

2024 ACREAGE REPORT

(Brisbane West)



Welcome to the **2024 ACREAGE REPORT**, our annualised synopsis of the acreage housing and land sales market across Brisbane's exclusive South-West acreage belt.

Over 2023 despite much higher interest rates the western corridor acreage market in the main remained broadly resilient other than a dip in turnover in acreage areas at the peripheries.

Performing particularly strongly this past year was perennial favourite Brookfield which in addition to maintaining last year's high sale turnover, realised another record high sale price, its third in 4 years, with the sale of 46 Royston Street for \$6,750,000 helping the suburb post a robust 23% annual average sale price growth that took it from 2022's already heady \$2,175,920 to a new record high \$2,680,555.

Acreage powerhouse Pullenvale however had a subdued sales year by its usual lofty standards closing the year with an average sale price relatively unchanged from the year previous at \$2,115,040 and with sales turnover turned down 27% from 43 to 31.

Vacant acreage land sales were again elusive this year as the market moves inexorably towards zero supply. What acreage land sales there were unsurprisingly given the dearth of pipeline supply showed a strengthening bias, particularly any with usable land.

Looking forward, with acreage listings across the reporting area at historically low levels exacerbated by a persistent resistance to list in the current economic climate and with the current supply demand imbalance likely to worsen courtesy the strong net positive migrant inflows into Queensland, we should comfortably expect another sound year across the acreage market.

Josephine Johnston-Rowell



KENMORE HILLS

BROOKFIELD

UPPER BROOKFIELD

PULLENVALE

PINJARRA HILLS

ANSTEAD

BELLBOWRIE

MOGGILL

KENMORE HILLS

2022

HOUSES

ADDRESS	1ha+	4ha+
182 Bielby Rd	\$1,200,000	-
170 Brookfield Rd	\$1,700,000	-
351 Brookfield Rd	\$2,100,000	-
480 Brookfield Rd	\$3,400,000	-
222 Gap Creek Rd	-	\$3,115,000
63 Greentrees Ave	\$4,700,000	-
24 Kookaburra St	\$2,200,000	-
99 Tinarra Cres	\$2,500,000	-
100 Tinarra Cres	\$3,250,000	-
TOTAL	\$21,050,000	\$3,115,000
AVERAGE	\$2,631,250	-
GRAND TOTAL (9)	\$24,165,000	
AVERAGE	\$2,685,000	

LAND

ADDRESS	1ha+	4ha+
78 Tuckett St	\$1,540,000	-
TOTAL (1)	\$1,540,000	



Highest Sale 2022: \$4,700,000
63 Greentrees Ave, Kenmore Hills

2023

ADDRESS	1ha+	4ha+
307 Bielby Rd	\$1,650,000	-
158 Brookfield Rd **	\$1,450,000	-
206 Brookfield Rd	\$1,700,000	-
393 Brookfield Rd	\$1,870,000	-
457 Brookfield Rd **	\$4,550,000	-
99 Gap Creek Rd	\$1,900,000	-
166 Gap Creek Rd **	\$2,000,000	-
20 Kookaburra St	\$1,550,000	-
30 Tinarra Cres	\$2,815,000	-
TOTAL	\$19,485,000	-
AVERAGE	\$2,165,000	-
GRAND TOTAL (9)	\$19,485,000	
AVERAGE	\$2,165,000	

** 2ha+



Highest Sale 2023: \$4,550,000
457 Brookfield Rd, Kenmore Hills

'KENMORE HILLS AVERAGE SALE PRICE THIS YEAR
IS \$2,165,000, DOWN 19% ON THE YEAR PREVIOUS'

BROOKFIELD

2022

2023

HOUSES

ADDRESS	1ha+	4ha+
82 Adavale St	-	\$2,000,000
13 Amanda St	\$3,250,000	-
95 Boscombe Rd	\$2,450,000	-
106 Boscombe Rd	\$1,400,000	-
124 Boscombe Rd	\$2,075,000	-
321 Boscombe Rd	-	\$1,750,000
6 Corniche Pl	\$3,005,000	-
11 Corniche Pl	\$2,278,000	-
12 Country Pl	\$2,605,000	-
23 Gold Creek Rd	\$1,950,000	-
370 Gold Creek Rd	\$1,050,000	-
372 Gold Creek Rd	\$1,610,000	-
67 Hillbrook Rd	-	\$1,250,000
55 Leahey Rd	\$2,555,000	-
87 McMullen Rd	-	\$3,800,000
153 Moons Lane	\$2,800,000	-
41 Peronne Pl	\$2,750,000	-
22 Royston St	\$1,435,000	-
145 Savages Rd	\$1,680,000	-
279 Savages Rd	-	\$3,450,000
450 Savages Rd	-	\$1,950,000
80 Upper Brookfield Rd	-	\$1,920,000
168 Upper Brookfield Rd	-	\$1,200,000
60 Willunga St	\$2,260,000	-
53 Winrock St	\$1,925,000	-
TOTAL	\$37,078,000	\$17,320,000
AVERAGE	\$2,181,059	\$2,165,000
GRAND TOTAL (25)	\$54,398,000	
AVERAGE	\$2,175,920	

LAND

ADDRESS	1ha+	4ha+
272 Gold Creek Rd	-	\$2,150,000
2250 Moggill Rd	\$1,430,000	-
534 Savages Rd	-	\$900,000
55 Willunga St	\$770,000	-
TOTAL (4)	\$5,250,000	



Highest Sale 2022: \$3,800,000
87 McMullen Rd, Brookfield

ADDRESS	1ha+	4ha+
23 Boscombe Rd	\$1,500,000	-
80 Boscombe Rd	\$2,125,000	-
108 Boscombe Rd	\$2,130,000	-
117 Boscombe Rd	\$2,100,000	-
162 Boscombe Rd	\$2,895,000	-
54 Corniche Pl	\$2,050,000	-
2 Deerhurst Rd	\$2,600,000	-
59 Deerhurst Rd	\$1,875,000	-
272C Gold Creek Rd	-	\$2,100,000
408 Gold Creek Rd	-	\$3,200,000
483 Gold Creek Rd	-	\$2,650,000
45 Hillbrook Rd	-	\$1,800,000
21 Moons Lane	\$3,350,000	-
196 Moons Lane	\$2,700,000	-
56 Nioka St	\$2,580,000	-
1 Royston St	\$4,200,000	-
15 Royston St	\$3,875,000	-
20 Royston St	\$2,800,000	-
24 Royston St	\$2,200,000	-
30 Royston St **	\$2,385,000	-
46 Royston St	\$6,750,000	-
306 Savages Rd	\$1,875,000	-
10/43 Upper Brookfield Rd	\$3,275,000	-
87 Upper Brookfield Rd	-	\$4,100,000
30 Willunga St	\$1,760,000	-
12 Willunga St	\$2,000,000	-
TOTAL	\$55,151,875	\$13,850,000
AVERAGE	\$2,626,280	\$2,770,000
GRAND TOTAL (26)	\$69,001,875	
AVERAGE	\$2,653,918	

LAND

ADDRESS	1ha+	4ha+
26 Upper Brookfield Rd	-	\$2,500,000
26 Royston St**	\$1,500,000	-
TOTAL (2)	\$4,000,000	

** 2ha+



Highest Sale 2023: \$6,750,000
46 Royston St, Brookfield

UPPER BROOKFIELD

2022

2023

HOUSES

ADDRESS	1ha+	4ha+
28 Galvin Rd	-	\$1,110,000
544 Haven Rd	-	\$1,350,000
742 Haven Rd	-	\$1,100,000
90 Kittani St +	-	\$1,430,000
40 Pacey Rd	-	\$1,910,000
56 Pacey Rd	-	\$2,600,000
80 Pacey Rd	-	\$1,660,000
607F Upper Brookfield Rd	-	\$1,750,000
650 Upper Brookfield Rd	-	\$4,000,000
652 Upper Brookfield Rd	-	\$1,315,000
657 Upper Brookfield Rd	\$955,000	-
901 Upper Brookfield Rd	\$1,050,000	-
TOTAL	\$2,005,000	\$18,225,000
AVERAGE	\$1,002,500	\$1,822,500
GRAND TOTAL (12)	\$20,230,000	
AVERAGE	\$1,685,833	

LAND

ADDRESS	1ha+	4ha+
1001 Grandview Rd (via Haven Rd) +	-	\$900,000
354 Upper Brookfield Rd	-	\$1,100,000
766 Upper Brookfield Rd	-	\$525,000
TOTAL (3)	\$2,525,000	

+ 8ha+



Highest Sale 2023: \$4,000,000
650 Upper Brookfield Rd, Upper Brookfield

ADDRESS	1ha+	4ha+
524 Haven Rd	-	\$1,720,000
21 Pacey Rd**	\$1,025,000	-
217 Pacey Rd	-	\$1,180,000
360 Upper Brookfield Rd	\$2,400,000	-
483 Upper Brookfield Rd	\$1,450,000	-
576 Upper Brookfield Rd	\$1,310,000	-
756 Upper Brookfield Rd	-	\$860,000
787 Upper Brookfield Rd	-	\$2,000,000
871 Upper Brookfield Rd +	-	\$1,450,000
TOTAL	\$6,185,000	\$7,210,000
AVERAGE	\$1,546,250	\$1,442,000
GRAND TOTAL (9)	\$13,395,000	
AVERAGE	\$1,488,333	

** 2ha

+ 8ha+



Highest Sale 2023: \$2,400,000
360 Upper Brookfield Rd, Upper Brookfield

'UPPER BROOKFIELD'S AVERAGE SALE PRICE AND TURNOVER
BOTH EASED THE PAST YEAR'

PULLENVALE

2022

2023

HOUSES

ADDRESS	1ha+	4ha+
30 Avis Pl	\$2,200,000	-
132 Bainbridge Dr *	\$1,819,000	-
31 Bird Pl *	\$1,700,000	-
74 Brimblecombe Circuit *	\$2,000,000	-
156 Brimblecombe Circuit *	\$1,810,000	-
183 Brimblecombe Circuit *	\$2,000,000	-
21 Crows Ash Rd	\$2,750,000	-
40 Else Ave *	\$1,650,000	-
206 Grandview Rd	\$1,400,000	-
569 Grandview Rd	\$1,450,000	-
579 Granview Rd	\$1,560,000	-
82 Herron Rd	\$2,000,000	-
41 Huntingdale St	\$2,050,000	-
51 Huntingdale St	\$2,675,000	-
82A Huntingdale St	\$3,250,000	-
30 Lisk St	-	\$3,335,000
47 Logan Pl *	\$2,250,000	-
7 Lucas Pl *	\$1,850,000	-
8/160 Mill Rd	-	\$2,100,000
30 O'Brien Rd	\$2,725,000	-
59 O'Brien Rd	\$1,950,000	-
78 O'Brien Rd	\$2,220,000	-
80 O'Brien Rd	\$1,522,000	-
81A O'Brien Rd	\$2,010,000	-
234 O'Brien Rd	-	\$1,660,000
296 O'Brien Rd	\$3,290,000	-
260 Old Farm Rd	\$2,525,000	-
8 Olivia Pl *	\$2,350,000	-
25 Osna Pl *	\$2,020,000	-
80 Pullenvale Rd	\$1,600,000	-
215 Pullenvale Rd	\$1,400,000	-
88 Red Cedar Rd	\$1,625,000	-
28 Repton St	\$1,150,000	-
45 Revell St	\$3,550,000	-
39 Triandra Pl *	\$2,220,000	-
23 Walker Pl *	\$1,750,000	-
48 White Cedar Rd	\$1,430,000	-
96 White Cedar Rd	\$1,450,000	-
26 Woodfield Rd	\$2,010,000	-
42 Woodfield Rd	\$3,590,000	-
1 Woodward Pl	\$2,800,000	-
23 Woodward Pl	\$1,901,000	-
49 Woodward Pl	\$2,350,000	-
TOTAL	\$83,852,000	\$7,095,000
AVERAGE	\$2,096,300	\$2,365,000
GRAND TOTAL (43)	\$90,947,000	
AVERAGE	\$2,115,046	

* 1 acre+

ADDRESS	1ha+	4ha+
82 Airlie Rd	\$2,510,000	-
71 Crows Ash Rd	-	\$1,750,000
91 Crows Ash Rd	-	\$1,673,000
16 Doyle Pl *	\$2,250,000	-
49 Else Ave *	\$1,760,000	-
447 Grandview Rd	-	\$1,900,000
625 Grandview Rd**	\$1,800,000	-
26 Herron Rd	\$1,400,000	-
87 Herron Rd	\$2,400,000	-
311 Herron Rd**	\$1,850,000	-
80 Huntingdale St	\$3,700,000	-
65 Lancing St	\$1,625,000	-
30 Lilly Pilly Rd	\$1,380,000	-
41 McCaskill Rd *	\$2,700,000	-
64 McCaskill Rd *	\$1,780,000	-
9/160 Mill Rd	-	\$2,050,000
201 O'Brien Rd	\$1,900,000	-
238 O'Brien Rd	\$2,500,000	-
296 O'Brien Rd	\$3,290,000	-
15 Ogle Pl *	\$1,800,000	-
65 Old Farm Rd	\$2,100,000	-
300 Old Farm Rd	-	\$2,900,000
51 Primley St	\$1,740,000	
36 Pullenvale Rd	\$2,950,000	
143 Pullenvale Rd	\$2,500,000	-
164 Pullenvale Rd	\$1,100,000	-
349 Pullenvale Rd	\$1,550,000	-
217 Red Cedar Rd	\$1,910,000	-
19 Repton St	\$1,370,000	-
16 White Cedar Rd	\$2,100,000	-
19 Woodfield Rd	\$1,375,000	-
TOTAL	\$53,340,000	\$10,273,000
AVERAGE	\$2,051,153	\$2,054,600
GRAND TOTAL (31)	\$63,613,000	
AVERAGE	\$2,052,033	

* 1 acre+

**2ha

'PULLENVALE ANNUAL TURNOVER DOWN 27% ON LAST YEAR'

PULLENVALE

2022

2023

LAND

ADDRESS	1ha+	4ha+
269 Haven Rd	-	\$1,100,000
36 Primley St	\$1,020,000	-
284 Pullenvale Rd	\$1,100,000	
TOTAL (3)	\$3,220,000	



Highest Sale 2022: \$3,590,000
42 Woodfield Rd, Pullenvale

ADDRESS	1ha+	4ha+
118 Lancing St	\$650,000	-
TOTAL (1)	\$650,000	



Highest Sale 2023: \$3,700,000
80 Huntingdale St, Pullenvale

PINJARRA HILLS

2022

2023

HOUSES

ADDRESS	1ha+	4ha+
2427 Moggill Rd	\$1,837,500	-
2540 Moggill Rd	\$1,200,000	-
2668 Moggill Rd	\$1,250,000	-
2696 Moggill Rd	\$1,030,000	-
2734 Moggill Rd	\$1,000,000	-
2775 Moggill Rd **	\$2,000,000	-
29 Pinjarra Rd	\$1,160,000	-
147 Pinjarra Rd	\$1,165,000	-
TOTAL	\$10,642,500	
AVERAGE	\$1,330,313	-
GRAND TOTAL (8)	\$10,642,500	
AVERAGE	\$1,330,313	

** 2ha+



Highest Sale 2022: \$2,000,000
2775 Moggill Rd, Pinjarra Hills

ADDRESS	1ha+	4ha+
27 Houston St **	\$1,565,000	-
2439 Moggill Rd	\$2,100,000	-
2662 Moggill Rd	\$790,000	-
2722 Moggill Rd	\$1,230,000	-
2747 Moggill Rd	\$875,000	-
191 Pinjarra Rd	\$1,350,000	-
TOTAL	\$7,910,000	
AVERAGE	\$1,318,333	-
GRAND TOTAL (6)	\$7,910,000	
AVERAGE	\$1,318,333	

** 2ha+



Highest Sale 2023: \$2,100,000
2439 Moggill Rd, Pinjarra Hills

ANSTEAD

2022

HOUSES

ADDRESS	1ha+	4ha+
33 Cantwell St	\$1,369,000	-
28 Dolman Rd	\$1,826,000	-
10 Essendon Rd	\$1,380,000	-
563 Hawkesbury Rd *	\$1,160,000	-
702 Hawkesbury Rd	\$1,710,000	-
501 Kangaroo Gully Rd	\$1,685,000	-
65 Layfield Rd	\$1,900,000	-
101 Layfield Rd	\$2,750,000	-
241 Mount Crosby Rd	\$1,500,000	-
251 Mount Crosby Rd	\$1,540,000	-
260 Mount Crosby Rd	\$1,300,000	-
300 Mount Crosby Rd	\$1,375,000	-
380 Mount Crosby Rd	\$1,245,000	-
512 Mount Crosby Rd	\$1,275,000	-
226 Sugars Rd	\$1,562,500	-
234B Sugars Rd	\$1,325,000	-
237 Sugars Rd	\$1,550,000	-
TOTAL	\$26,452,000	
AVERAGE	\$1,556,000	
GRAND TOTAL (17)	\$26,452,000	
AVERAGE	\$1,566,000	

LAND

ADDRESS	1ha+	4ha+
393 Hawkesbury Rd	\$875,000	-
TOTAL	\$875,000	

* 1 acre+



Highest Sale 2022: \$2,750,000
101 Layfield Rd, Anstead

2023

ADDRESS	1ha+	4ha+
16 Boyle Rd	\$1,500,000	-
24 Dolman Rd	\$1,630,000	-
76 Essendon Rd	\$1,270,000	-
743 Hawkesbury Rd	\$1,130,000	-
120 Hornsey Rd	\$1,525,000	-
136 Hornsey Rd	\$1,530,000	-
391 Kangaroo Gully Rd	\$1,445,000	-
434 Kangaroo Gully Rd	\$1,530,000	-
441 Kangaroo Gully Rd	\$1,000,000	-
592 Mount Crosby Rd	\$1,230,000	-
180 Parkwood Pl	\$1,785,000	-
246 Sugars Rd	\$2,627,500	-
218 Sugars Rd	\$1,600,000	-
251 Sugars Rd	\$1,375,000	-
TOTAL	\$21,177,500	
AVERAGE	\$1,512,678	
GRAND TOTAL (14)	\$21,177,500	
AVERAGE	\$1,512,678	

LAND

ADDRESS	1ha+	4ha+
2 Applegum St	\$210,000	-
383 Hawkesbury Rd**	\$1,770,000	-
TOTAL (2)	\$1,980,000	

** 2ha+



Highest Sale 2023: \$2,627,500
246 Sugars Rd, Anstead

'ANSTEAD TURNOVER DOWN 17% YEAR ON YEAR BUT AVERAGE PRICE STEADY'

BELLBOWRIE

2022

HOUSES

ADDRESS	1ha+	4ha+
53 Haase Pl	\$750,000	-
262 Kangaroo Gully Rd	\$1,650,000	-
272 Kangaroo Gully Rd	\$1,700,000	-
347 Kangaroo Gully Rd	\$1,480,000	-
28 Lather Rd	-	\$3,000,000
46 Lather Rd	-	\$1,300,000
55 Lather Rd	\$2,145,000	-
3042 Moggill Rd**	\$1,450,000	-
3143 Moggill Rd	\$1,300,000	-
3144 Moggill Rd	\$1,315,000	-
36 Riversleigh Rd	\$1,650,000	-
85a Riversleigh Rd	\$985,000	-
91 Riversleigh Rd	\$1,250,000	-
38 Sugars Rd	\$1,450,000	-
TOTAL	\$17,125,000	\$4,300,000
AVERAGE	\$1,427,083	\$2,150,000
GRAND TOTAL (14)	\$21,425,000	
AVERAGE	\$1,530,350	

** 2ha+



Highest Sale 2022: \$3,000,000
28 Lather Rd, Bellbowrie

2023

ADDRESS	1ha+	4ha+
290 Kangaroo Gully Rd	\$1,225,000	-
36 Lather Rd**	\$1,400,000	-
47 Lather Rd	\$1,350,000	-
51 Lather Rd	\$2,725,000	-
116 Lather Rd	\$1,350,000	-
10 Riversleigh Rd	\$1,730,000	-
3 Sugars Rd	\$890,000	-
62 Sugars Rd	\$1,200,000	-
71 Sugars Rd	\$1,670,000	-
TOTAL	\$13,540,000	
AVERAGE	\$1,504,444	
GRAND TOTAL (9)	\$13,540,000	
AVERAGE	\$1,504,444	

LAND

ADDRESS	1ha+	4ha+
84 Sugars Rd	\$750,000	-
TOTAL (1)	\$750,000	

** 2ha+



Highest Sale 2023: \$2,725,000
51 Lather Rd, Bellbowrie

'BELLBOWRIE TURNOVER DOWN 35% YEAR ON YEAR BUT
AVERAGE PRICE STEADY'

MOGGILL

2022

HOUSES

ADDRESS	1ha+	4ha+
30 Hawkesbury Rd**	\$1,270,000	-
60 Hawkesbury Rd +	-	\$5,850,000
40 Landing Pl	\$1,400,000	-
211 Priors Pocket Rd	-	\$1,800,000
260 Priors Pocket Rd	-	\$1,550,000
291 Priors Pocket Rd	-	\$1,500,000
30 Vanwall Rd	\$1,620,000	-
TOTAL	\$4,290,000	\$10,700,000
AVERAGE	\$1,430,000	\$2,675,000
GRAND TOTAL (7)	\$14,990,000	
AVERAGE	\$2,141,420	

LAND

ADDRESS	1ha+	4ha+
3611 Moggill Rd	\$750,000	-
TOTAL (1)	\$750,000	

* 1acre+

** 2ha+

+ 8ha+



Highest Sale 2022: \$5,850,000
60 Hawkesbury Rd, Moggill

2023

ADDRESS	1ha+	4ha+
21 Brushbox *	\$1,335,000	-
29 Landing Pl *	\$900,000	-
50 Landing Pl	\$1,565,000	-
98 Mercury St +	-	\$2,450,000
3839 Moggill Rd	-	\$3,000,000
90 Priors Pocket Rd	-	\$1,780,000
135 Weekes Rd	\$1,500,000	-
150 Weekes Rd	\$2,000,000	-
119 Witty Rd *	\$650,000	-
28 Zelita St**	\$3,750,000	-
TOTAL	\$11,700,000	\$7,230,000
AVERAGE	\$1,671,429	\$2,410,000
GRAND TOTAL (10)	\$18,930,00	
AVERAGE	\$1,893,000	

LAND

ADDRESS	1ha+	4ha+
290 Priors Pocket Rd**	\$1,500,000	-
330 Priors Pocket Rd	\$1,360,000	-
350 Priors Pocket Rd	-	\$1,500,000
TOTAL (3)	\$4,360,000	

* 1acre+

** 2ha+

+ 8ha+

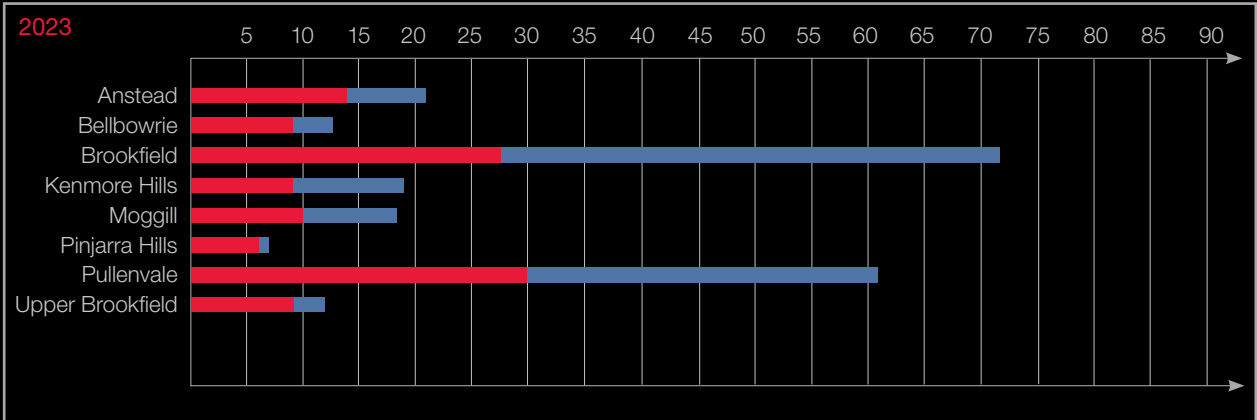
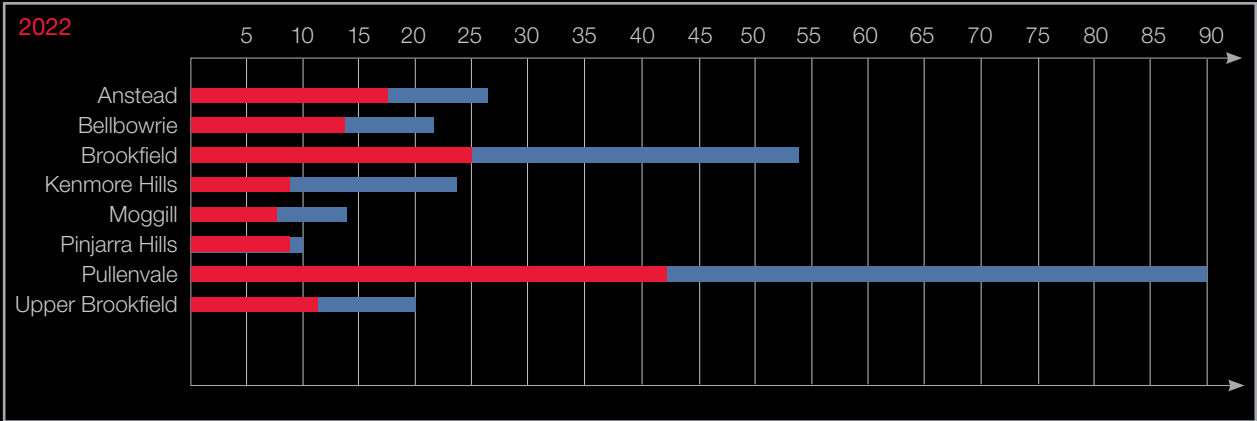


Highest Sale 2023: \$3,750,000
28 Zelita St, Moggill

'IN MOGGILL TURNOVER WAS UP A SIGNIFICANT 42% FOR THE YEAR BUT THE AVERAGE SALE PRICE EASED 11%'

HOUSE SALES COMPARATIVE SUMMARY

SUBURB	VOLUME	TOTAL VALUE	AVERAGE PRICE
ANSTEAD 2022	17	\$26,452,500	\$1,556,000
ANSTEAD 2023	14	\$21,177,500	\$1,512,678
BELLBOWRIE 2022	14	\$21,425,000	\$1,530,350
BELLBOWRIE 2023	9	\$13,540,000	\$1,504,444
BROOKFIELD 2022	25	\$54,398,000	\$2,175,920
BROOKFIELD 2023	27	\$72,375,000	\$2,680,555
KENMORE HILLS 2022	9	\$24,165,000	\$2,685,000
KENMORE HILLS 2023	9	\$19,485,000	\$2,165,000
MOGGILL 2022	7	\$14,990,000	\$2,141,420
MOGGILL 2023	10	\$18,930,000	\$1,893,000
PINJARRA HILLS 2022	8	\$10,642,500	\$1,330,312
PINJARRA HILLS 2023	6	\$7,910,000	\$1,318,333
PULLENVALE 2022	43	\$90,947,000	\$2,115,046
PULLENVALE 2023	30	\$61,873,000	\$2,062,430
UPPER BROOKFIELD 2022	12	\$20,230,000	\$1,685,830
UPPER BROOKFIELD 2023	9	\$13,395,000	\$1,488,333



Legend: Value (\$Million) Volume

JOSEPHINE JOHNSTON-ROWELL

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JOHNSTON  DIXON