



topping the list. Kate McCrossin and partner Michael Brass bought this character home at West End last week. Photo: Claudia Baxter

QLD

## West End is Brisbane's best performing suburb with staggering 121 per cent price growth over the last 10 years.

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**WEST**End is Brisbane's best performing suburb, recording a 121 per cent price growth over the past 10 years.

CoreLogic found Brisbane's hip inner-city suburbs had recorded skyrocketing house price growth.

West End was followed by Kangaroo Point, Grange and Woolloongabba in terms of stellar price growth.

At West End, prices shot up 121 per cent from \$493,000 in 2006 to record a median price of \$1,090,000 by May 2016.

Next, with a 112 per cent rise, was Kangaroo Point. Its median sales price was \$950,000. At number 10 on the list was Gaythorne, which recorded a 98 per cent increase.

The median sales price escalated from \$230,750 in 2006 to \$457,000 this year.

## TOP PERFORMING SUBURBS OVER 10 YEARS

West End (in 2006 — **\$493,000**) — 121% **\$1,090,000**

Kangaroo Point (in 2006 — **\$447,500**) — 112% **\$950,000**

Grange (in 2006 — **\$433,000**) — 109% **\$905,000**

Woolloongabba (in 2006 **\$378,000**) — 109% **\$790,000**

Cannon Hill (in 2006 — **\$350,000**) — 109% **\$730,000**

South Brisbane (in 2006 — **\$630,000**) — 106% **\$1,296,000**

Hendra (in 2006 **\$462,500**) — 104% **\$945,000**

Seventeen Mile Rocks (in 2006 — **\$335,000**) — 100% **\$670,000**

Camp Hill (in 2006 — **\$265,750**) — 100% **\$531,000**

Gaythorne (in 2006 — **\$230,750**) — 98% **\$457,000**

Angus Commins, from Space Property Agents South Brisbane, said the results were impressive. "I've been selling in the area (West End) for 26 years and it's a strong market place," Mr Commins said.

"People want dirt."

He said it would be interesting to see if the "shine" rubbed off the suburb with the proposed influx of development. "Even though housing supply is always going to be constant, the community is really against future developments like Boundary St and are quite vocal about it," he said.

Real Estate Institute of Queensland chief executive officer Antonia Mercorella said the principles of real estate success were not "location, location, location", but rather proximity, infrastructure and employment. "It is these three factors that will decide if a property, a street or a suburb will become popular (demand growth) and therefore grow in value and price," she said.

Most of the suburbs listed were within 10km of the CBD and, for those that were outermost, Gaythorne, Cannon Hill and Camp Hill, "they generally have good road networks and good public transport to help commuters get to work in a reasonably timely fashion", Ms Mercorella said.