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Bayside Market Update
2nd Half 2026

OVERVIEW

In Q3 2026, Bayside* recorded a median house price of $1,167,500 and a median unit price of $897,500. This represents an annual (Q3 2025 – Q3 2026) price growth of 6.1% for houses and 8.1% for units. Comparing Q3 2025 and Q3 2026, total sales decreased by -64.2% for houses (to 111 sales in Q3 2026), and by -79.3% for units (to 19 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 price correction in the past 6 or 3 months, the overall net 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

$1.17M (HOUSE) $898K (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

60 HOUSE 47 UNIT

RENTALS

MEDIAN PRICE Q3 2026

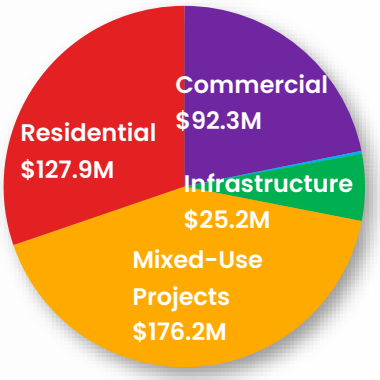
$800 (HOUSE) $690 (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

16 HOUSE 15 UNIT

FUTURE DEVELOPMENTS

Redland City LGA plans to see approx. **$422.7M of new projects commencing construction in 2026**.



A key mixed-use project in 2026 is the Capalaba Town Centre Redevelopment Project ($160.0M), which will deliver a landmark project enhancing retail, entertainment and community assets.

Key residential projects include:

- 27 Kinross Road (91 Townhouses & 98 Residential Vacant Land Lots)
- 218-220 Middle Street (46 Apartments)
- 1-5 Fernbourne road (39 Units)

Although there are several residential projects planned in the 2026 pipeline, only 34 stand-alone houses and 196 townhouses are proposed, well below the 953 houses sold in the 12 months to Q3 2026. This suggests that the ongoing undersupply is likely to persist, creating a buffer against market conditions and slower buyer demand.

178 Units/ Apartments

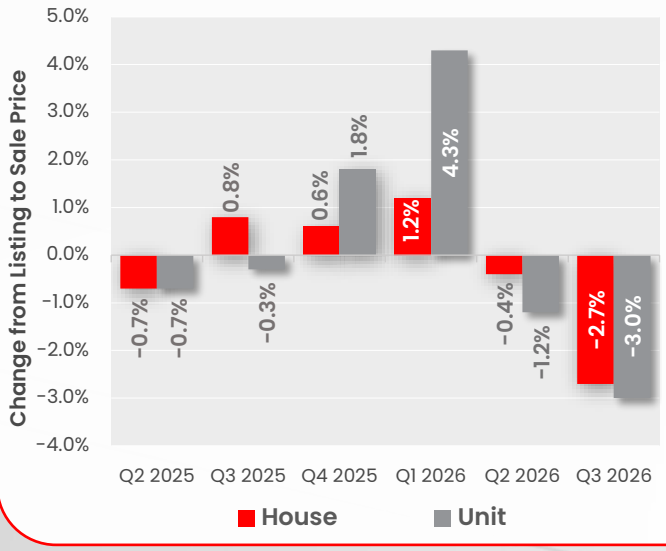
196 Townhouses

34 Dwellings

500 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 house vendor discounts have swung from premiums to discounts over the past 12 months to Q3 2026, now at -2.7%. For units, it has widened to a larger discount of -3.0%. The Bayside* market is now favouring buyers, with sellers willing to accept below the first listed price. This is an opportunity for buyers, despite higher median house and unit sale prices.

In the past 2 years to 2026#, the suburb of Redland Bay saw the highest growth in median house price, of 35.7%. This is followed by Thornland (30.5%), Mount Cotton (30.1.%), and Victoria Point (27.3%). All four suburbs are $1.2-million suburbs, with Victoria Point being the most affordable in 2026#.

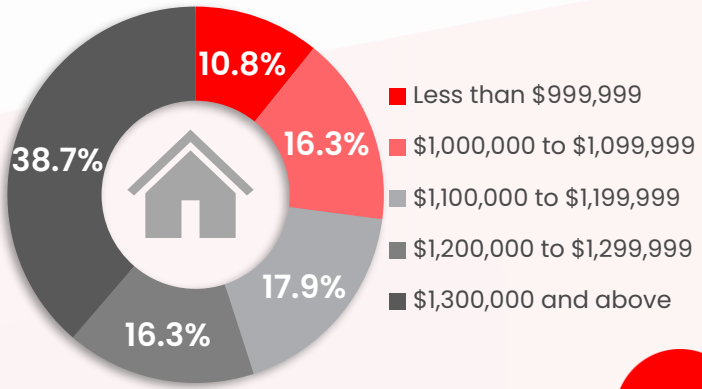
Most homes sold in Bayside* in 2026# was in the premium price point above $1.3M for houses (38.7%), reflecting strong demand in the high-end market and benefiting owners. The most affordable price bracket remained available, with 10.8% of houses sold under $1.0M, in good news for buyers. For units, most sales (32.0%) was in the more affordable price bracket between $750,000 to $849,999. That said, the premium unit market remained strong, with 25.6% of units sold for $1.05M and above. Overall, there is a home for every budget in the Bayside*, creating an opportunity for buyers and owners.

MARKET COMPARISON

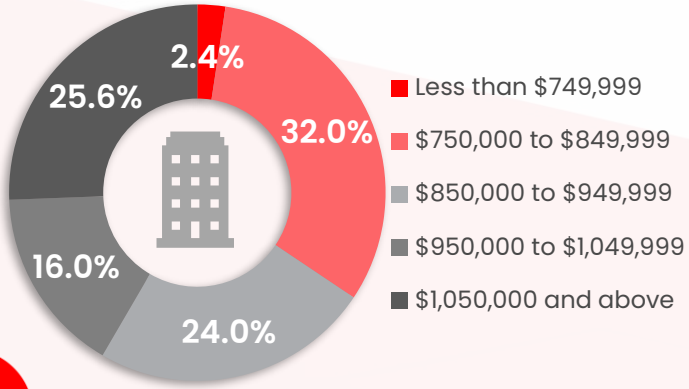
Individual Suburbs	2024	2025	2026#	2024-2026# % Growth
Mount Cotton	$961,000	$1,145,000	$1,250,000	30.1%
Redland Bay	$910,000	$1,100,000	$1,235,000	35.7%
Thornlands	$985,000	$1,165,000	$1,285,000	30.5%
Victoria Point	$942,800	$1,060,000	$1,200,000	27.3%

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2026€

House rental yields in Bayside¥ was 3.8% as of September 2026, on par with the Redland City LGA (3.9%) but higher than Brisbane Metro (3.3%). This was paired with a 6.7% growth in median house rental price in the past 12 months, to $800 per week, along with a -19.4% decline in the number of housed rented (to 216 rentals in Q3 2026). The same pattern can be seen in the unit market. This confirms an undersupplied rental market in Bayside¥, which benefits investors.

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

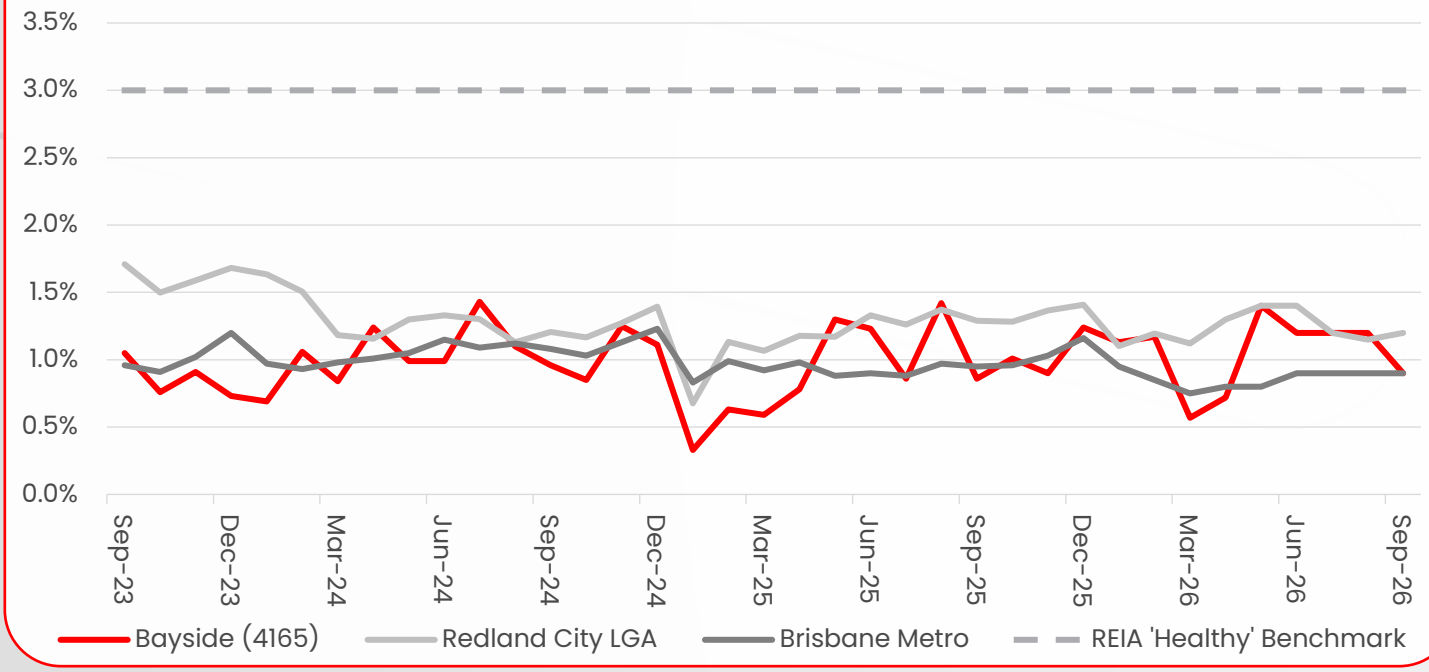
Bayside¥ recorded a vacancy rate of 0.9% in September 2026, below Redland City LGA (1.2%) and on par with Brisbane Metro (0.9%). Vacancy rates have fluctuated in the past 12 months, but as an overall declined, reflecting a highly-demanded rental market. Further, a 0.9% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Bayside*. This is a conducive environment for investors, even with a higher median house and unit sales price (thus entry price) in the past 12 months to Q3 2026.

2 BEDROOMS **+12.1%**

3 BEDROOMS **+4.1%**

4 BEDROOMS **+2.6%**

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.8% Bayside¥

3.9% Redland City LGA

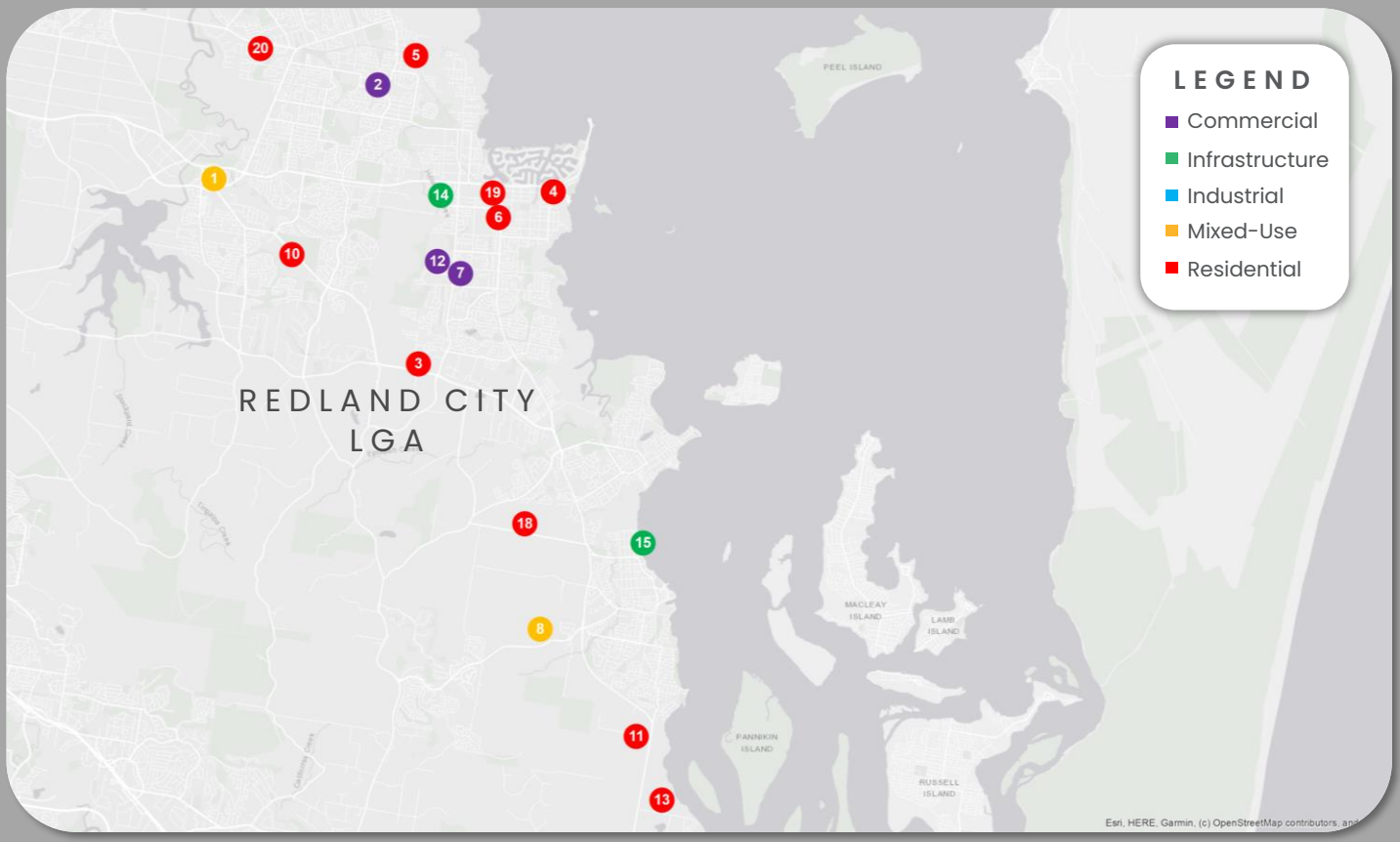
3.3% Brisbane Metro

4.0% Bayside¥

4.9% Redland City LGA

4.1% Brisbane Metro

PROJECT DEVELOPMENT MAP 2026[A]



#	PROJECT[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Capalaba Town Centre Redevelopment Stages 1B-1D (Various Tenants)	Mixed-use	$160,000,000	25/05/2026
2	Botanix Master Plan Development	Commercial	$70,000,000	1/10/2026
3	27 Kinross Road Townhouses & Residential Subdivision Stages 1-4 (91 Townhouses/98 Lots)	Residential	$32,000,000	2/03/2026
4	218-220 Middle Street Apartments (46 Apartments)	Residential	$18,000,000	1/12/2026
5	1-5 Fernbourne Road Units (39 Units)	Residential	$17,000,000	21/12/2026
6	7-23 Ross Court Apartments Stage 6 (64 Apartments)	Residential	$15,700,000	22/10/2026
7	Bayside Business Park Cleveland Hospital Stage 2	Commercial	$11,700,000	16/03/2026
8	652-676 German Church Road Storage Facility (Industrial + Commercial - Office)	Mixed-use	$10,000,000	6/04/2026
9	Bella Baia Redland Bay Apartments (17 Apartments) (Not Mapped)	Residential	$9,000,000	9/05/2026
10	289-301 Redland Bay Road Dwellings Stages 1 & 2 (28 Dwellings)	Residential	$8,400,000	2/03/2026
11	24-58 Kidd Street & Serpentine Creek Road Residential Subdivision Stages 1B-6 (186 Lots)	Residential	$8,400,000	15/12/2026
12	Bayside Business Park Cleveland Health Care Service Building Stage 2	Commercial	$7,400,000	18/05/2026
13	Shoreline Precinct 3 Residential Subdivision Stages 1-5 (137 Lots)	Residential	$6,165,000	4/12/2026
14	DPI Redlands Research Facility National Export Market Access Centre - Horticulture Facilities (State Government)	Infrastructure	$5,000,000	16/11/2026
15	Landslip Remediation Works Gray Street & Esplanade - Redland Bay (Local Government)	Infrastructure	$4,610,000	17/12/2026
16	Redland City Council Principal Cycle Network (Local Government) (Not Mapped)	Infrastructure	$4,500,000	14/09/2026
17	Redland Corner Retail & Office Tenancies (Not Mapped)	Mixed-use	$4,000,000	3/11/2026
18	60 Double Jump Road Residential Subdivision Stages 1 & 2 (44 Lots)	Residential	$2,500,000	12/01/2026
19	12 Waterloo Street Units (7 Units)	Residential	$2,100,000	8/06/2026
20	83-89 Quarry Road Residential Subdivision (35 Lots)	Residential	$1,600,000	18/02/2026

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- Geographic information mapping
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REFERENCES

* Bayside sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Mount Cotton, Redland Bay, Thornlands, and Victoria Point.

** 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 (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 (1/07/2025 – 30/09/2025) and Q3 2026 (01/07/2026 – 30/09/2026) house median rent figures.

¥ Bayside rental market data encapsulates aggregate property conditions within the postcodes of 4165 and 4164.

§ Rental yields shown are as reported as of September 2026.

Δ 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 Redland City Local Government Area.

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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