

ISSUE
SEP – OCT
2025

THE INVESTOR

INTERESTING PROPERTY MARKET COMPARISONS

A step back in time to reflect on how the property market has changed post-COVID, with notable shifts in relation to key national trends.

Average House Sale Prices

- March 2020: \$650,000
- March 2025: \$915,000
- Change: +\$265,000

Average Unit Sale Prices

- March 2020: \$500,000
- March 2025: \$678,000
- Change: +\$178,000

Average House Rent Prices

- March 2020: \$500 per week
- March 2025: \$775 per week
- Change: +\$275 per week

Average Unit Rent Prices

- March 2020: \$400 per week
- March 2025: \$572 per week
- Change: +\$172 per week

Average Vacancy Rates

- March 2020: 2.5%
- March 2025: 1.0%
- Change: -1.5%

It is clear to see that property values and rents have risen sharply over the past five years, rewarding owners with strong capital growth. However, unfortunately, higher rents and low vacancies have made housing less affordable, placing pressure on tenants, which is often a challenge for managing agents to balance due to the lack of affordable housing.

Data Source: realestate.com.au



LICENSED TRADESPEOPLE WHY YOU MUST CHOOSE CAREFULLY

Maintaining your rental property safely and legally means hiring the right people for the job. Using unlicensed tradespeople or engaging in DIY work at your property may seem like a cheaper option; however, it can create serious risks for your property, tenants, and finances.

Which Trades Usually Require a License

- Electricians
- All electrical work, wiring, and switchboard repairs.
- Plumbers & Gasfitters
- Plumbing repairs, hot water systems, and gas appliance installation.
- Builders & Construction Contractors
- Renovations, extensions, or structural changes.
- Pest Control Professionals
- Termite treatment and chemical pest eradication.
- Air Conditioning & Refrigeration Specialists
- Gas appliances and refrigeration installation or servicing.
- Painters

If a painting job exceeds the financial threshold for your state or involves complex work.

Tip: Always check local regulations, as licensing requirements can vary from state to state.

P.T.O. >

LICENSED TRADESPEOPLE... Continued

Risks of Using Unlicensed Tradespeople

- **Legal Liability**
You could be held responsible if unlicensed work causes injury, fire, or property damage, in cases where insurance may not cover these incidents.
- **Poor Work Quality**
Licensed tradespeople meet industry standards; unlicensed work may fail inspections or need costly repairs.
- **Fines & Penalties**
Many states impose fines or stop-work orders if unlicensed professionals are hired.
- **Reduced Property Value**
Incorrect or non-compliant work can lower resale/rental values.

Steps to Protect Your Investment

1. **Verify Licenses**
Always ask for proof and check online if possible.
2. **Get Written Quotes & Contracts**
Specify that the tradesperson holds the required licenses.
3. **Keep Records**
Save all documents for future reference.

Hiring licensed professionals protects your tenants, complies with the law, and safeguards your property investment. Although it may cost a bit more upfront, it's worth it for the peace of mind and long-term savings. It is equally important to ensure that all tradespeople entering your property hold adequate insurance, in case something goes wrong.

CHOOSING THE RIGHT AGENT

Like any profession, whether it be an accountant, lawyer, or doctor, there are experienced, intermediate, and entry-level practitioners within all industry service providers.

The agent that you choose to sell your property can have a direct impact on your sale outcome.

When it comes to choosing an experienced agent, there are five qualities that you should look for.

1. **Local market knowledge** – It is crucial to ensure that the agent you choose has a thorough understanding of your suburb. Agents who work outside their immediate area may not have the necessary knowledge to determine the right sale price.
2. **Good communication skills** – An experienced agent should share with you how they are going to connect with potential buyers, as well as their negotiation skills to persuade a buyer to purchase your property.
3. **Good connections** – An experienced agent will have an extensive network of potential buyers in their database.
4. **Understanding your needs** – The best agents will take the time to find out precisely what you want to achieve from the sale. From the outset, you should feel supported on every level. It should not just be about selling the property. They should have an open dialogue about why you want to sell and demonstrate an invested interest in your next move.
5. **Look at their track record** – How many sales have they made, what type of sales and look at their current listings, reviews, and testimonials.

PROPERTY MARKET

Rented in September

Unit 17/189 Leichhardt St

Spring Hill

1 Bed, 1 Bath, 1 Car
\$500

Unit 2/154 Pine Mountain Rd,

Brassall

2 Bed, 1 Bath, 1 Car
\$400

Unit 2/84 St Andrew St, **Kuraby**

2 Bed, 1 Bath, 1 Car
\$540

35 Doretta St, **Shailer Park**

3 Bed, 1 Bath, 2 Car
\$620

56 Atherton Circuit, **Forest Lake**

3 Bed, 2 Bath, 2 Car
\$650

37 Dennistoun Street,

SUNNYBANK HILLS

3 Bed, 2 Bath, 2 Car
\$575

SUDOKU BREAK TIME

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