

Autumn 2021

# Highgate Hill Property Update

# Sales Market

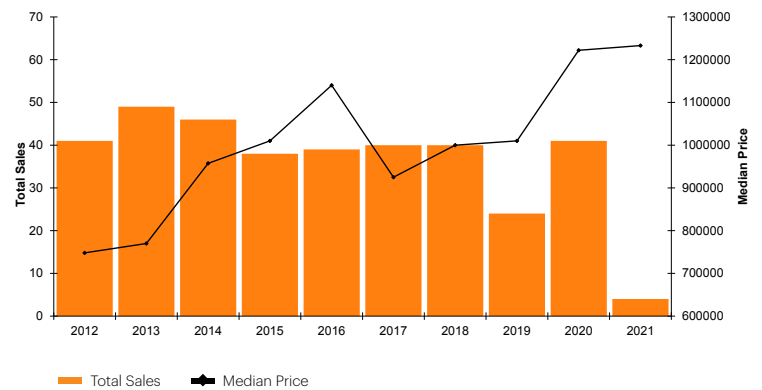
## Larger apartments in demand but hard to find

### Sales Overview

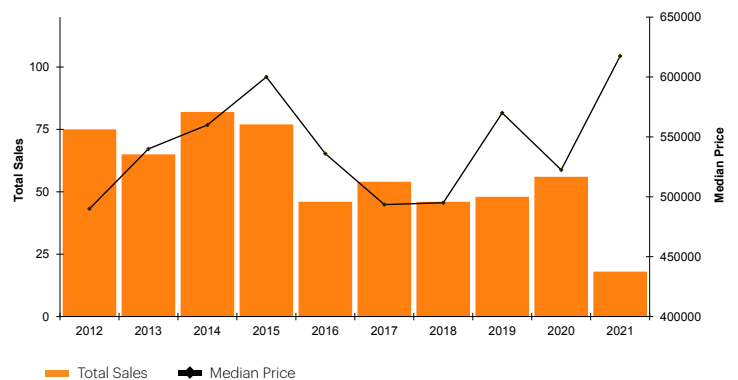
In Highgate Hill we're witnessing some strong price growth and continual high buyer demand. Median house prices have again increased sharply and most houses are now being auctioned to maximise their results. Sales below \$1m are rare.

The apartment sales median price also registered another increase with buyer interest in both 1 bedroom and 2 bedroom apartments much busier. Larger 3+ bedroom apartments are increasingly harder to find: We are receiving high enquiry and demand from both owner occupiers and investors, and we need more properties to offer them with available stock levels sitting very low.

Highgate Hill House Sales



Highgate Hill Apartment Sales



"Nikki was very helpful in finding appropriate places for inspection.

She was extremely patient in handling all my requests and addressing my concerns. She was proactive and kept in contact without over servicing." - Warren Kennedy

**Nikki Lambert**

Highgate Hill Sales Specialist at Bees Nees City Realty

M 0404 397 117

D 07 3214 6814

[nikki@beesnees.com.au](mailto:nikki@beesnees.com.au)

“Bees Nees managed my rental house for many years. Their property managers were always accessible and approachable, and ensured that my needs as a landlord and the needs of the tenants were appropriately met. 5 stars.”

- Tony Gaffney

**Clint Dowdell-Smith**  
Client Services Manager

M 0404 391 324  
D 07 3214 6805  
ncm@beesnees.com.au



# Rental Market

Supply not keeping up with demand

## Rental Overview

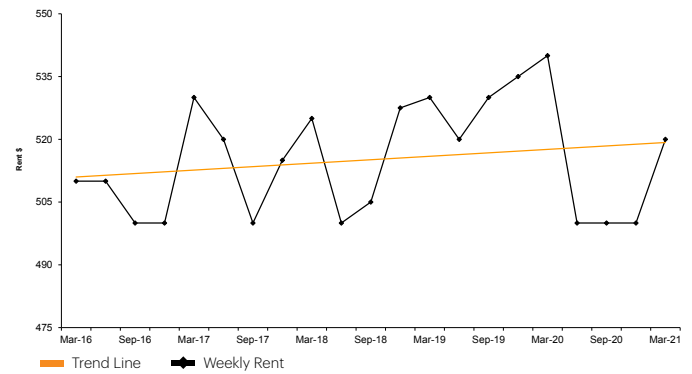
It's now almost 3 years since reaching 12,000 rental homes in this postcode, but we've failed to add to supply since and the area's increasing appeal is now impacting rents. While they're not yet back above their pre-COVID highs, at \$540/week local apartments have the highest median rent in the city.

Our sales team continue to sell rental properties to owner-occupiers and this growing trend will further limit supply. Developers will inevitably turn on the new apartments tap but their lead times mean short to medium term pressure on local rents.

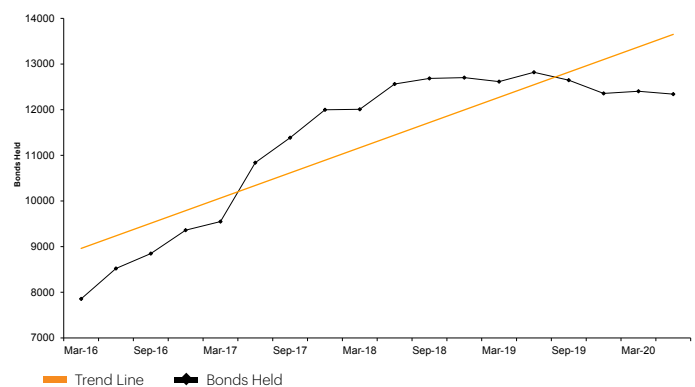
Note: RTA stats quoted here cover all of postcode 4101 including South Brisbane and West End.

## Median Weekly Rent – Postcode 4101

Based on 2 bedroom apartments



## Total Bonds Held – Postcode 4101





# Highgate Hill Buzz

## Recent Sales



 3 |  2 |  1

### Derby Street

River views  
Original building from 1930  
Sold Feb 2021 for \$1,376,000  
By Other Agent



 3 |  2 |  2

### Paradise Street

Top floor apartment  
Boutique complex of 8  
Sold Apr 2021 for \$850,000  
By Other Agent

## Recent Rentals



 3 |  2 |  2

### Dornoch Terrace

Open plan living  
Wrap around balcony  
Rented for \$585 p/w  
By Bees Nees City Realty



 1 |  1 |  0

### Laura Street

Charming unit  
Lower floor  
Rented for \$340 p/w  
By Bees Nees City Realty

## Who are Bees Nees?

We're a property firm that specialises in Brisbane's inner city... A real estate agency where service isn't a vague promise. A team of professional property management, sales and marketing personnel who stand out of the crowd for their local knowledge and fresh approach. Every agency makes huge claims for itself but we'd prefer you read about our track record from the people who really matter – our landlords and seller clients. It's easy to make promises... harder to get results!

We know Brisbane city property inside out!

For the latest local  
property updates  
jump online and visit  
[HighgateHillBuzz.com](http://HighgateHillBuzz.com)



36 Cordelia Street  
South Brisbane, Qld 4101  
T 07 3214 6888  
[info@beesnees.com.au](mailto:info@beesnees.com.au)  
[beesnees.com.au](http://beesnees.com.au)