Land valuations overview: Brisbane City Council

On 31 March 2022, the Valuer-General released land valuations for 347,154 properties with a total value of $260,293,820,187 in the Brisbane City Council area.

The valuations reflect land values on 1 October 2021 and show Brisbane has increased by 17.5 per cent overall since the last valuation issued in 2020.

All land use categories have generally increased with the residential sector being the overall biggest mover. Any uncertainty due in the market to the impacts of the COVID-19 pandemic has not carried across to the residential sector, which has benefitted from factors including the historically low interest rates, increased interstate migration and remote working.

Multi-unit land values increased overall due to some of the same factors as the residential sector, as well as benefitting from some spillover from some purchasers being priced out of the residential sector.

Industrial land values saw some slight increases, however larger sites showed greater increases because of continued interest from institutional investors, and the increased needs of the logistics sector.

Commercial lands throughout Brisbane showed increases with childcare, medical and petrol station sites in particular continuing to lead the pack. The commercial land fronting main roads also showed some increases, while the larger end of commercial has generally remained steady.

Moving closer into the city, the central business district (CBD) fringe saw certain areas like Fortitude Valley show increases, while areas like Spring Hill remained steady. The CBD land values have remained steady.

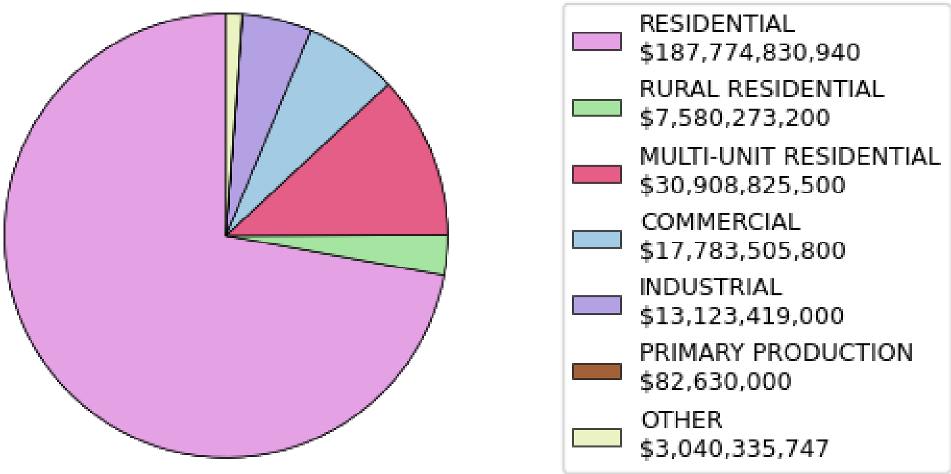
Inspect the land valuation display listing

View the valuation display listing for Brisbane City Council online at www.qld.gov.au/landvaluation or visit the Department of Resources, Ground Floor, 317 Edward Street, Brisbane during business hours until 30 June 2022.

Detailed valuation data for Brisbane City Council

Valuations were last issued in the Brisbane City Council area in 2020.

Property land use by total new value



Residential land

Table 1 below provides information on median values for residential land within the Brisbane City Council area.

Table 1 - Median value of residential land

Residential localities	Previous median value as at 01/10/2019 ($)	New median value as at 01/10/2021 ($)	Change in median value (%)	Number of properties
Acacia Ridge	275,000	330,000	20.0	2,472
Albion	530,000	680,000	28.3	481
Alderley	610,000	770,000	26.2	1,698
Algester	375,000	415,000	10.7	2,649
Annerley	550,000	660,000	20.0	2,308
Anstead	285,000	370,000	29.8	106
Archerfield	275,000	330,000	20.0	225
Ascot	1,000,000	1,300,000	30.0	1,296
Ashgrove	670,000	810,000	20.9	3,941
Aspley	425,000	510,000	20.0	3,973
Auchenflower	670,000	800,000	19.4	1,159
Bald Hills	300,000	350,000	16.7	2,498
Balmoral	670,000	800,000	19.4	1,127
Banyo	370,000	480,000	29.7	2,221
Bardon	680,000	820,000	20.6	3,085
Bellbowrie	237,500	330,000	39.0	1,746
Belmont	460,000	600,000	30.4	1,169
Boondall	325,000	390,000	20.0	3,146
Bowen Hills	650,000	780,000	20.0	85
Bracken Ridge	320,000	360,000	12.5	5,651

Residential localities	Previous median value as at 01/10/2019 ($)	New median value as at 01/10/2021 ($)	Change in median value (%)	Number of properties
Bridgeman Downs	410,000	485,000	18.3	3,156
Brighton	370,000	445,000	20.3	3,568
Brisbane City	590,000	710,000	20.3	4
Brookfield	445,000	580,000	30.3	475
Bulimba	760,000	880,000	15.8	1,611
Bulwer	382,500	460,000	20.3	66
Burbank	340,000	440,000	29.4	1
Calamvale	415,000	500,000	20.5	4,102
Camp Hill	620,000	740,000	19.4	4,001
Cannon Hill	520,000	620,000	19.2	1,822
Carina	520,000	610,000	17.3	2,604
Carina Heights	520,000	700,000	34.6	1,601
Carindale	580,000	730,000	25.9	5,122
Carseldine	370,000	460,000	24.3	2,734
Chapel Hill	500,000	650,000	30.0	3,518
Chelmer	700,000	830,000	18.6	1,079
Chermside	460,000	570,000	23.9	1,347
Chermside West	405,000	510,000	25.9	2,427
Chuwar	200,000	320,000	60.0	27
Clayfield	770,000	960,000	24.7	2,063
Coopers Plains	425,000	510,000	20.0	1,816
Coorparoo	650,000	780,000	20.0	3,538
Corinda	495,000	590,000	19.2	1,513
Cowan Cowan	375,000	450,000	20.0	68
Darra	325,000	360,000	10.8	1,333
Deagon	330,000	430,000	30.3	1,506
Doolandella	285,000	330,000	15.8	1,609
Drewvale	337,500	372,500	10.4	1,304
Durack	280,000	335,000	19.6	1,815
Dutton Park	680,000	850,000	25.0	424
East Brisbane	580,000	700,000	20.7	1,280
Eight Mile Plains	460,000	570,000	23.9	3,539
Ellen Grove	157,500	285,000	81.0	730
Enoggera	530,000	580,000	9.4	1,400
Everton Park	425,000	510,000	20.0	2,760
Fairfield	530,000	660,000	24.5	831
Ferny Grove	375,000	450,000	20.0	1,871
Fig Tree Pocket	530,000	710,000	34.0	1,380
Fitzgibbon	280,000	335,000	19.6	2,050
Forest Lake	295,000	340,000	15.2	7,737
Fortitude Valley	760,000	910,000	19.7	135
Gaythorne	480,000	600,000	25.0	675

Residential localities	Previous median value as at 01/10/2019 ($)	New median value as at 01/10/2021 ($)	Change in median value (%)	Number of properties
Geebung	390,000	510,000	30.8	1,727
Gordon Park	580,000	750,000	29.3	1,083
Graceville	600,000	720,000	20.0	1,578
Grange	720,000	910,000	26.4	1,426
Greenslopes	540,000	650,000	20.4	1,631
Gumdale	470,000	540,000	14.9	339
Hamilton	910,000	1,200,000	31.9	1,111
Hawthorne	830,000	1,000,000	20.5	1,375
Heathwood	305,000	335,000	9.8	1,412
Hemmant	330,000	365,000	10.6	957
Hendra	670,000	830,000	23.9	1,624
Herston	580,000	700,000	20.7	405
Highgate Hill	730,000	880,000	20.6	1,065
Holland Park	560,000	700,000	25.0	2,712
Holland Park West	530,000	640,000	20.8	2,031
Inala	237,500	285,000	20.0	4,770
Indooroopilly	620,000	790,000	27.4	2,693
Jamboree Heights	350,000	405,000	15.7	1,188
Jindalee	350,000	405,000	15.7	1,891
Kalinga	750,000	965,000	28.7	624
Kangaroo Point	620,000	740,000	19.4	520
Karana Downs	205,000	300,000	46.3	906
Karawatha	315,000	345,000	9.5	49
Kedron	570,000	730,000	28.1	2,538
Kelvin Grove	570,000	660,000	15.8	1,092
Kenmore	485,000	580,000	19.6	3,288
Kenmore Hills	520,000	680,000	30.8	578
Keperra	395,000	510,000	29.1	2,529
Kholo	185,000	310,000	67.6	1
Kooringal	200,000	240,000	20.0	161
Kuraby	445,000	530,000	19.1	2,338
Lota	410,000	440,000	7.3	1,171
Lutwyche	550,000	650,000	18.2	527
MacGregor	510,000	590,000	15.7	1,781
Mackenzie	450,000	590,000	31.1	585
Manly	550,000	610,000	10.9	1,356
Manly West	420,000	460,000	9.5	3,803
Mansfield	490,000	610,000	24.5	2,887
McDowall	395,000	475,000	20.2	2,408
Middle Park	365,000	420,000	15.1	1,349
Milton	610,000	780,000	27.9	391
Mitchelton	470,000	610,000	29.8	2,805
Moggill	270,000	370,000	37.0	1,513
Moorooka	490,000	580,000	18.4	3,002

Residential localities	Previous median value as at 01/10/2019 ($)	New median value as at 01/10/2021 ($)	Change in median value (%)	Number of properties
Moreton Island	340,000	410,000	20.6	1
Morningside	570,000	660,000	15.8	2,326
Mount Crosby	227,500	315,000	38.5	69
Mount Gravatt	445,000	570,000	28.1	952
Mount Gravatt East	490,000	580,000	18.4	3,445
Mount Ommaney	590,000	770,000	30.5	708
Murarrie	425,000	520,000	22.4	1,357
Nathan	385,000	500,000	29.9	273
New Farm	1,050,000	1,300,000	23.8	1,334
Newmarket	670,000	780,000	16.4	1,232
Newstead	1,375,000	1,450,000	5.5	7
Norman Park	600,000	720,000	20.0	1,900
Northgate	440,000	550,000	25.0	1,241
Nudgee	420,000	440,000	4.8	1,470
Nudgee Beach	460,000	550,000	19.6	130
Nundah	480,000	580,000	20.8	1,612
Oxley	370,000	475,000	28.4	2,814
Paddington	730,000	890,000	21.9	2,607
Pallara	270,000	310,000	14.8	1,936
Parkinson	415,000	500,000	20.5	3,093
Petrie Terrace	540,000	650,000	20.4	408
Pinjarra Hills	222,500	290,000	30.3	1
Pinkenba	295,000	340,000	15.2	122
Pullenvale	295,000	385,000	30.5	9
Red Hill	650,000	720,000	10.8	1,626
Richlands	275,000	330,000	20.0	516
Riverhills	305,000	350,000	14.8	1,371
Robertson	700,000	840,000	20.0	1,186
Rochedale	450,000	520,000	15.6	1,507
Rocklea	270,000	325,000	20.4	629
Runcorn	395,000	455,000	15.2	3,589
Salisbury	415,000	540,000	30.1	2,313
Sandgate	430,000	535,000	24.4	1,518
Seven Hills	680,000	750,000	10.3	791
Seventeen Mile Rocks	375,000	490,000	30.7	901
Sherwood	660,000	740,000	12.1	1,397
Shorncliffe	485,000	630,000	29.9	649
Sinnamon Park	460,000	520,000	13.0	1,950
South Brisbane	670,000	800,000	19.4	288
Spring Hill	640,000	770,000	20.3	491
St Lucia	795,000	930,000	17.0	1,506
Stafford	485,000	630,000	29.9	2,106

Residential localities	Previous median value as at 01/10/2019 ($)	New median value as at 01/10/2021 ($)	Change in median value (%)	Number of properties
Stafford Heights	475,000	570,000	20.0	2,733
Stones Corner	520,000	620,000	19.2	222
Stretton	550,000	610,000	10.9	1,306
Sumner	255,000	295,000	15.7	191
Sunnybank	530,000	610,000	15.1	2,841
Sunnybank Hills	475,000	570,000	20.0	5,257
Taigum	320,000	380,000	18.8	1,318
Taringa	700,000	850,000	21.4	1,251
Tarragindi	580,000	720,000	24.1	3,877
Teneriffe	1,000,000	1,250,000	25.0	374
Tennyson	495,000	590,000	19.2	276
The Gap	460,000	580,000	26.1	5,678
Tingalpa	395,000	510,000	29.1	2,609
Toowong	570,000	680,000	19.3	1,802
Upper Brookfield	260,000	340,000	30.8	15
Upper Kedron	370,000	405,000	9.5	1,850
Upper Mount Gravatt	460,000	520,000	13.0	2,699
Virginia	417,500	485,000	16.2	908
Wacol	195,000	217,500	11.5	233
Wakerley	437,500	505,000	15.4	2,434
Wavell Heights	510,000	640,000	25.5	3,698
West End	790,000	910,000	15.2	1,429
Westlake	410,000	470,000	14.6	1,531
Willawong	252,500	352,500	39.6	38
Wilston	770,000	920,000	19.5	1,114
Windsor	610,000	740,000	21.3	1,678
Wishart	465,000	600,000	29.0	2,932
Woolloongabba	590,000	680,000	15.2	1,148
Wooloowin	620,000	710,000	14.5	944
Wynnum	440,000	475,000	8.0	4,423
Wynnum West	385,000	425,000	10.4	3,855
Yeerongpilly	480,000	620,000	29.2	395
Yeronga	610,000	790,000	29.5	1,436
Zillmere	340,000	420,000	23.5	2,230
All residential localities	455,000	550,000	20.9	309,004

Explanatory Notes:

- Residential land values have had slight to moderate increases in most residential localities, and increased significantly in some localities in the outer ring suburbs (10-20 km) of Brisbane.
- Most significant movements in median property values were in areas where land was previously valued below $350,000, which is reflected in the significant increases in the outer ring suburbs.
- Most moderate increases occurred throughout the middle ring (5-10 km) and inner ring (0-5 km) localities with some minor increases limited to more well-established localities.
- The increases in the residential market have had the effect of blurring the line of what has been traditionally classed as inner and middle ring suburbs, particularly where land values are concerned.

Rural residential land

Table 2 below provides information on median values for rural residential land within the Brisbane City Council area.

Table 2 - Median value of rural residential land

Land Use	Previous median value as at 01/10/2019 ($)	New median value as at 01/10/2021 ($)	Change in median value (%)	Number of properties
Rural residential	650,000	800,000	23.1	8,517

Explanatory Notes:

- All rural residential lands across Brisbane have seen moderate increases in value over the two-year period since the last valuation was undertaken.
- COVID-19-lead changes to flexible and remote working have seen an increased demand for rural residential ‘lifestyle’ blocks, leading to the increases seen. Localities across Brisbane such as Chandler, Gumdale, Ellen Grove and Bald Hills have all shown increases.

Other land uses

Table 3 below provides information on total land uses other than residential and rural residential land within the Brisbane City Council area.

Table 3 - Total land values of other land uses

Land use category	Previous total land value as at 01/10/2019 ($)	New total land value as at 01/10/2021 ($)	Change in total land value (%)	Number of properties
Multi-Unit Residential	27,532,699,200	30,908,825,500	12.3	14,995
Commercial	17,020,413,200	17,783,505,800	4.5	6,832
Industrial	12,492,913,000	13,123,419,000	5.0	6,390
Primary Production	55,365,500	82,630,000	49.2	63
Other	2,611,757,916	3,040,335,747	16.4	1,353

Explanatory Notes:

- Multi-unit residential land values in Brisbane have recorded minor increases. Multi-unit sites in particular localities close to amenities has driven the minor increases. Locations such as Wynnum, Richlands and CBD fringe localities are examples.
- Commercial land values in Brisbane have experienced slight increases overall.
- Mixed use sites in the city fringe localities, and sales for commercial uses competing with residential uses such as petrol stations, and childcare centres, as well as main road exposure properties were the main movers.
- Industrial land values in Brisbane have seen minor increases in value overall.
- Record low interest rates, along with four years rising industrial prices have seen a compression of yields. With some exceptions, this has seen stunted growth in prices paid for sites under three hectares. Larger industrial sites however have continued to show increases in value driven by institutional investors and logistics.
- Rural primary production land values in Brisbane have continued to grow on the back of landowners' confidence in the rural sector across Queensland.
- Although Brisbane does not have much land zoned as rural, the land in in the rural sector showed similar increases as those in the broader South-East Queensland.