

# 2025 ACREAGE REPORT

(Brisbane West)





## INTRODUCTION

Welcome to the 2025 ACREAGE REPORT, our annual synopsis of Brisbane's Exclusive South-West Acreage Belt Market.

Most pertinent this year is average house prices went up across every suburb in the reporting area with most suburbs setting new all-time average records, Brookfield on reduced volume finally cracking through the elusive \$3m mark for the first time at \$3,192,500, its new average up a full 20% on last year's also record \$2,653,918.

The top performing suburb this year however was perennial rival and neighbour Pullenvale which achieved a trifecta record breaking \$96,109,000m in sales, a new record high individual sale price of \$8.8m (finally topping the previous record \$6.7m set nearly 20 years ago in 2007), and a new record high average sale price of \$2,529,184.

Upper Brookfield was 2024's surprise performer with year on year turnover up a full 122% from 9 to 20, total sales value up 177% from \$13,395,000 to \$37,211,000, and its average sale price up a strong 25% to be just under \$2m at \$1,860,550.

Vacant acreage land sales however and unsurprisingly continue to plummet as the near city acreage belt gets closer to being fully built out. This year there were just 4 vacant sales in Kenmore Hills, 3 in Brookfield, 2 in Moggill and only 1 each in Upper Brookfield, Pullenvale, and Anstead.

They say 'time and tide wait for no man', or in my case woman. Where just a few short decades ago I used to ride across Pullenvale and Brookfield into the State Forest now stands many of Australia's finer and more expensive homes. With Brisbane's inexorable urban sprawl and the work from home evolution driving the appeal of near city acreage living to new heights, expect all today's records to be very temporary indeed.

Josephine Johnston-Rowell  
DIR



KENMORE HILLS

BROOKFIELD

UPPER BROOKFIELD

PULLENVALE

PINJARRA HILLS

ANSTEAD

BELLBOWRIE

MOGGILL

# KENMORE HILLS

## 2024 Houses

ADDRESS	1 - 4 Ha	4 Ha+
202 Bielby Rd	\$1,575,000	-
232 Bielby Rd	\$1,780,000	-
353 Brookfield Rd	\$3,738,000	-
468 Brookfield Rd	\$2,950,000	-
484 Brookfield Rd	\$2,500,000	-
5 Gap Creek Rd*	\$1,750,000	-
222 Gap Creek Rd	-	\$2,960,000
234 Gap Creek Rd	-	\$2,034,500
20 Greentrees Ave	\$1,850,000	-
73 Greentrees Ave	\$2,850,000	-
203 Rafting Ground Rd	\$1,950,000	-
10 Tinarra Cres	\$2,500,000	-
Total	\$23,443,000	\$4,994,500
Average	\$2,344,300	\$2,497,250
Grand Total (12)	\$28,437,500	
Grand Total Average	\$2,369,792	



Highest House Sale 2024  
353 Brookfield Rd  
\$3,738,000

\*2 Ha+

## 2024 Land

ADDRESS	1 - 4 Ha	4 Ha+
140 Brookfield Rd	\$640,000	-
401 Brookfield Rd	\$1,200,000	-
1 Gap Creek Rd	\$1,525,000	-
7 Gap Creek Rd	\$1,500,000	-
Total	\$4,865,000	-
Average	\$1,216,250	-
Grand Total (4)	\$4,865,000	
Grand Total Average	\$1,216,250	



Highest Land Sale 2024  
1 Gap Creek Rd  
\$1,525,000

## Previous Years Houses

Year	Transactions			Value		
	1 - 4 Ha	4Ha+	Total	1 - 4 Ha	4Ha+	Total
2024	10	2	12	\$23,443,000	\$4,994,500	\$28,437,500
2023	9	-	9	\$19,485,000	-	\$19,485,000
2022	8	1	9	\$21,050,000	\$3,115,000	\$24,165,000

*Kenmore Hills Volume Up 33% / Value Up 45% / Average Up 9%*



# BROOKFIELD

## 2024 Houses

ADDRESS	1Ha+	4Ha+
81 Boscombe Rd	\$2,200,000	-
133 Boscombe Rd	\$1,800,000	-
26 Deerhurst Rd	\$1,800,000	-
111-115 Gold Creek Rd	\$3,500,000	-
274 Gold Creek Rd	-	\$4,400,000
382 Gold Creek Rd	\$1,625,000	-
479 Gold Creek Rd	-	\$2,150,000
19 Massey Pl	\$2,085,000	-
145 Moons Lane	\$2,920,000	-
226 Moons Lane	\$3,950,000	-
257 Moons Lane	-	\$6,000,000
61 Nioka St	\$3,310,000	-
81 Peronne Pl	\$3,400,000	-
30 Rafting Ground Rd	\$2,000,000	-
1 Royston St	\$4,200,000	-
298 Savages Rd	-	\$5,510,000
6/43 Upper Brookfield Rd	\$3,650,000	-
112 Upper Brookfield Rd	-	\$4,300,000
49 Westridge St	\$2,050,000	-
19 Wybelenna Street	\$3,000,000	-
Total	\$41,490,000	\$22,360,000
Average	\$2,766,000	\$4,472,000
Grand Total (20)	\$63,850,000	
Grand Total Average	\$3,192,500	



Highest 4 Ha+ House Sale 2024  
257 Moons Lane  
\$6,000,000



Highest 1 Ha House Sale 2024  
1 Royston St  
\$4,200,000

## 2024 Land

ADDRESS	1 - 4 Ha	4 Ha+
321 Boscombe Rd	-	\$1,950,000
17 Corniche Pl	\$800,000	-
46 Nioka St*	\$934,000	-
Total	\$1,734,000	\$1,950,000
Average	\$867,000	-
Grand Total (3)	\$3,684,000	
Grand Total Average	\$1,228,000	



Highest Land Sale 2024  
321 Boscombe Rd  
\$1,950,000

\*2 Ha+

## Previous Years House

Year	Transactions			Value		
	1 - 4 Ha	4 Ha+	Total	1 - 4 Ha+	4Ha+	Total
2024	15	5	20	\$41,490,000	\$22,360,000	\$63,850,000
2023	21	5	26	\$55,151,875	\$13,850,000	\$69,001,875
2022	17	8	25	\$37,078,000	\$17,320,000	\$54,398,000

Brookfield Volume *Down 23%* / Value *Down 7%* / Average *Up 20%*



## UPPER BROOKFIELD

### 2024 Houses

ADDRESS	1 - 4 Ha	4 Ha+
40 Galvin Rd**	-	\$2,000,000
46 Haven Rd	\$1,850,000	-
54 Haven Rd	\$1,700,000	-
84 Haven Rd	-	\$2,440,000
612 Haven Rd	-	\$1,820,000
741 Haven Rd	-	\$1,780,000
192 Pacey Rd	-	\$1,450,000
196 Pacey Rd	-	\$2,000,000
459 Upper Brookfield Rd*	\$2,650,000	-
483 Upper Brookfield Rd	\$1,625,000	-
607A Upper Brookfield Rd	-	\$1,256,000
607B Upper Brookfield Rd	-	\$1,885,000
618 Upper Brookfield Rd	-	\$1,880,000
641 Upper Brookfield Rd*	\$2,300,000	-
664 Upper Brookfield Rd	-	\$2,170,000
768 Upper Brookfield Rd	-	\$1,900,000
807 Upper Brookfield Rd***	-	\$2,425,000
848 Upper Brookfield Rd**	-	\$1,640,000
3/910 Upper Brookfield	-	\$990,000
918 Upper Brookfield Rd	-	\$1,450,000
Total	\$10,125,000	\$27,086,000
Average	\$2,025,000	\$1,805,733
Grand Total (20)	\$37,211,000	
Grand Total Average	\$1,860,550	



Highest 4 Ha+ House Sale 2024  
84 Haven Road  
\$2,440,000



Highest 2 Ha+ House Sale 2024  
459 Upper Brookfield Road  
\$2,650,000

### 2024 Land

ADDRESS	1 - 4 Ha	4 Ha+
793 Upper Brookfield Rd***	-	\$2,425,000

\* 2 Ha

\*\* 10 Ha

\*\*\* 20 Ha+

### Previous Years House

Year	Transactions			Value		
	1 - 4 Ha	4 Ha+	Total	1 - 4 Ha	4 Ha+	Total
2024	5	15	20	\$10,125,000	\$27,086,000	\$37,211,000
2023	4	5	9	\$6,185,000	\$7,210,000	\$13,395,000
2022	2	10	12	\$2,005,000	\$18,225,000	\$26,230,500

Upper Brookfield Volume Up 122% | Value Up 117% | Average Up 25%



# PULLENVALE

## 2024 Houses

ADDRESS	1 Ac+	1 - 4 Ha	4 Ha+
67 Airlie Rd		\$1,850,000	
91 Airlie Rd		\$5,630,000	
99 Airlie Rd		\$2,157,000	
125 Airlie Rd		\$2,350,000	
127 Airlie Rd		\$2,900,000	
57 Bainbridge Dr	\$2,250,000		
23 BiRoad Pl	\$1,790,000		
226 Brimblecombe Cct	\$2,225,000		
235 Brimblecombe Cct	\$2,555,000		
41 Crows Ash Rd		\$1,700,000	
224 Grandview Rd		\$2,275,000	
317 Grandview Rd			\$4,000,000
324 Grandview Rd		\$2,200,000	
495 Grandview Rd		\$2,700,000	
591 Grandview Rd		\$1,652,000	
682 Grandview Rd			\$ 2,230,000
38 Haven Rd		\$2,050,000	
2 Herron Rd		\$2,075,000	
80 Lilly Pilly Rd		\$1,650,000	
41 Lisk St			\$8,800,000
15 Logan Pl	\$1,660,000		
24 Logan Pl	\$2,025,000		
41 McCaskill Rd	\$2,700,000		
16 O'Brien Rd		\$1,700,000	
32 O'Brien Rd		\$2,900,000	
49 O'Brien Rd**			\$4,995,000
141 O'Brien Rd		\$1,750,000	
280 Old Farm Rd		\$1,980,000	
84 Olivia Pl	\$1,950,000		
28 Primley St		\$1,500,000	
51 Primley St		\$1,750,000	
358 Pullenvale Rd		\$2,740,000	
371 Pullenvale Rd		\$1,770,000	
197 Red Cedar Rd		\$2,080,000	
198 Red Cedar Rd		\$1,660,000	
38 Woodfield Rd		\$2,100,000	
70 Woodfield Rd		\$2,700,000	
1 Woodfield Rd		\$3,110,000	
Total	\$17,155,000	\$58,929,000	\$20,025,000
Average	\$2,144,375	\$2,266,500	\$5,006,250
Grand Total (38)		\$96,109,000	
Grand Total Average		\$2,529,184	

\*\*10 Ha+



Highest 4 Ha+ House Sale 2024  
41 Lisk St  
\$8,800,000



Highest 1 Ha House Sale 2024  
91 Airlie Rd  
\$5,630,000



Highest (only) Land Sale 2024  
326 Pullenvale Rd  
\$1,660,000



PULLENVALE (Continued)

2024 Land

ADDRESS	1Ac+	1Ha+	4Ha+
326 Pullenvale Rd	-	\$1,250,000	-

Previous Years House

Year	Transactions				Value			
	1 Ac+	1 - 4 Ha	4 Ha+	Total	1 Ac+	1 - 4 Ha	4 Ha+	Total
2024	8	26	4	38	\$17,155,000	\$58,929,000	\$20,025,000	\$96,109,000
2023	5	21	5	31	\$10,290,000	\$43,050,000	\$10,273,000	\$63,613,000
2022	12	28	3	43	\$23,419,000	\$60,433,000	\$7,095,000	\$90,947,000

Pullenvale Volume Up 22% / Value Up 51% / Average Up 18%

PINJARRA HILLS

2024 Houses

ADDRESS	1 - 4 Ha	4Ha+
2928 Moggill Rd	\$1,550,000	-
2966 Moggill Rd	\$1,350,000	-
147 Pinjarra Road	\$1,440,000	-
Total	\$4,340,000	-
Average	\$1,446,666	-
Grand Total (3)	\$4,340,000	
Grand Total Average	\$1,446,666	



Highest House Sale 2024  
2928 Moggill Rd  
\$1,550,000

Previous Years Houses

Year	Transactions			Value		
	1Ha+	4Ha+	Total	1 - 4 Ha	4Ha+	Total
2024	3	-	3	\$4,340,000	-	\$4,340,000
2023	6	-	6	\$7,910,000	-	\$7,910,000
2022	8	-	8	\$10,642,500	-	\$10,642,500

Pinjarra Hills Volume Down 50% / Value Down 45% / Average Up 9%



# ANSTEAD

## 2024 Houses

ADDRESS	1 - 4 Ha	4 Ha+
23 Cantwell St	\$2,250,000	
25 Chalcot Rd	\$1,725,000	
28 Dolman Rd	\$1,842,000	
24 Essendon Rd	\$1,940,000	
81 Essendon Rd	\$1,200,000	
383 Hawkesbury Rd*	\$1,770,000	
20 Hornsey Rd	\$1,330,000	
588 Kangaroo Gully Rd		\$2,100,000
511 Mount Crosby Rd	\$1,300,000	
197 Sugars Rd	\$2,250,000	
204 Sugars Rd	\$2,145,000	
228 Sugars Rd	\$2,110,000	
13/238 Sugars Rd	\$1,855,000	
254 Sugars Rd	\$1,675,000	
257A Sugars Road	\$1,812,000	
Total	\$23,204,000	\$2,100,000
Average	\$1,657,428	n/a
Grand Total (15)	\$25,304,000	
Grand Total Average	\$1,687,000	

\* 2 Ha



Highest House Sales 2024  
23 Cantwell St & 197 Sugars Rd  
(both at \$2,250,000)

## 2024 Land

ADDRESS	1 Ha+	4 Ha+
75 Essendon Rd	\$800,000	-

## Previous Years House

Year	Transactions			Value		
	1 - 4 Ha	4 Ha+	Total	1 - 2 Ha+	4 Ha+	Total
2024	14	1	15	\$23,204,000	\$2,100,000	\$25,304,000
2023	14	-	14	\$21,177,500	-	\$21,177,500
2022	17	-	17	\$26,452,000	-	\$26,452,000

Anstead Volume Up 7% / Value Up 19% / Average Up 11%

# BELLBOWRIE

## 2024 Houses

ADDRESS	1 - 4 Ha	4 Ha+
70 Birkin Rd	\$1,739,000	-
32 Lather Rd	-	\$2,850,000
69 Lather Rd	\$2,850,000	-
86 Lather Rd	\$1,050,000	-
110 Lather Rd	\$2,300,000	-
35 Riversleigh Rd	\$1,200,000	-
39 Riversleigh Rd	\$1,000,000	-
73 Riversleigh Rd	\$2,170,000	-
89 Riversleigh Rd	\$1,780,000	-
91 Riversleigh Rd	\$1,525,000	-
97 Riversleigh Rd	\$1,700,000	-
20 Sugars Rd	\$1,960,000	-
50 Sugars Rd	\$1,430,000	-
Total	\$20,704,000	\$2,850,000
Average	\$1,725,333	-
Grand Total (13)	\$23,554,000	
Grand Total Average	\$1,811,846	



Highest House Sale 2024  
Tie 32 & 69 Lather Rd  
\$2,850,000

## Previous Years Houses

Year	Transactions			Value		
	1 - 4 Ha	4 Ha+	Total	1 - 4 Ha	4 Ha+	Total
2024	12	1	13	\$20,704,000	\$2,850,000	\$23,554,000
2023	9	-	9	\$13,540,000	-	\$13,540,000
2022	12	2	14	\$17,125,000	\$4,300,000	\$21,425,000

Bellbowrie Volume *Up 44%* | Value *Up 73%* | Average *Up 20%*



# MOGGILL

## 2024 Houses

ADDRESS	1 - 4 Ha	4 Ha+
60 Avonmore St	-	\$2,800,000
230 Hawkesbury Rd	\$1,500,000	-
9 Landing Pl	\$1,800,000	-
19 Landing Pl	\$2,655,000	-
100 Landing Pl	\$2,081,000	-
20 Matfield St	-	\$2,200,000
3488 Moggill Rd	-	\$2,200,000
3620 Moggill Rd	-	\$2,200,000
3905 Moggill Rd	\$2,305,000	-
180 Priors Pocket Rd	\$1,350,000	-
400 Priors Pocket Rd	-	\$2,450,000
141 Silky Oak Ave	\$1,450,000	-
140 Witty Rd*	\$1,850,000	-
Total	\$13,141,000	\$11,850,000
Average	\$1,877,285	\$2,370,000
Grand Total (13)	\$28,841,000	
Grand Total Average	\$2,064,692	

\* 2 Ha



Highest House Sale 2024  
60 Avonmore St  
\$2,800,000

## 2024 Land

ADDRESS	1 - 4 Ha	4 Ha+
110 Landing Pl	\$1,235,000	-
16 Meadowview Pl	\$530,000	-
Total	\$1,765,000	-
Average	\$882,500	-
Grand Total (3)	\$1,765,000	
Grand Total Average	\$882,500	



Highest Land Sale 2024  
110 Landing Place  
\$1,235,000

## Previous Years Houses

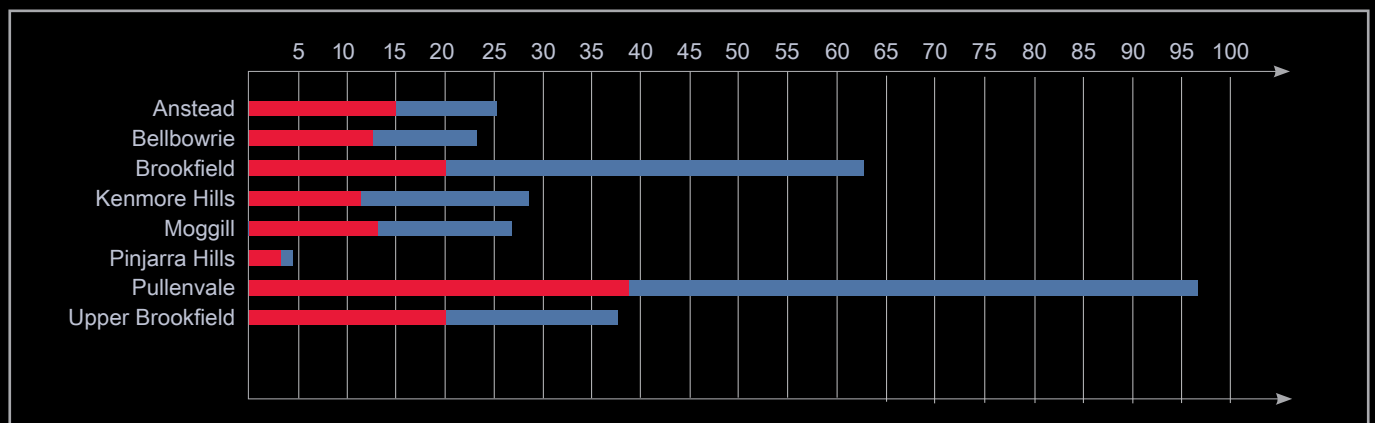
Year	Transactions			Value		
	1 - 4 Ha	4 Ha+	Total	1Ha+	4Ha+	Total
2024	8	5	13	\$13,141,000	\$11,850,000	\$26,841,000
2023	7	3	10	\$11,700,000	\$7,230,000	\$18,930,000
2022	3	4	7	\$4,290,000	\$10,700,000	\$14,990,000

Moggill Volume *Up 40%* / Value *Up 48%* / Average *Up 9%*

## HOUSE SALES ANNUAL COMPARATIVE

SUBURB	VOLUME	TOTAL VALUE	AVERAGE PRICE
ANSTEAD 2024	15	\$25,304,000	\$1,687,000
ANSTEAD 2023	14	\$21,177,500	\$1,512,678
ANSTEAD 2022	17	\$26,452,500	\$1,556,000
BELLBOWRIE 2024	13	\$23,554,000	\$1,811,846
BELLBOWRIE 2023	9	\$13,540,000	\$1,504,444
BELLBOWRIE 2022	14	\$21,425,000	\$1,530,350
BROOKFIELD 2024	20	\$63,850,000	\$3,192,000
BROOKFIELD 2023	26	\$69,001,875	\$2,653,918
BROOKFIELD 2022	25	\$54,398,000	\$2,175,920
KENMORE HILLS 2024	12	\$28,437,000	\$2,369,792
KENMORE HILLS 2023	9	\$19,485,000	\$2,165,000
KENMORE HILLS 2022	9	\$24,165,000	\$2,685,000
MOGGILL 2024	13	\$26,841,000	\$2,064,692
MOGGILL 2023	10	\$18,930,000	\$1,893,000
MOGGILL 2022	7	\$14,990,000	\$2,141,420
PINJARRA HILLS 2024	3	\$4,340,000	\$1,446,666
PINJARRA HILLS 2023	6	\$7,910,000	\$1,318,333
PINJARRA HILLS 2022	8	\$10,642,500	\$1,330,312
PULLENVALE 2024	38	\$96,109,000	\$2,529,184
PULLENVALE 2023	31	\$63,613,000	\$2,052,033
PULLENVALE 2022	43	\$90,947,000	\$2,115,046
UPPER BROOKFIELD 2024	20	\$37,211,000	\$1,860,550
UPPER BROOKFIELD 2023	9	\$13,395,000	\$1,488,333
UPPER BROOKFIELD 2022	12	\$20,230,000	\$1,685,830

### 2024 Houses



Legend: ■ Value(\$Million) ■ Volume



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