REPORT

PRD.

Smart Moves: Brisbane 2nd Half, 2026.

Suburbs that deliver ***affordability***, rental ***resilience*** & ***supply*** fundamentals.



PRD. 50 YEARS. of trusted, local guidance for life's biggest moves.



Introduction.

Not every suburb moves with the rest of the market.

Brisbane's property landscape is shifting, but that doesn't mean opportunity has disappeared. Instead, changing conditions are creating a more selective market, where the right fundamentals matter more than ever. Affordability, rental demand, liveability and future growth can vary significantly from one suburb to the next, creating pockets of potential beneath the broader market figures.

For buyers and investors, looking beyond the headlines could reveal where **value and opportunity are aligning.**

Who this report is for.

First Home Buyers: Looking for **more affordable entry points** into Brisbane's shifting property market.

Investors: Seeking suburbs with **solid rental yields**, **low vacancy rates** and **growth** potential.

Rightsizers: Looking for suburbs that not only offer affordability but are better aligned with the lifestyle they want to live; whether that means moving to a smaller or bigger home.

What this report delivers.

This report turns Brisbane property data into practical opportunity.

Looking beyond headline prices, the analysis brings together affordability, market performance, rental returns, supply, liveability and future development to uncover suburbs with strong underlying fundamentals within 20km of Brisbane's CBD.

The result is a clearer picture of **where value exists and where future potential may be emerging.**

Contents.

Introduction	1
Market Overview	2
What Buyers are Paying and Top 10 Suburbs for Sale Price Performance	3
Average Vendor Discount and Market Performance	4
Rental Growth	5
Rental Yield Comparison and Rental Vacancy Rates for Sydney, Melbourne and Brisbane Metros.	6
Median House Prices 20km from the Brisbane CBD	7
Market Cycle Indicators	8
Smart Move Suburbs near Brisbane for Houses.	9-10
Smart Move Suburbs near Brisbane for Units.	11-12
Project Development Map	13-14
Additional Smart Moves Suburbs Near Brisbane Metro	15
Methodology	16
About PRD's Research division	17

BRISBANE

Market Overview.

What the *data* is telling us.

Brisbane's property market showed diverging trends between Q3 of 2025 and Q3 of 2026*, **with the median house price trending down by 0.2% to $1,111,530, while the median unit price increased by 3.4% to $811,084.**

Total sales **declined sharply by 56.2% for houses** (to 3,498 sales in Q3 of 2026) and **by 56.6% for units** (to 2,134 sales in Q3 of 2026) over the same period.

There is **a clear undersupply of units**, as there were fewer sales and less price growth, which created a buffer against multiple cash rate hikes in 2026 and uncertain economic conditions.

Tight rental conditions persist, with **vacancy rates sitting at 0.9% in September 2026. Median rental prices have reached record highs across Brisbane.** These are favourable conditions for investors seeking strong rental returns, despite Federal Budget 2026 tax changes.

The *supply gap* and the *opportunity*.

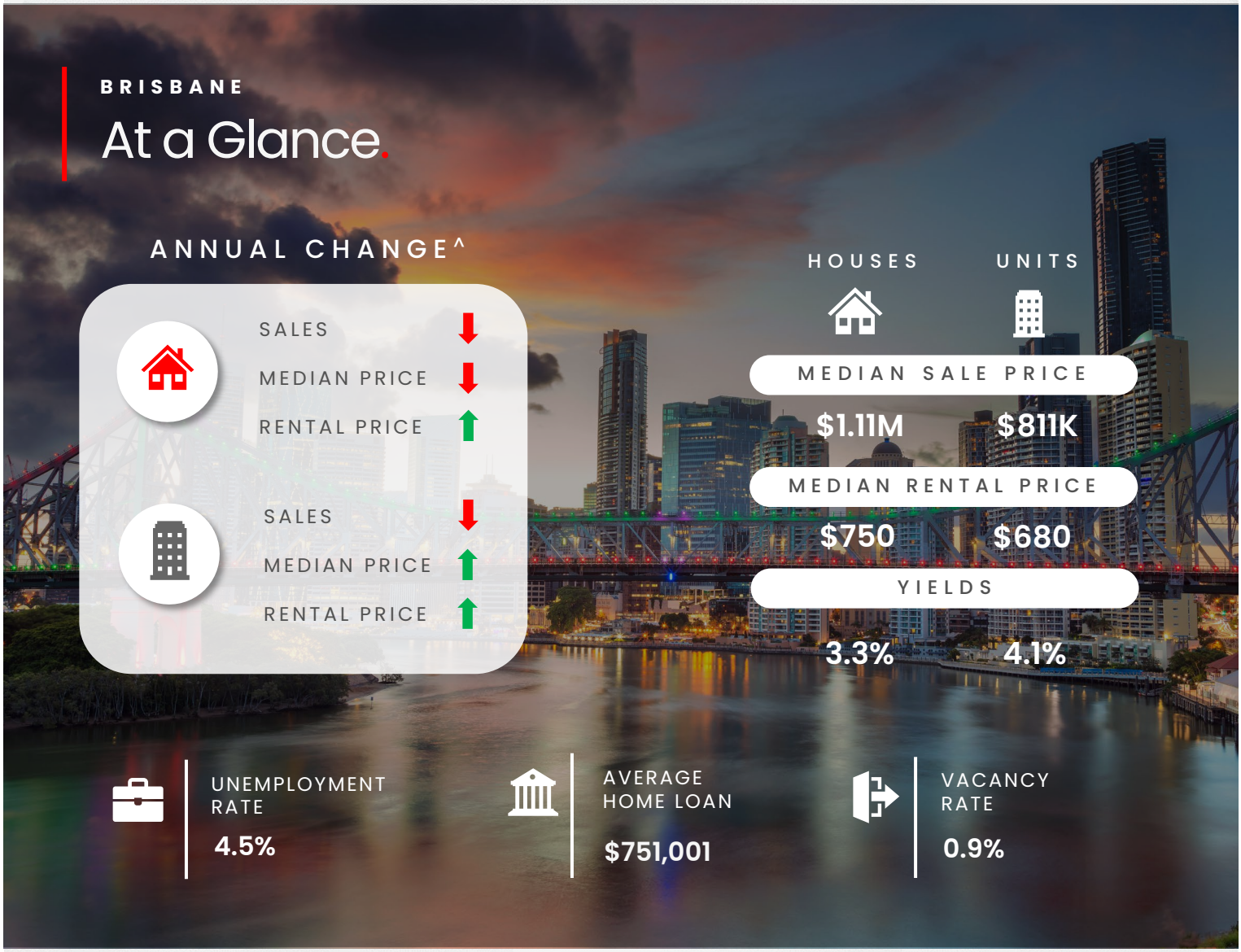
Brisbane's property market is increasingly characterised by a **widening supply-demand imbalance**, particularly for stand-alone houses. **690 new houses are planned to be built in 2026 and 2027**, compared to more than **22,700 house sales in the past 12 months to Q3 of 2026**. There is **a significant gap** between proposed new housing supply and demand / market activity, even with a decline in the number of sales.

The development pipeline is heavily weighted towards high-density housing, with **over 28,900 new units** planned. This will help answer demand, as buyers currently prioritise affordability. But, **with house buyers changing their preference to units, this will not be enough**. While 15,600 residential vacant land lots are planned, construction challenges could delay new ready-to-sell townhouses and houses.

Brisbane's housing market has softened for the first time since post-COVID-19; after recording significant growth of more than 30%. **This is a unique opportunity for many buyers if they act fast**, as the housing supply gap could stimulate a market recovery soon.

BRISBANE

At a Glance.

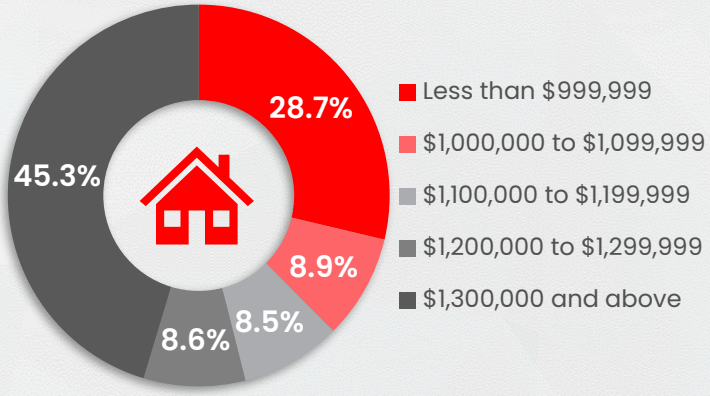


* Brisbane Metro refers to suburbs within a 20km radius of the Brisbane CBD only. ^ The annual change is reflective of the median price change from (01/10/2024 – 30/09/2025) vs (01/10/2025 – 30/09/2026). Figures displayed in infographics are for the period Q3 2026. Source: Real Estate Institute of Australia, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2026.

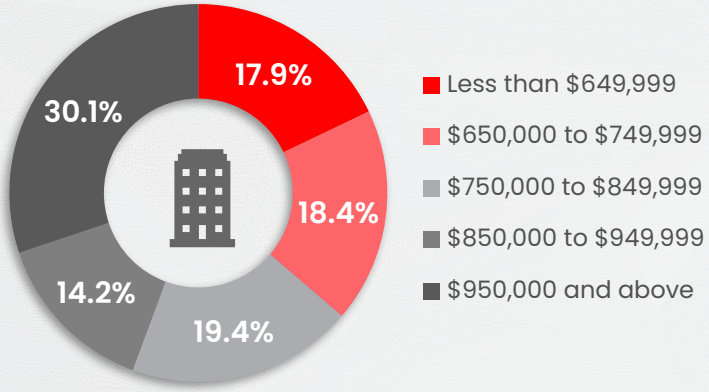
BRISBANE 2026#

What Buyers Are Paying.

House Sales by Price Bracket.



Unit Sales by Price Bracket.



WITHIN 20KM FROM BRISBANE CBD.

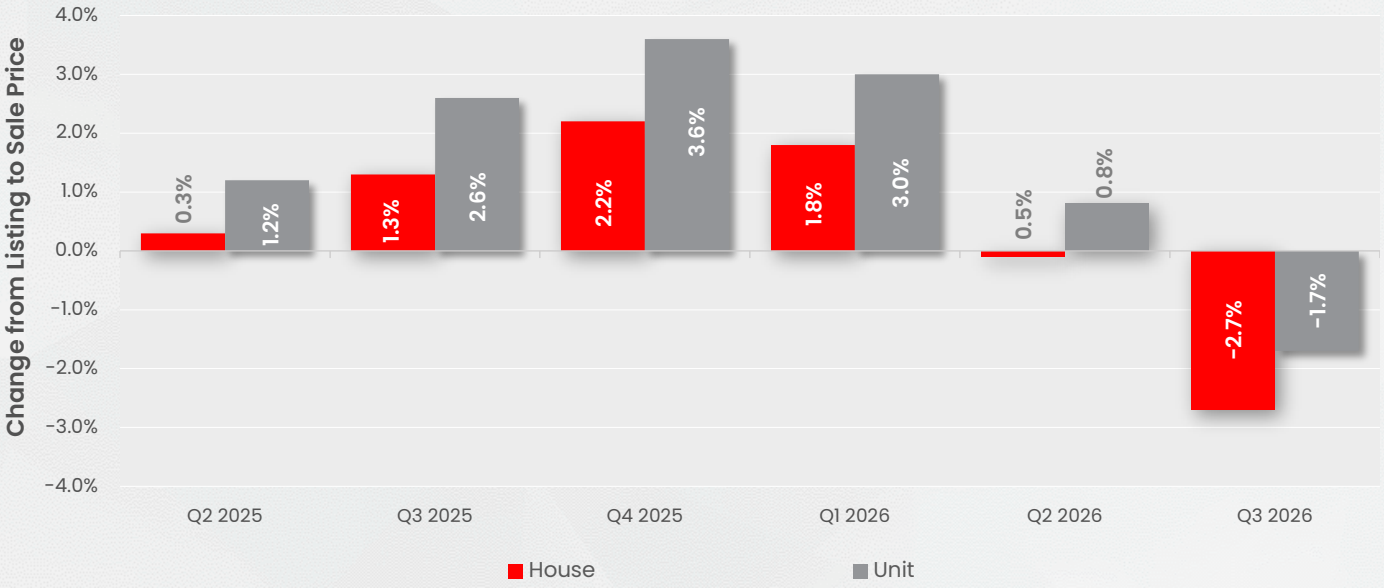
Top 10 Suburbs for Sale Price Performance.

Area	Suburb	Type	Median Price 2025*	Median Price 2026*	Price Growth	Projects 2026 & 2027***
Inner	Spring Hill	House	$1,552,500	$2,300,000	48.1%	$84.0M
	Hendra	Unit	$950,000	$1,320,000	38.9%	$6.7M
North	Sandgate	House	$1,140,000	$1,460,000	28.1%	$11.7M
	Banyo	Unit	$740,000	$930,000	25.7%	$38.0M
South	Springwood	House	$984,500	$1,240,000	26.0%	$20.7M
	Woodridge	Unit	$443,500	$580,000	30.8%	$44.5M
East	Alexandra Hills	House	$912,888	$1,051,000	15.1%	$18.8M
	Wellington Point	Unit	$751,763	$962,500	28.0%	$123.5M
West	Gailes	House	$627,500	$770,000	22.7%	$950K
	Gaythorne	Unit	$663,000	$850,000	28.2%	$31.3M

*The median price quoted captures sale transactions from 1st October 2025 to 30th September 2026 ***Project development is based on the aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2026, as stated by the relevant data authority. #2026 encapsulates sales transactions for Q3 2026 (01/01/2026 – 30/09/2026) only. © Copyright PRD 2026. Source: REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2026.

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Average Vendor Discount.



The average vendor discount for houses has swung from a premium to a discount between Q3 of 2025 and Q3 of 2026, **now at -2.7% for houses and -1.7% for units.**

Market conditions in Brisbane Metro[&] market have shifted, now favouring buyers. This suggests that sellers are willing to accept offers below the first listed prices.

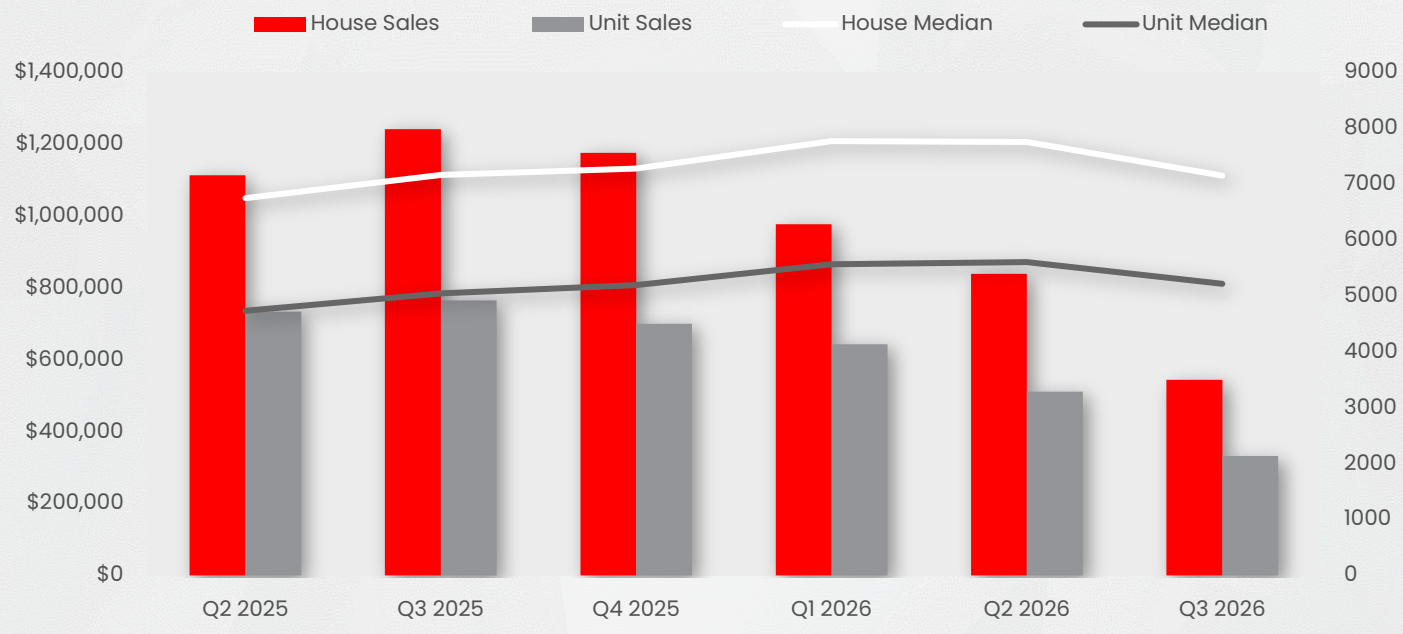
This is the first discount for Brisbane in the past 2 years, creating a unique opportunity for buyers. Houses also have a deeper discount than units. Now is the time to act.

Most of the homes sold in Brisbane Metro in 2025/26# were concentrated **in the premium price brackets of $1.3M and above for houses (45.3%) and $950,000 and above for units (30.1%).** This is beneficial to owners and will create more confidence for sellers.

On the other hand, the most affordable price brackets have also recorded a higher number of sales, **with 28.7% of houses sold less than $999,999 and 17.9% of units sold less than $649,999**. This is an encouraging opportunity for first home buyers.

BRISBANE

Market Performance.



& Brisbane Metro refers to suburbs within a 20km radius of the Brisbane CBD only. #2026 encapsulates sales transactions for Q3 2026 (01/10/2026 – 30/09/2026) only. © Copyright PRD 2026.

BRISBANE 2026€

Rental Growth.

The house rental yield in **Brisbane Metro** was **3.3%** as of September 2026, outperforming Sydney Metro (2.9%) and Melbourne Metro (3.2%). This was paired with a **7.1% growth in median house rental prices** in the past 12 months (to Q3 of 2026), at **$750 per week**, along **a 4.1% increase in the number of houses rented (to 5,878 rentals in Q3 of 2026)**.

A similar trend can be seen in the unit market, with median unit rental price **increasing by 4.6% to $680 per week** over the 12 months to Q3 of 2026. This was accompanied by **a significant 30.9% surge in the number of units rented**, **reaching 5,323 rentals in Q3 of 2026**. This confirms there is a highly-demanded rental market in Brisbane Metro.

2 bedroom houses and 1 bedroom units provided investors with the **highest annual rental growth, of 4.9% and a double digit 16.2%, to achieve $640 and $575 per week**, respectively. Most rental property types have increased in value, however 4 bedroom houses have remained stable.

In September 2026, **Brisbane Metro** recorded **a low vacancy rate of 0.9%,** which was below Sydney Metro (1.8%) and Melbourne Metro (1.9%). Despite minor fluctuations in the past 12 months, **Brisbane Metro's vacancy rates have declined**, which suggests **a tighter rental market**.

Brisbane Metro is consistently recording vacancy rates significantly below the Real Estate Institute of Australia's(REIA's) healthy benchmark of 3.0%, **signalling quicker occupancy of rental properties**. This suggests there is a conducive and sustainable environment for investors, even with the property tax changes made in the Federal Budget 2026.

Overall, Brisbane continues to show strong fundamentals for investors. **New investor loan commitments fell by 10.1% in the June quarter of 2026,** yet there is a dire need for more investors. **With Brisbane house prices softening in late 2026, and unit prices growing at a slower pace, now is an ideal time for investors to act.**

HOUSES	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
	+4.9%	+1.4%	0.0%
	$640	$700	$800

UNITS	1 BEDROOM	2 BEDROOMS	3+ BEDROOMS
	+16.2%	+6.1%	+3.4%
	$575	$700	$750



South Bank, South Brisbane, QLD.

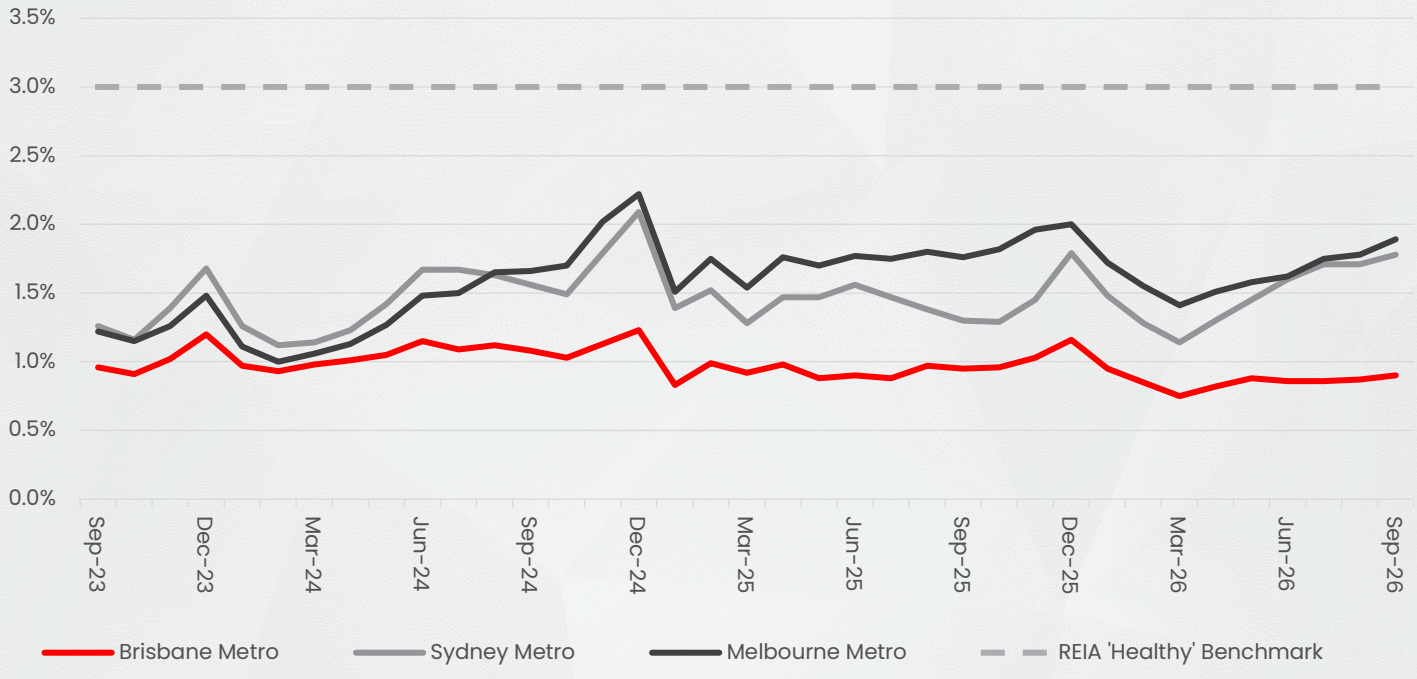
€ Annual rental growth is a comparison between Q3 2025 – Q3 2026 (01/10/2025 – 30/09/2025 vs 01/10/2026 – 30/09/2026) house median rent figures.



Rental Yield Comparison 2026§.

BRISBANE METRO		MELBOURNE METRO		SYDNEY METRO	
HOUSES	UNITS	HOUSES	UNITS	HOUSES	UNITS
3.3%	4.1%	3.2%	4.6%	2.9%	4.4%

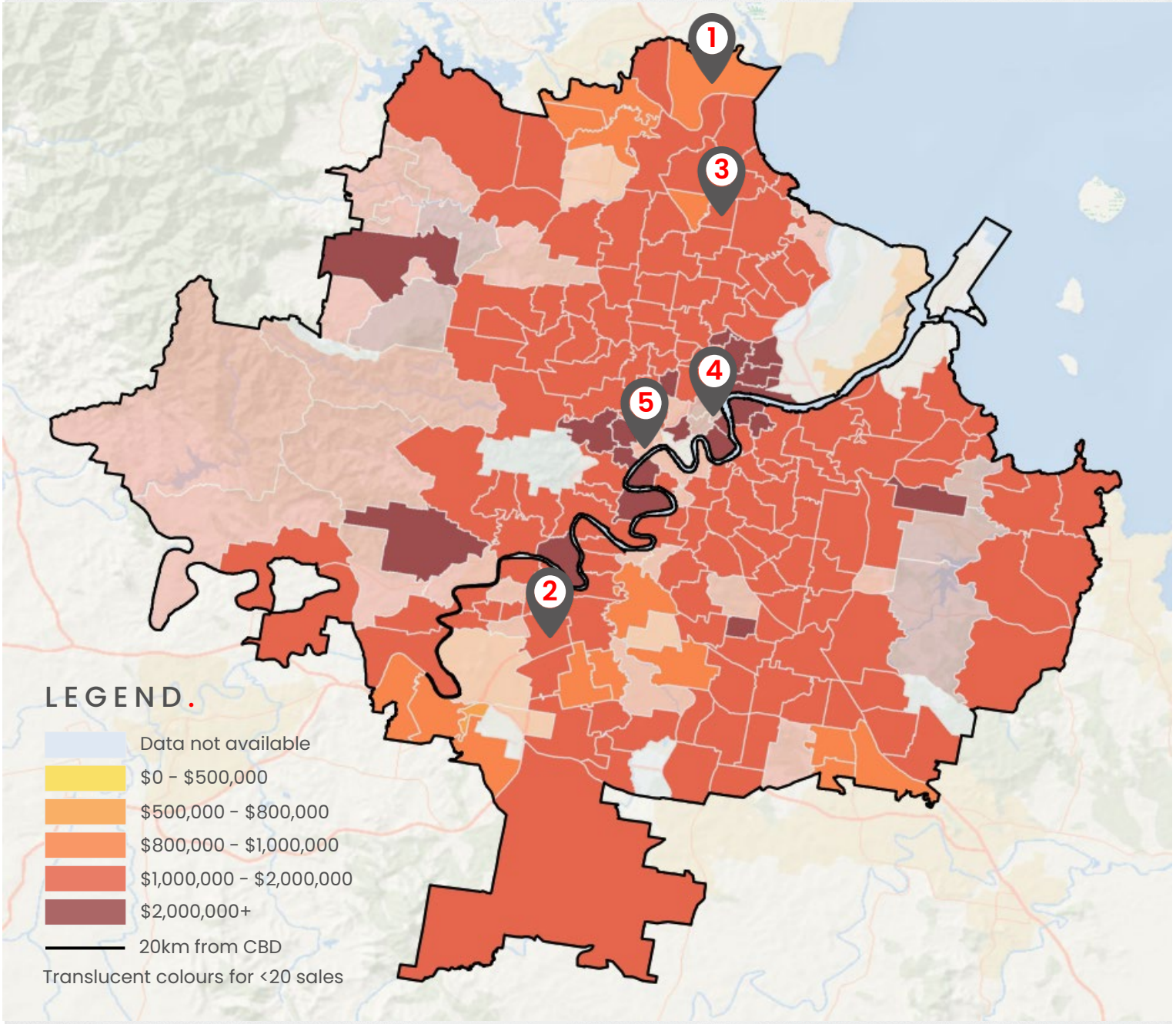
Rental Vacancy Rates 2026.



§ Rental yields shown are as reported in September 2026. Source: SQM Research. © Copyright PRD 2026.

Median House Prices.

20KM FROM THE BRISBANE CBD | 2025/2026*



Brisbane Smart Move Suburbs ***Rental Yield.***

HOUSES

	Suburb	Rental Yield
1	Griffin	3.9%
2	Darra	3.6%
3	Taigum	3.5%

UNITS

	Suburb	Rental Yield
4	Bowen Hills	5.1%
1	Griffin	4.4%
5	Milton	3.9%

*House median price reflected in the heat-map captures sale transactions from 1st October 2025 to 30th September 2026. Source: ESRI ArcGIS, SQM Research. © PRD 2026.

BRISBANE

Market Cycle Indicators.

Our easy-to-read clock format indicators show where Brisbane's house and unit markets currently sit in the market cycle, from peak through to recovery. They highlight whether conditions are strengthening or softening, helping buyers and investors understand timing, momentum, and where opportunities may be emerging across the city.

The 4 key market indicators:

Peak.

When prices are at or near their highest point, demand is strong, and growth starts to stabilise.

Downswing.

When the market begins to cool, buyer demand eases, and prices may plateau or decline.

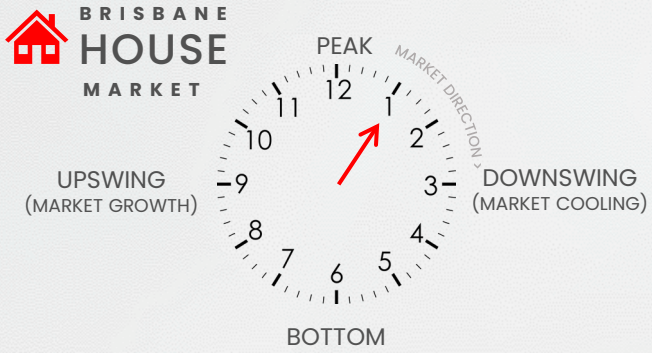
Bottom.

When the market reaches its lowest point, conditions stabilise, and the groundwork is set for the next period of growth.

Upswing.

When the market is gaining momentum, buyer confidence is rising, and property prices are beginning to increase.

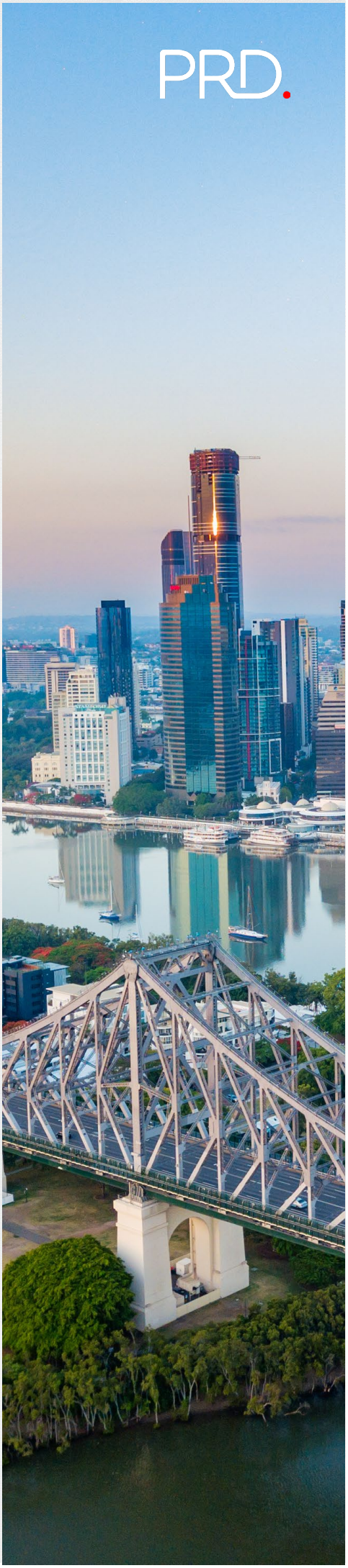
The hands on the clocks indicate the current position of each property type in the market cycle.



Brisbane's house market has just passed its peak, softening due to the current economic conditions and higher interest rates.



Brisbane's unit market shows continued price growth, although at a slower pace compared to earlier this year.

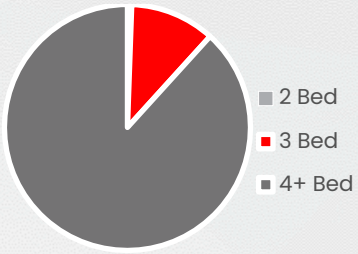


Smart Suburb Moves Near Brisbane for *Houses*.

Griffin.

4503

Located 19.8km from the Brisbane CBD.



Median House Price	**$1,000,000**
2 Bed Median Price	**$900,000**
3 Bed Median Price	**$946,000**
4+ Bed Median Price	**$1,000,500**

Annual Median Price Growth	14.3%**
Vacancy Rate (September 2026)	0.6%
Rental Yield (September 2026)	3.9%
Key Amenity (5km)	Westfield North Lakes
Total Projects ($)	$25.0M^
Residential Ready-To-Sell Planned Housing Stock 2026	65 Townhouses 0 Dwellings 0 Units
Unemployment Rate	4.1%



Redcliffe Bridge over Hays Inlet
Brighton, Brisbane LGA, QLD.
14km's East from Griffin.

PRD.

^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026.

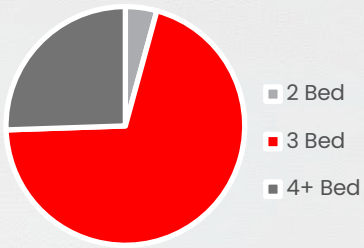


Darra.

4076

Located 14.8km from the Brisbane CBD.

University of Queensland Park
St Lucia, Brisbane LGA, QLD.
12km's North of Darra.



Median House Price	**$1,010,000**
2 Bed Median Price	**$932,000**
3 Bed Median Price	**$950,000**
4+ Bed Median Price	**$1,100,000**

Annual Median Price Growth	18.1%**
Vacancy Rate (September 2026)	0.4%
Rental Yield (September 2026)	3.6%
Key Amenity (5KM)	Monier Village
Total Projects ($)	$364.4M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 0 Dwellings 26 Units
Unemployment Rate	4.1%

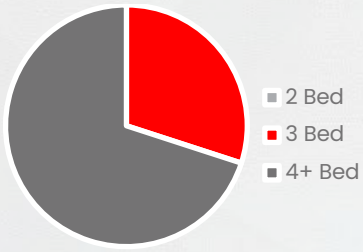


Taigum.

4018

Located 13.4km from the Brisbane CBD.

Boondall Wetlands
Boondall, Brisbane LGA, QLD.
5km East of Taigum.



Median House Price	**$1,117,500**
2 Bed Median Price	**N/A**
3 Bed Median Price	**$992,500**
4+ Bed Median Price	**$1,160,000**

Annual Median Price Growth	16.4%**
Vacancy Rate (September 2026)	0.4%
Rental Yield (September 2026)	3.5%
Key Amenity (5KM)	Taigum Village Shopping Centre Taigum Square
Total Projects ($)	$89.0M^
Residential Ready-To-Sell Planned Housing Stock 2026	144 Townhouses 0 Dwellings 23 Units
Unemployment Rate	4.0%

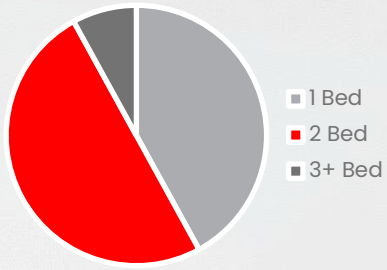
^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026.

Smart Suburb Moves Near Brisbane for *Units*.

Bowen Hills.

4006

Located 2.1km from the Brisbane CBD.



Median Unit Price	**$640,000**
1 Bed Median Price	**$510,000**
2 Bed Median Price	**$729,500**
3+ Bed Median Price	**$1,240,000**

Annual Median Price Growth	25.7%**
Vacancy Rate (September 2026)	1.0%
Rental Yield (September 2026)	5.1%
Key Amenity (5km)	Gasworks Plaza
Total Projects ($)	$4.9B^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 0 Dwellings 1,598 Units
Unemployment Rate	2.6%



Brisbane Botanic Gardens
Brisbane, Brisbane LGA, QLD.
5km's South from Bowen Hills.

^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026.

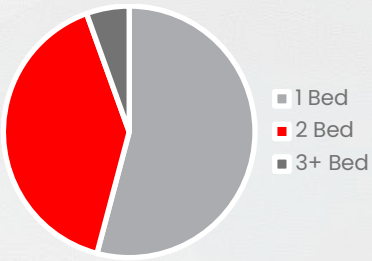


Griffin.

4503

Located 19.8km from the Brisbane CBD.

Redcliffe Jetty
Redcliffe, Brisbane LGA, QLD.
15km's West of Griffin



Median Unit Price	**$710,000**
1 Bed Median Price	**$625,000**
2 Bed Median Price	**$823,000**
3+ Bed Median Price	**$1,115,000**

Annual Median Price Growth	24.8%**
Vacancy Rate (September 2026)	0.6%
Rental Yield (September 2026)	4.4%
Key Amenity (5KM)	Griffin State School and Redcliffe Hospital
Total Projects ($)	$25.0M^
Residential Ready-To-Sell Planned Housing Stock 2026	65 Town houses 0 Dwellings 0 Units
Unemployment Rate	4.1%

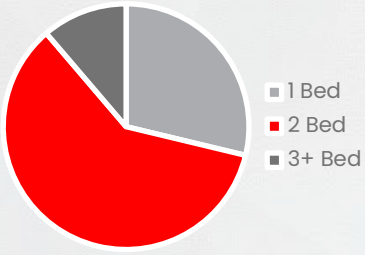


Milton.

4064

Located 4.2km from the Brisbane CBD.

Roma Street Parklands
Brisbane, Brisbane LGA, QLD.
2km's East of Milton.



Median Unit Price	**$816,500**
2 Bed Median Price	**$679,000**
3 Bed Median Price	**$901,500**
4+ Bed Median Price	**$2,000,000**

Annual Median Price Growth	12.9%**
Vacancy Rate (Sep-26)	0.7%
Rental Yield (Sep-26)	3.9%
Key Amenity (5KM)	Milton Village
Total Projects ($)	$942.8M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Town houses 0 Dwellings 1,963 Units
Unemployment Rate	3.5%

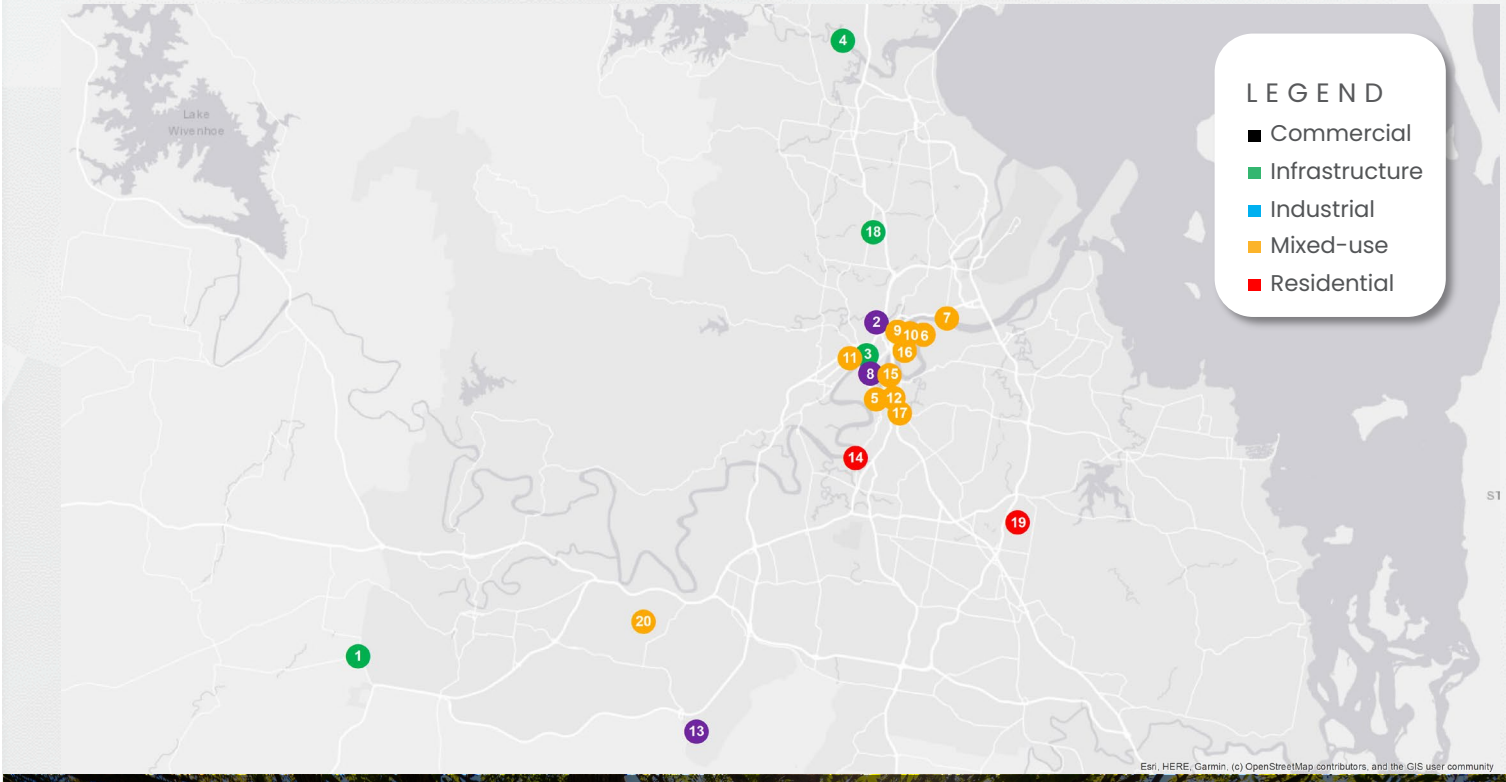
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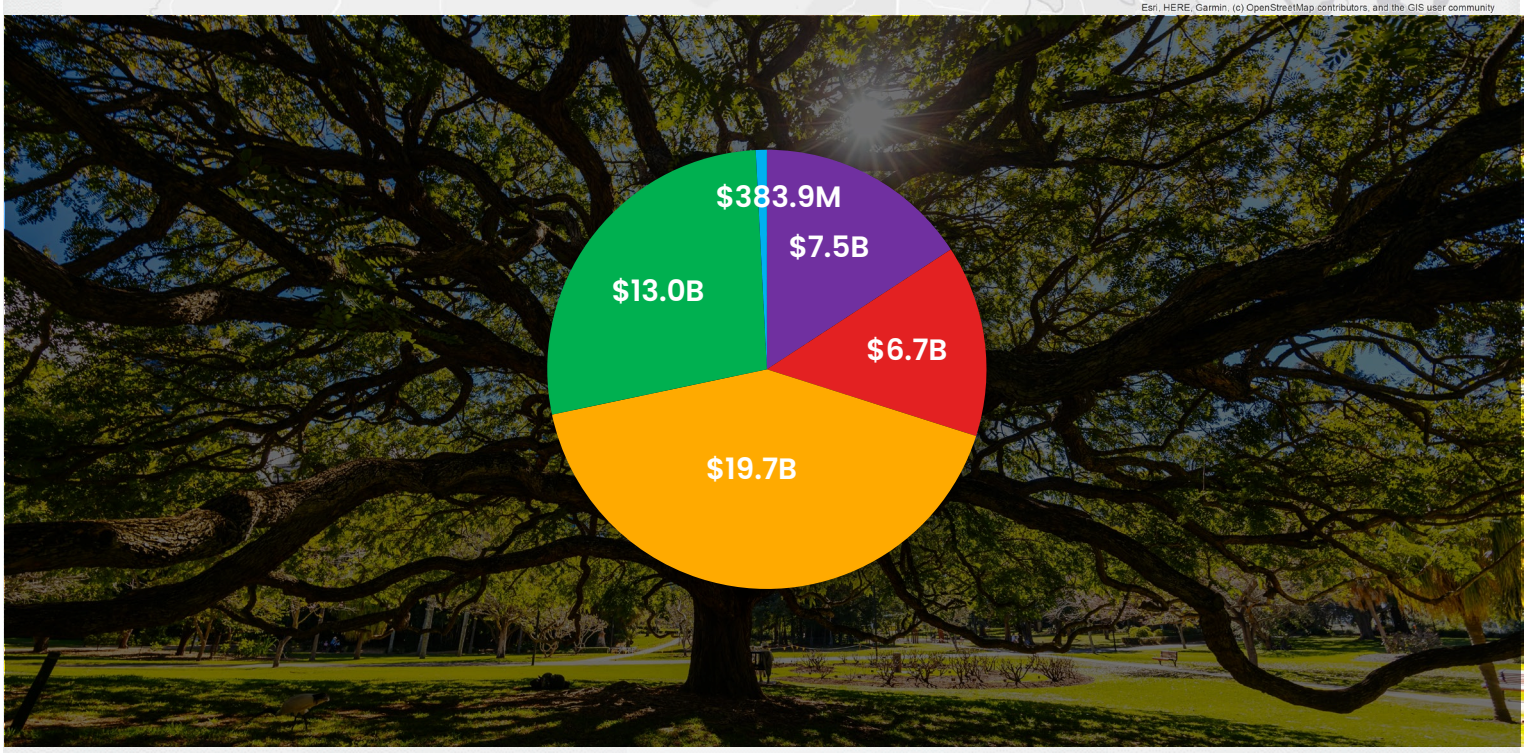
BRISBANE

Project Development Map 2026 & 2027*.

A total of $47.2 billion worth of projects are planned across Brisbane Metro in 2026 and 2027. Key projects include the Australian Defence Force Littoral Manoeuvre Program (Infrastructure) across Southeast and Northern Queensland, and the Brisbane 2032 Olympic Athletes Village in Bowen Hills (Commercial), which will accommodate 10,000 Olympic and 5,000 Paralympic athletes and team officials. This will bring a significant number of workers and residents into Brisbane, all needing accommodation.

Residential projects planned for construction in 2026 provide more housing stock for buyers and investors. Key residential projects include Gloriette Yeerongpilly Apartments in Yeerongpilly and 323 Rochedale Road Dwellings Stages 1-11 in Rochedale, which will add 181 apartments and 166 stand-alone houses, respectively. Key mixed-use projects include Redbank Plains Development in Redbank Plains, adding 92 townhouses; and 44 Ipswich Road & Jurgens Street in Woolloongabba, adding 433 apartments to the market.





*Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

Map Location	Project£	Type	Estimated Value£	Suburb
1	Australian Defence Force Queensland Regions Facilities Littoral Manoeuvre Program (Federal Government)	**Infrastructure**	$6,000,000,000	**Amberley**
2	Brisbane 2032 Olympic Athletes Village - Brisbane/RNA Showgrounds Redevelopment	**Commercial**	$3,500,000,000	**Bowen Hills**
3	Brisbane 2032 Olympic Live Sports & Entertainment Arena (State Government)	**Infrastructure**	$2,110,000,000	**Brisbane**
4	Gateway Motorway & Bruce Upgrade Project (G2BU)(State Government)	**Infrastructure**	$2,100,000,000	**Pine Rivers**
5	44 Ipswich Road & Jurgens Street Apartments & Retail (Residential - 433 Apartments + Commercial)	**Mixed-Use**	$1,300,000,000	**Woolloongabba**
6	Castile Newstead Apartments (Residential - 241 Apartments + Commercial)	**Mixed-Use**	$1,000,000,000	**Newstead**
7	Duet Portside Wharf Hamilton Mixed Use Development Stages 1 & 2 (Residential - 429 Apartments + Commercial)	**Mixed-Use**	$800,000,000	**Hamilton**
8	83-109 Albert Street &100-104 Mary Street Rainforest Office Tower	**Commercial**	$750,000,000	**Brisbane**
9	98 Montpelier Road Mixed Use Development - Montpelier Road Precinct (Residential - 1,450 Units + Commercial)	**Mixed-Use**	$700,000,000	**Bowen Hills**
10	17-27 Skyring Terrace Mixed Use Development & Kimpton Hotel - Tides of Teneriffe (Residential - 381 Apartments + Commercial)	**Mixed-Use**	$680,000,000	**Teneriffe**
11	309 North Quay Mixed Use Development Stages 1 & 2 (Residential - 1,122 Apartments + Commercial)	**Mixed-Use**	$650,000,000	**Brisbane**
12	Stanley Quarter Woolloongabba Mixed Use Development Stages 1 & 2 (Residential - 447 Units + Commercial)	**Mixed-Use**	$510,000,000	**Woolloongabba**
13	Springfield Knowledge Precinct	**Commercial**	$500,000,000	**Springfield Central**
14	Gloriette Yeerongpilly Apartments (181 Apartments)	**Residential**	$500,000,000	**Yeerongpilly**
15	204 Alice Street Mixed Use Development (Residential - 737 Units + Commercial)	**Mixed-Use**	$500,000,000	**Brisbane**
16	Little Italy Newstead Mixed Use Development Stages 1-3 (Residential - 1,001 Units + Commercial)	**Mixed-Use**	$500,000,000	**Newstead**
17	Buranda TOD (Transit-Oriented Development) Woolloongabba Mixed Use Development Stage 2 (Residential - 240 Apartments + Commercial)	**Mixed-Use**	$400,000,000	**Woolloongabba**
18	The Prince Charles Hospital Expansion (State Government)	**Infrastructure**	$360,000,000	**Chermside**
19	323 Rochedale Road Dwellings Stages 1-11 (166 Dwellings)	**Residential**	$100,000,000	**Rochedale**
20	Redbank Plains Mixed Use Development Stages 1-4 (92 Townhouses)	**Mixed-Use**	$60,000,000	**Redbank Plains**

£ Top Projects are based on LGA's located within a 20km radial distance of the Brisbane CBD. µ Estimated value is the value of construction costs provided by relevant data authority it does not reflect the project's sale/commercial value. Source: Cordell Connect database, ESRI ArcGIS. © PRD 2026.

Additional Smart Suburb Moves Near Brisbane Metro.

PRD.

To give buyers **more choice and uncover additional value opportunities**, the tables below highlight a further seven suburbs that build on the house and unit locations featured earlier in the report.

Using **the same rigorous selection methodology**, the below suburbs have been identified as strong alternatives. This is particularly relevant for **buyers looking to enter the market below Brisbane Metro's median house and/or unit prices**. While they may not meet all the benchmarks required to be included as 'key suburbs' they still present **compelling options for those seeking affordability, growth potential or a strategic entry point** into the market.

Houses.

Suburbs	Median House Price 2025/26	1yr Price Growth	10yrs Price Growth	House Sales 2025/26	1yr Sales Growth	Price % to Metro	House Rental Yield	Vacancy Rates	Total $$ 2026 & 2027 Project*	Total Stand-alone New Stock	Total New Land Lots
Goodna	$820,000	17.1%	164.1%	138	-19.3%	-26.2%	3.8%	0.6%	$95.1M	41	235
Woodridge	$850,000	21.0%	183.3%	101	-30.8%	-23.5%	3.9%	0.5%	$44.5M	89	-
Lawnton	$980,000	13.6%	158.9%	94	-13.8%	-11.8%	4.2%	0.5%	$102.4M	231	70
Zillmere	$1,045,000	16.4%	127.3%	89	-66.8%	-6.0%	3.1%	0.8%	$18.4M	32	-
Alexandra Hills	$1,051,000	15.1%	138.9%	215	-14.3%	-5.4%	3.6%	0.2%	$18.8M	36	-
Capalaba	$1,100,000	14.7%	142.3%	219	-4.8%	-1.0%	3.9%	0.4%	$370.8M	51	-
Richlands	$1,117,500	19.1%	135.8%	28	7.7%	0.5%	3.7%	0.4%	$233.2M	162	-

Units.

Suburbs	Median Unit Price 2025/26	1yr Price Growth	10yrs Price Growth	Unit Sales 2025/26	1yr Sales Growth	Price % to Metro	Unit Rental Yield	Vacancy Rates	Total $$ 2026 & 2027 Project*	Total Stand-alone New Stock	Total New Land Lots
Lawnton	$582,000	-1.0%	137.6%	97	12.8%	-28.2%	4.8%	0.5%	$102.4M	231	-
Fortitude Valley	$710,000	22.9%	34.0%	479	-30.2%	-12.5%	5.1%	1.0%	$902.4M	1,345	-
Chermside	$800,500	15.7%	76.3%	256	-34.4%	-1.3%	4.4%	0.3%	$684.8M	336	-
South Brisbane	$810,000	11.0%	47.5%	455	-28.1%	-0.1%	4.7%	1.2%	$2159.4M	3,723	-
Woolloongabba	$810,000	10.3%	53.6%	156	-37.6%	-0.1%	4.9%	1.1%	$2950.1M	2,014	-
Upper Mount Gravatt	$818,000	20.8%	75.9%	134	-18.3%	0.9%	4.1%	0.8%	$253.4M	529	-
Albion	$825,000	20.6%	80.3%	128	-16.9%	1.7%	4.6%	0.4%	$499.9M	1,086	-

*Disclaimer: Estimated value is the value of construction costs as per provided by the relevant data authority, it does not reflect the project's sale/commercial value. It is current as of September 2026. Source: SQM Research, Cordell Database, Australian Bureau of Statistics, Australian Government Department of Jobs and Small Business. © PRD 2026..

METHODOLOGY

How We Selected The Top 10.

The *Smart Moves: Capital Cities Edition for Brisbane Metro* report takes a deep dive into every suburb within a 20km radius of the Brisbane CBD, uncovering where opportunities lie for today's buyers. Each suburb was carefully assessed against a robust set of criteria to ensure it offers not just value, but long-term appeal.

Property performance.

To ensure reliable insights suburbs must demonstrate reliable market activity, with a minimum of 20 sales transactions for statistical accuracy.

They are selected based on positive, or close to stable, price growth over the 12 months to Q3 2026*, reflecting resilience in changing market conditions and helping buyers target locations with resilience and stability.

Investment appeal.

For investors looking to maximise returns, shortlisted suburbs (as of September 2026) offer rental yields at or above metro averages, alongside vacancy rates at or below their respective capital city benchmarks, making the suburbs selected an attractive combination for investors seeking steady returns.

Liveability factors.

Beyond numbers, lifestyle matters. Each suburb offers low crime rates, access to essential amenities within 5km (including schools, transport, green spaces, shopping and healthcare), and unemployment levels at or below the Queensland average.

Together, these factors create vibrant, well-rounded communities that buyers can feel confident calling home.

Affordability advantage.

Affordability remains front of mind. To ensure real value, selected suburbs have median prices below their capital city averages and within a defined affordability threshold.

This threshold is benchmarked against the average home loan per state**, ensuring buyers require a smaller premium compared to purchasing in the broader metro area.

In short, these suburbs open the door for first home buyers and budget-conscious movers without compromising on lifestyle.

Growth and development outlook.

Future growth is a key driver. All selected suburbs are seeing new developments commence in 2026, with strong pipelines of commercial and infrastructure projects supporting local economies. Importantly, there is also a healthy level of new housing supply planned, giving buyers more choice and confidence in the market.

The result?

A curated selection of Brisbane suburbs that strike the balance between affordability, growth potential, and everyday liveability, helping buyers make smarter, more confident property decisions.



*The median price quoted captures sale transactions from 1st October 2025 to 30th September 2026. **The average home loan figure is derived from the September Quarter 2026 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank.



ABOUT

PRD's Research Division.

PRD's property research division provides reliable and unbiased data, insights and consultancy to clients in both metropolitan and regional locations across Australia.

Our extensive research capabilities and specialised approach ensure our clients can make the most informed and financially sound decisions about residential and commercial properties.

Knowledge.

Access to accurate and objective research is the foundation of all good property decisions. PRD shares on-the-ground experience and decades of knowledge to deliver innovative and effective solutions to our clients.

We take a holistic approach and focus on understanding new issues impacting the property industry, such as the environment and sustainability, the economy, demographic and psychographic shifts, and commercial and residential design, and forecast future implications around such issues based on historical data and facts.

People.

Our in-house research team is skilled in deriving macro and micro quantitative information from multiple credible sources, so we can ensure we provide strategic advice and financially sound direction regarding property and market performance.

Research Services.

Our research services span over every suburb, local government area, and state within Australia. We have the ability and systems to monitor market movements, demographic changes and property trends.

We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

Our services include:

- Advisory & consultancy
- Market analysis including profiling & trends
- Primary qualitative & quantitative research
- Demographic & target market analysis
- Geographic information mapping
- Project analysis including product & pricing recommendations
- Rental & investment return analysis

Get in touch.

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