

Spring 2021

Highgate Hill Property Update



BEESNEES
CITY REALTY

Sales Market

Flurry of buyers as prices spike

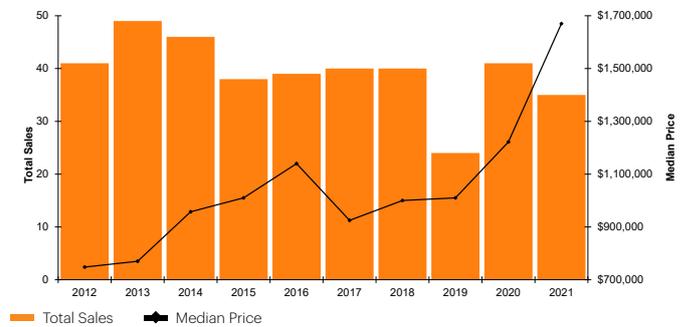
Sales Overview

The graphs for both apartments and houses show a clear trend: prices are rising quickly and sales turnover is firmly up.

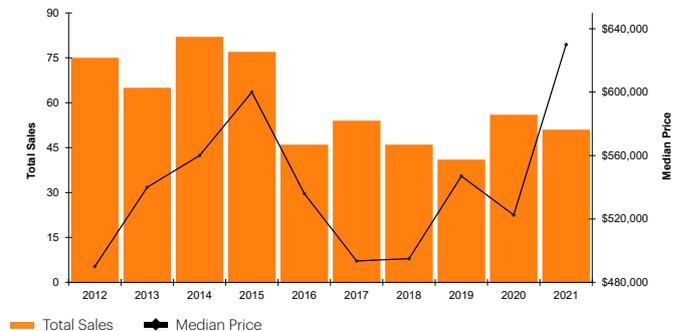
While the broader Brisbane market has seen apartment prices rise around 10% this year, Highgate Hill's median price is up 21%. This is partly due to a flurry of activity in larger 3 bed designs (especially along Dornoch Terrace) but our team's buyer enquiry is running fever high for all apartments – 1, 2 and 3 bed.

Houses continued to gain momentum this quarter with their local median price now a staggering \$1.67m, compared to approximately \$1.23m in 2020. With less inventory on the market and buyers vying for properties, many are seeing multiple offers. Houses are typically being sold by auction and without fixed prices to gain maximum benefit for their owners.

Highgate Hill House Sales



Highgate Hill Apartment Sales



"Nikki was incredible to deal with. She made every step simple and was always able to support in any way when needed. I would recommend her to anyone who is looking at getting into the market or those who are but want a pain free experience."
Christopher Cox

Nikki Lambert

Highgate Hill Sales Specialist at Bees Nees City Realty

M 0404 397 117

D 07 3214 6814

nikki@beesnees.com.au

“Bees Nees have been managing our investment property for a few years and I couldn’t be happier with everything they do. They’re very quick to respond to not only us but also our tenants and extremely efficient at getting trades out when needed. It’s very reassuring to have them keep such a close eye on our property as we are in Melbourne. We have other investment properties in other states and wish the management of those was as good as Bees Nees.” - Kim Dugina

Ann-Marie Kerry
 Client Services Manager
 M 0404 391 324
 D 07 3214 6805
 ncm@beesnees.com.au



Rental Market

Record high rents for “Brisbane’s most expensive postcode”

Rental Overview

Local rents have hit an all-time record high of \$550/week. It’s been 10 years since our median rent first tipped \$500 but the brakes were applied by the tsunami of new apartment supply in 2015 to 2017, then the pandemic.

Even with closed borders (and our leasing team noticed the last closure’s huge impact on interstate tenant enquiry almost overnight) we’ve seen a steady rise in demand for 4101 rental homes. And limits on supply.

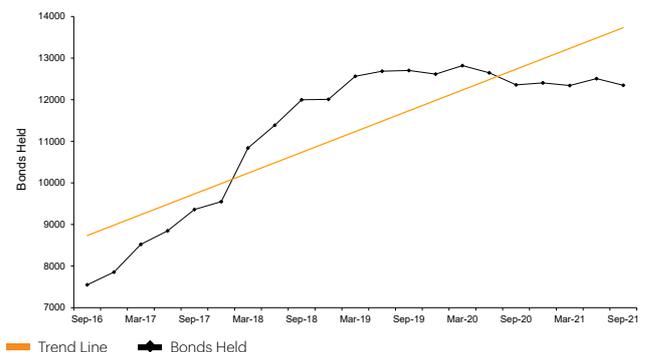
This peninsula is already Brisbane’s most expensive apartment postcode and it’s growing in popularity by the day.

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

Median Weekly Rent – Postcode 4101
 2 bedroom apartments



Total Bonds Held – Postcode 4101



Highgate Hill Buzz

Recent Sales



 3 |  2 |  2

Dornoch Terrace

Marble benchtops & basins
Panoramic vistas

Sold Sept 2021 for \$1.9m
By Other Agent



 2 |  2 |  2

Gladstone Road

Large courtyard apartment
Short walk to BSHS

Sold Aug 2021 for \$428,000
By Other Agent

Recent Rentals



 3 |  2 |  2

Middle Street

Spacious townhouse with
courtyard

Rented for \$595 p/w
By Bees Nees City Realty



 1 |  1 |  0

Laura Street

Charming lower floor
unit

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



36 Cordelia Street
South Brisbane, Qld 4101
T 07 3214 6888
info@beesnees.com.au
beesnees.com.au