



Gladstone

Full Time Review 2025

Josh Stanton
Certified Practising Valuer

G'day everyone, and welcome to the Opteon Gladstone Full Time Residential Market Review for 2025 authored by Josh Stanton – Opteon Residential Valuer of the Year 2024 and twice API Regional Valuer of the Year Finalist.

This year also marks my 9th anniversary with Opteon and the 9th consecutive edition of this Gladstone market series, a milestone I'm incredibly proud to share.

The broader residential market continues to demonstrate strong capital growth across all segments. Rising land values and construction costs coupled with limited new land releases and constrained building activity are providing underlying support to values. The result is a market at an interesting inflection point rarely seen in Gladstone's previous market cycles.

Key themes: Growth remains intact, local owner occupiers are upgrading to the upper end of the property market in volume, while investors and first home buyers battle it out for sub \$700,000 properties.

Read on for a detailed analysis of vacant land, strata, dwellings and rental performance across the Gladstone region.

If you enjoy these reviews and would like to be added to the distribution list, feel free to connect with me on [LinkedIn](#) or via Facebook at [Gladstone Property Valuer](#).

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FINALIST 2023 & 24

API EXCELLENCE IN
PROPERTY AWARDS



WINNER 2024

OPTEON RESIDENTIAL
VALUER OF THE YEAR

All information and statistics contained in this market review relate to the Gladstone 4680 postcode, which encompasses all of the major urban suburbs and satellite communities of Calliope, Boyne Island, Tannum Sands and Benaraby. Cover image courtesy Aerial Media Gladstone

DWELLINGS

Gladstone has smashed its previous peak! The **median dwelling price** has reached an all-time high of **\$620,000**, marking strong capital growth in the local market.

Median dwelling price by property type:

2-bedroom dwellings: \$417,500

3-bedroom dwellings: \$525,000

4-bedroom dwellings: \$651,000

5-bedroom dwellings: \$735,500

Median increase 17% over the full year

Over the half-year period, median dwelling prices rose **8.8%**, up from \$570,000 in June 2025. Despite strong price growth, **sale volumes declined by 14.3%** compared to the first half, reflecting less investor sales within the market.

Current Conditions & Market Dynamics

- **Local buyers** remain the primary driver, particularly those looking to upgrade their primary residence.
- **Investor and buyer agent interest** is cooling due to strong capital growth over the last three years,

though activity remains strong for properties up to **\$700,000**.

- **Despite falling yields** investors remain active in lower price point segments.
- **Entry-level dwellings** (~\$400,000) without immediate capital expenditure remain highly sought after.
- **Rental yields** are declining slightly, while vacancy rates have risen marginally to **1.8%**.
- Rising **construction costs** of approximately 12% in last 12 months.
- **Ancillary improvements** such as sheds or side access are generating price premiums.
- **Auction activity** is increasing, with strong local competition.
- **Average days to sell:** 31 days.
- Approximately **20–25% of transactions** are off-market.
- Local builders and trades maintain **long pipelines of work**, supporting ongoing residential activity.
- **\$1M+ sales/listings** are increasingly common with Gladstone smashing its previous high (last half year) by almost 100%, particularly in rural residential markets.

Locals are very keen to upgrade into \$1M plus properties showing strong confidence in the prestige segment.

50

transactions over \$1M

The **most** transactions at this value over a six month period **ever** in Gladstone's history, and almost double the 26 sales seen in the first half of 2025.

Market Insight

Gladstone’s dwelling market continues to demonstrate strong fundamentals. Strong local demand, coupled with limited stock and increased construction costs and trade availability is sustaining price growth, while investors are becoming more selective.

Slightly higher vacancy rates and slower growth in rents indicate that investor activity is moderating and may continue to do so.

Sales & Growth Chart

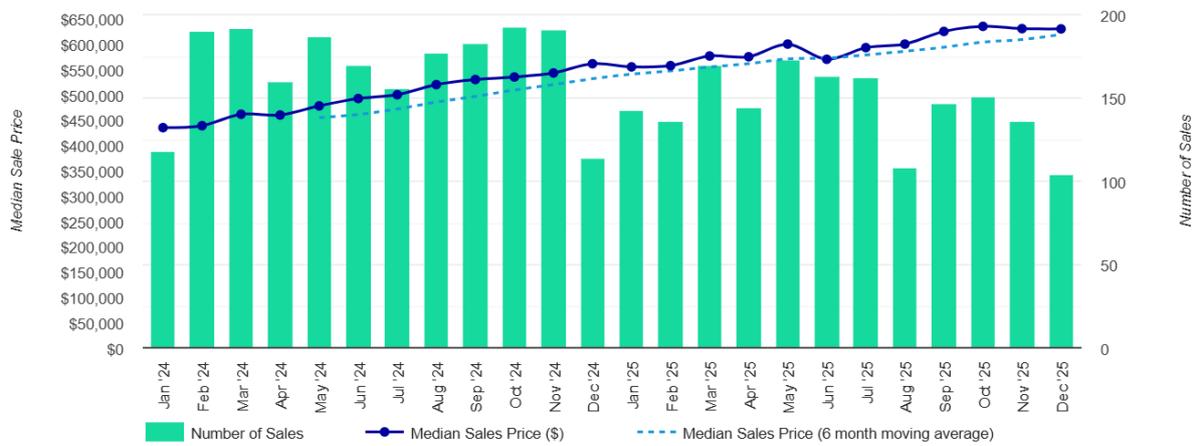


Figure 1: Gladstone 4680 dwelling sales and growth over the last 2 years. Source: Pricerfinder



Riverstone Rise – Image courtesy Life at Riverstone Rise Facebook.

RENTS

Current Conditions

- Vacancy rate remains tight at **1.8%**, up slightly from **1.7%** in the first half of 2025.
- Rents have **stagnated or increased slightly** across most segments, following **5+ years of sustained growth**.
- Bonds lodged have **marginally increased year-on-year**, reflecting steady tenancy activity.
- **Tenant demand is strongest for:**
 - 4-bedroom houses
 - 3-bedroom houses

Supply dynamics:

Increased rental stock from **investor settlements of former owner-occupiers**.

6.3%

median rental growth

over the 12 month period.

Government housing initiatives are adding new supply to Gladstone Central and South Gladstone.

Market Insight

Rental growth in Gladstone is moderating after several years of strong increases. Tight vacancy rates continue to support rental prices, but increased stock from investor turnover and government housing initiatives is helping to keep rents relatively affordable compared with other Central Queensland markets. Demand remains strongest for larger dwellings, particularly 3- and 4-bedroom houses, reflecting local families' rental needs.

GLADSTONE RENTS	Median Rent	Median Rent	Median Rent	Latest % Change
	Price \$ per week	Price \$ per week	Price \$ per week	
	December	December	December	December
	Quarter 23	Quarter 24	Quarter 25	Quarters 24-25
1 Bedroom Flat	\$292.50	\$251	\$290	16%
2 Bedroom Flat	\$300	\$350	\$400	14.3%
3 Bedroom Flat	\$399	\$450	\$475	5.5%
2 Bedroom House	\$380	\$420	\$450	7.1%
3 Bedroom House	\$420	\$480	\$500	4.2%
4 Bedroom House	\$495	\$550	\$580	5.5%
2 Bed Townhouse	\$337.50	\$350	\$350	0%
3 Bed Townhouse	\$420	\$445	\$480	7.9%

Table 1: Rental performance in Gladstone (Data from Residential Tenancy Authority - rta.qld.gov.au)

MEDIAN WEEKLY RENTS IN CENTRAL QUEENSLAND December Quarter 2025						
RENTAL SEGMENT	GLADSTONE	BUNDABERG	YEPPOON	ROCKHAMPTON	EMERALD	MACKAY
3 Bedroom House	\$500	\$570	\$640	\$530	\$550	\$660
4 Bedroom House	\$580	\$665	\$720	\$605	\$645	\$730

Table 2: Median rents in Central Queensland.

Gladstone sits at the **cheapest median rental market** among the listed Central QLD locations, by **5.7%** for 3-bedroom houses and **4.1%** for 4-bedroom houses.

1.8%
Gladstone vacancy rate

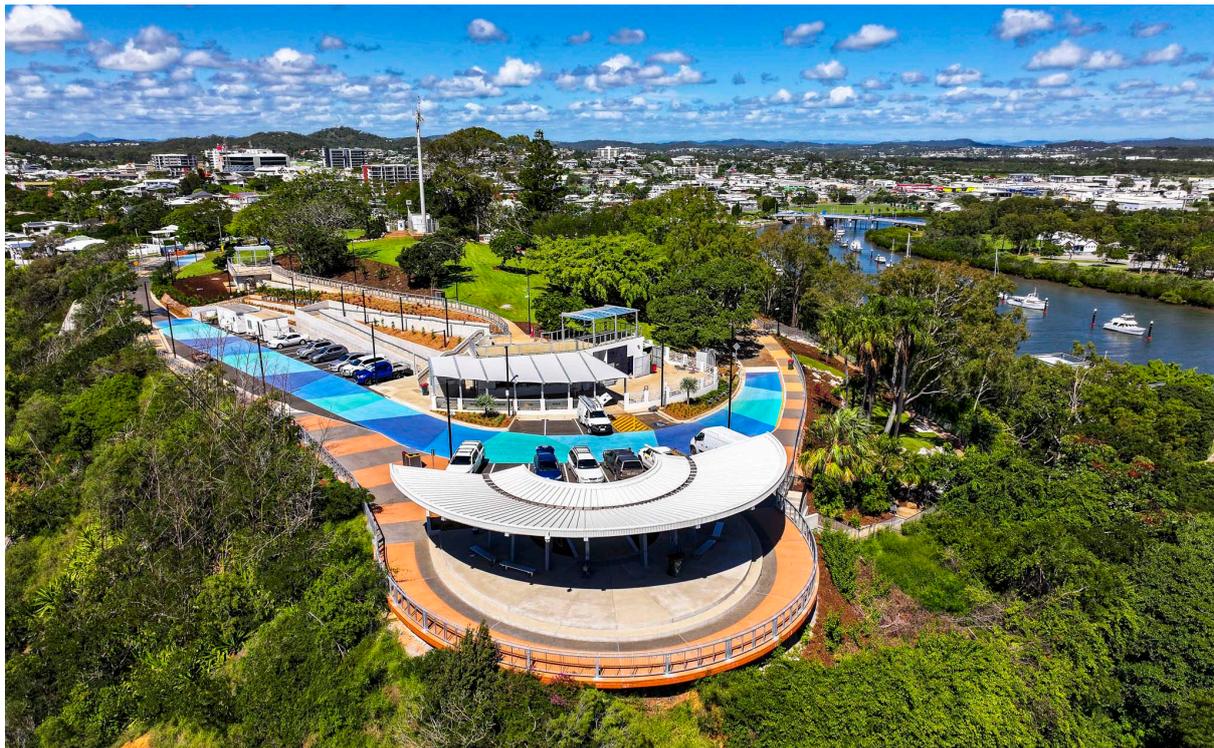


Image courtesy Auckland Hill Upgrade/New Pavilions Café - Gladstone News

STRATA

The Gladstone strata market isn't fully back to the highs of 2012, but it is trending positively. Increasingly, a diverse range of participants are taking advantage of opportunities in the segment, including **first home buyers, downsizers, and investors.**

The **median strata value is now \$370,000**, still trading below the median for detached dwellings (\$620,000). The gap now sits at a 40% discount between strata and dwellings based on median pricing.

Sales Activity

- A total of **217 sales** were recorded over the second half of 2025, representing near identical volumes to the first half of 2025.

Current Conditions & Market Dynamics

- Locals are purchasing strata units in greater numbers.

- Sale prices remain **below replacement costs**, providing value to buyers.
- Half-yearly median growth of **5.7%** demonstrates ongoing upward momentum - **up 17% in one year!**
- Median prices by unit type
 - 2-bedroom strata: **\$320,500**
 - 3-bedroom strata: **\$425,000**
- Lifestyle amenities, such as **gated complexes and pools**, are attracting quicker sales.
- Average days on market: 50 days.
- The market exhibits **strong price-point concentration**, with the majority of transactions occurring between **\$250,000 and \$450,000**. Limited activity (25% volume) is observed outside this range.

Market Insight

Gladstone's strata market is steadily recovering, offering opportunities for both owner-occupiers and investors. Price growth is supported by affordability, while amenity-rich complexes continue to outperform the broader segment.

Sales & Growth Chart

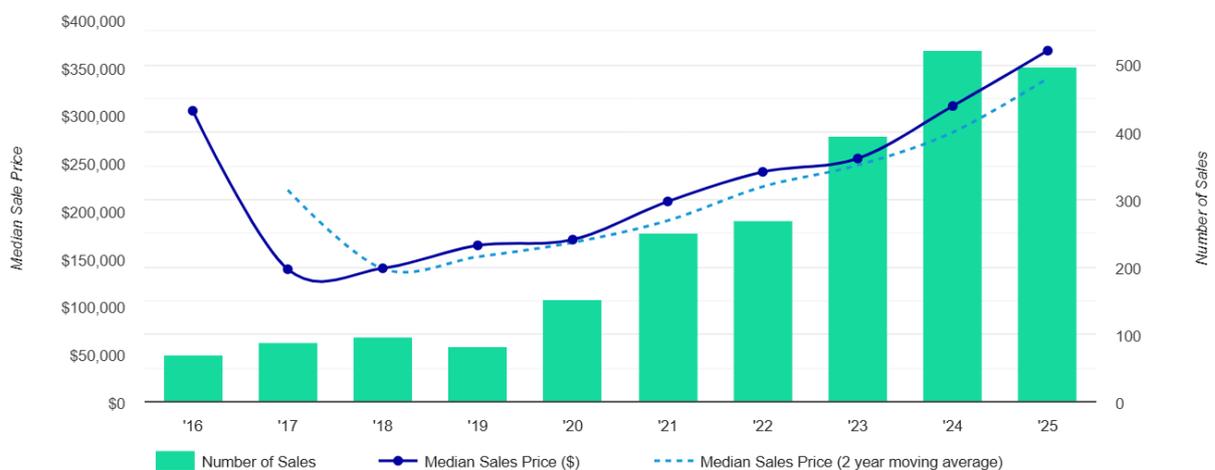


Figure 2: Gladstone 4680 strata sales and growth over the last 10 years. Source: Pricerfinder

LAND

Vacant Land - Second Half 2025

A total of **100 vacant land sales** transacted in the second half of 2025, representing an **82% increase** on the first half. This is due to some new developments settling in this period that had been in the pipeline from late last year.

Up to 1,500 sqm lots

The Median now sits at **\$203,500** for Vacant Land in Gladstone's 4680 postcode.

- 72 sales ranging from 451–1,380 sqm, with sale prices from \$95,000–\$650,000.
- Median \$/sqm: \$324
- Median lot size: 615 sqm
- Median - \$199,000.

1,500 sqm+ / Rural Residential lots

- 28 sales ranging from 1,522–328,000 sqm, with sale prices from \$140,000–\$880,000.
- Median \$/sqm: \$47.50
- Median lot size: 6,000 sqm
- Median - \$285,000

Current Conditions & Key Developments

- New release of Stage 3 at Riverstone Rise, Boyne Island,

attracting both local owner-occupiers and interstate investors.

- Small land release at Vantage Estate, New Auckland.
- Approximately 20 small in-fill lots at Ella Rose Drive, Telina, marketed to investors for house-and-land packages.
- Owner-occupiers are purchasing re-sales to build in the \$650k–\$900k range.
- The median land value increased by 4.35% across all sales over the half year but up 27.2% YOY, exceeding \$200,000 for the first time in 10 years.
- Average days to sell for vacant land is 102 days.

Strong dwelling and strata values continue to support land prices, despite rising construction costs.

Market Insight

The Gladstone land market remains tightly supplied, with new releases quickly absorbed by owner-occupiers and investors. Rising median values indicate continued confidence, and limited activity in new land supply is likely to sustain growth in the near term.

Vacant land median increases **27.2% YOY** from **\$160,000** to **\$203,500**.

Sales & Growth Chart

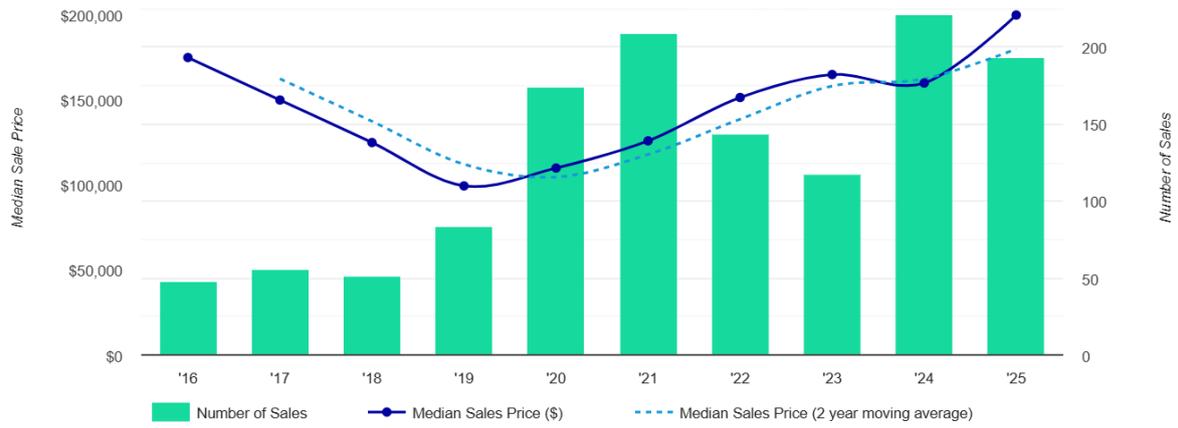


Figure 3: 10 year graph of Vacant Land sales in Gladstone's 4680 postcode.



Image courtesy Aerial Media Gladstone



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Formal Qualifications

- Associate of the Australian Property Institute
- API Member No. 101688
- Certified Practising Valuer
- Bachelor of Property

Areas of Expertise

- Residential
- Insurance Replacement Valuations
- Rural Residential
- Prestige Residential
- Family Law
- Mass Market Appraisal

Professional Recognition

- Opteon High Performing Star Award 2020, 2021
- Opteon Residential Valuer of The Year 2024, Finalist 2023
- API Regional Valuer of the Year Award Finalist 2023/24

Publications

- Gladstone 2019 Half Time Property Review
- Gladstone 2019 Full Time Review
- Gladstone 2020 COVID Half Time Review
- Gladstone 2022 Full Time Review
- Gladstone 2023 Half Time Review
- Gladstone 2023 Full Time Review
- Gladstone 2024 Half Time Review
- Gladstone 2024 Full Time Review
- Gladstone 2025 Half Time Review

Industry Experience

A proud Central Queenslander, Josh Stanton is a dedicated residential valuer proudly serving the Gladstone region. Boasting extensive residential valuation experience across Central Queensland residential markets, Rockhampton, the Capricorn Coast and Bundaberg, and experience in broader North Queensland markets including Mackay, Whitsundays, Townsville, Cairns and Mount Isa, Josh's professional achievements are backed by significant recognition, including being awarded the Opteon Residential Valuer of the Year 2024, consecutive finalist placements in 2023 and 2024 for the API Regional Valuer of the Year Award, and the Opteon Residential Valuer of the Year Award. This follows on from being awarded the Opteon High Performing Star Award in 2020 and 2021.

His market knowledge extends beyond valuation, with a specialty in authoring residential market commentaries, the *Gladstone Half and Full Time Reviews*. These reports are a trusted source for in-depth insights into Gladstone's land, strata, dwelling, prestige, and rental markets, helping stakeholders understand local market trends from a valuer's perspective. Josh's passion for the Gladstone region and his commitment to excellence make him a valuable resource and trusted partner in residential valuation for Opteon with him becoming an equity partner in the firm in 2022.

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