|---|---|
| 1 | The Village Retirement Group Nundah Stage 1 | Commercial | $55,000,000 | 6/02/2026 |
| 2 | 35, 37 & 37A Nundah Street Units & Shop (Commercial + Residential - 59 Units) | Mixed-Use | $30,000,000 | 16/07/2027 |
| 3 | 900 Nudgee Road Warehouses | Industrial | $20,000,000 | 9/07/2027 |
| 4 | Summerlin Residential Development Stage 3A (30 Apartments) | Residential | $18,000,000 | 27/10/2027 |
| 5 | 1250 Nudgee Road Warehouse (Industrial + Commercial) | Mixed-Use | $15,000,000 | 28/10/2027 |
| 6 | 63-67 Melton Road Townhouses (14 Townhouses) | Residential | $8,400,000 | 26/07/2027 |
| 7 | 45 Hamson Terrace Units (23 Units) | Residential | $8,000,000 | 16/08/2027 |
| 8 | 43-45 Bradbury Street Residential Care Facility | Commercial | $6,000,000 | 15/01/2027 |
| 9 | 6-8 Franklin Street Townhouses (5 Townhouses) | Residential | $4,000,000 | 6/08/2027 |
| 10 | 10 Pritchard Road Warehouse Additions | Industrial | $3,500,000 | 6/08/2027 |
| 11 | 5-11 Ullswater Street Retail Warehouse | Commercial | $3,500,000 | 1/03/2026 |
| 12 | Norths Devils Leagues Club Car Park Nundah | Commercial | $3,000,000 | 16/02/2027 |
| 13 | 11 Amisfield Avenue Apartments (8 Apartments) | Residential | $2,800,000 | 17/08/2027 |
| 14 | 21 Collins Street Apartments (7 Apartments) | Residential | $2,800,000 | 30/09/2027 |
| 15 | 60 Jenner Street Townhouses (4 Townhouses) | Residential | $2,500,000 | 25/02/2027 |
| 16 | 12-14 Bridge Street Townhouses (6 Townhouses) (Not Mapped) | Residential | $2,000,000 | 3/04/2026 |
| 17 | 5, 11-15 Ullswater Street Waste Transfer Station Resource Recovery Shed | Industrial | $2,000,000 | 1/10/2027 |
| 18 | 34 Vauxhall Street Warehouse (Warehouse/Office) | Mixed-Use | $1,900,000 | 23/01/2026 |
| 19 | 70A St Achs Street Rooming Accommodation Buildings | Commercial | $1,700,000 | 31/01/2026 |
| 20 | 20 Shannon Place Office Alterations & Additions | Commercial | $1,200,000 | 27/02/2026 |

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## RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

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- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
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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.

# 2026 encapsulates sales transactions for Q1-Q3 2026 (01/01/2026 – 30/09/2026) 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 Q3 2025 (01/06/2025 – 30/09/2025) and Q3 2026 (01/06/2026 – 30/09/2026) 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 September 2026.

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

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