

# Kangaroo Point



As one of Brisbane's oldest suburbs, Kangaroo Point has evolved into a sought-after residential destination. The area is particularly popular with established professionals and wealthy retirees, who are drawn to its proximity to the CBD, excellent transport links, and the abundance of recreational opportunities.

## Location Overview

Kangaroo Point is a vibrant and historic inner-city suburb located directly across the Brisbane River from the Central Business District.

Connected by the iconic Story Bridge to the north and the Captain Cook Bridge to the west, it offers residents and visitors unparalleled views of the city skyline and a lifestyle that combines the best of urban living with the tranquility of a riverside retreat.

The suburb is home to the famous Kangaroo Point Cliffs, a favourite spot for rock climbing, abseiling, and picnicking, offering some of the best views in Brisbane. The area's parks, walking paths, and outdoor adventure activities make it a hub for an active lifestyle, while the cafes, restaurants, and cultural venues add to its vibrant social scene.

Already highly walkable, with easy access to Howard Smith Wharves dining promenade and the vibrant nightlife precinct of Fortitude Valley, ferry connections further enhance accessibility, offering convenient transit options to key destinations along the Brisbane River, including the Southbank cultural hub, Newstead Gasworks Plaza, and Northshore Hamilton.

The area is renowned for its proximity to some of Brisbane's most prestigious schools, including the ultra-exclusive Anglican Church Grammar School, All Hallows' School, Brisbane Grammar, and Somerville House—all within a 10-minute drive. Additionally, the suburb benefits from being less than 1km from major medical facilities like St Vincent's, The Mater, and Brisbane Private hospitals, providing top-tier healthcare access.

The upcoming Kangaroo Point Green Bridge, set to open before the end of the year, promises to be transformational for the suburb. It will provide direct pedestrian access to the Brisbane City Centre, the Botanical Gardens, Queensland University of Technology, and the new Dexus Waterfront Brisbane Precinct. From the Green Bridge, the recently opened Queens Wharf entertainment and lifestyle precinct will be just a 10-minute stroll away. Southbank Parklands and Roma St parklands along with the planned Brisbane Live Entertainment Arena and Griffith University vertical campus will be all be within a 15-20min walk.

The nearby Cross-River-Rail Station at Woolloongabba, along with its surrounding 5-hectare masterplan precinct and the broader 106-hectare Woolloongabba Priority Development Area, are expected to generate substantial additional benefits to Kangaroo Point and its residents.

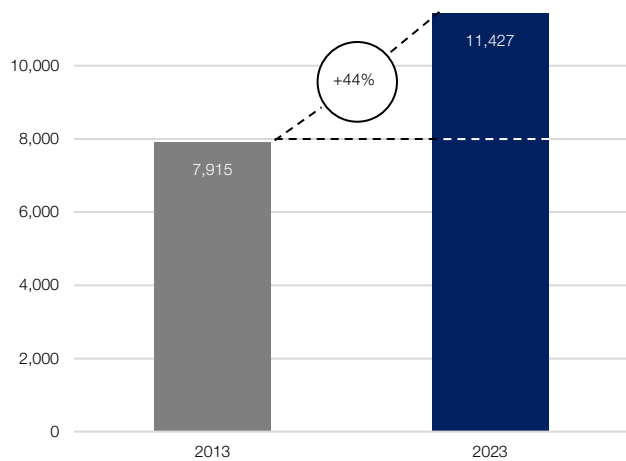
Kangaroo Point’s ongoing development, combined with its rich history, exceptional connectivity, and premium lifestyle amenities, ensures its status as one of Brisbane’s most desirable and rapidly growing suburbs.

## Demographic & Population Growth

Kangaroo Point has experienced remarkable population growth over the past decade, positioning it as one of Brisbane’s most dynamic and evolving inner-city suburbs.

**The suburb’s population has surged by an impressive 44% over the last 10 years, significantly outpacing the broader Brisbane area, which saw a growth rate of around 20% during the same period. This rapid expansion reflects Kangaroo Point’s increasing appeal as a prime residential location.**

10 YEAR POPULATION GROWTH - KANGAROO POINT



SOURCE: ABS

The age distribution within Kangaroo Point highlights notable demographic shifts that have shaped the suburb’s character. There has been a marked decrease in the number of teenagers and young adults aged 20-25, likely due to the suburb’s transition from a traditional family neighbourhood to one that caters more to urban professionals and downsizers.

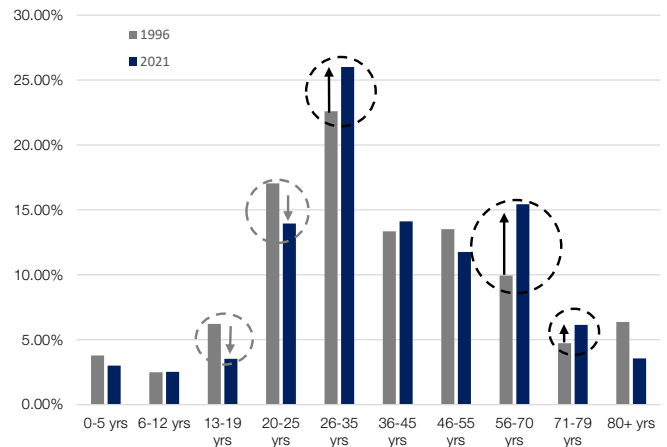
Conversely, the suburb has seen a substantial rise in the population of young established professionals aged 26-35 years. This group is drawn to Kangaroo Point for its proximity to the CBD, vibrant lifestyle offerings, and modern apartment living, making it an ideal location for those seeking a balance between work and leisure.

Another significant trend is the increase in residents aged 56-79 years, comprising early retirees and later-life downsizers. These individuals are attracted to the low-maintenance, high-amenity lifestyle that Kangaroo Point offers, with its abundant recreational opportunities, cultural attractions, and easy access to health services and public transport.



Together, these demographic trends underscore Kangaroo Point’s transformation into a diverse and highly sought-after suburb, appealing to a wide range of residents who value its unique combination of urban convenience and riverside tranquillity.

POPULATION AGE PROFILE CHANGE- KANGAROO POINT



SOURCE: ABS

## Socio-Economic Profile & Employment

Kangaroo Point stands out as a highly educated and affluent suburb, reflecting its appeal to professionals and high-income earners.

Over 50% of the population holds a university degree and is employed in professional occupations, significantly higher than the broader Brisbane average. This concentration of skilled professionals contributes to the suburb’s vibrant economy and reinforces its status as a desirable inner-city location.

**The income levels in Kangaroo Point further underscore its socio-economic strength. Individual incomes in the suburb are, on average, 40% higher than those in the wider Brisbane area.**

Remarkably, 30% of the population earns a gross annual income exceeding \$150,000, highlighting the presence of a substantial high-income demographic.

This affluence supports the demand for premium housing, amenities, and lifestyle offerings, contributing to the suburb's ongoing growth and development.

KEY EMPLOYMENT STATISTICS

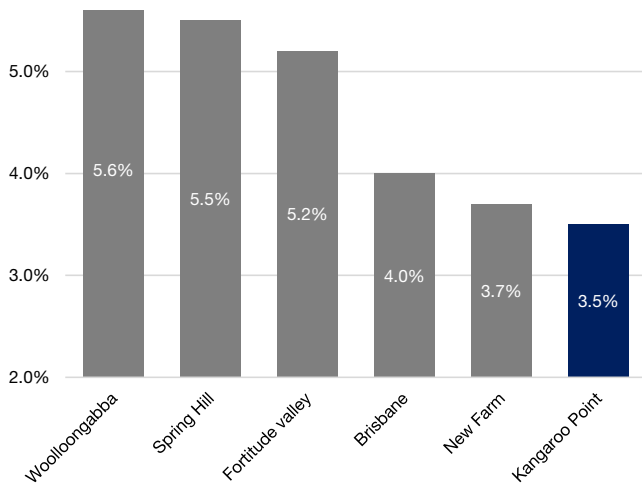
	Kangaroo Point	Brisbane
University Educated	53%	27%
Professional Occupations	51%	37%
Median Weekly Individual Income	\$1,172	\$842
Median Weekly Family Income	\$2,682	\$2,179
>\$3,000 Gross Weekly Income	30%	25%

SOURCE: ABS

Employment in Kangaroo Point is robust, with the suburb boasting a notably lower average unemployment rate compared to other key inner-city locations. This low unemployment rate reflects the strong job market within the suburb and its surrounding areas, which are home to many of Brisbane's major employment hubs.

**The combination of high education levels, strong professional employment, and substantial incomes makes Kangaroo Point a highly attractive place to live for those seeking both career opportunities and a high standard of living.**

SUBURBAN UNEMPLOYMENT RATES - 2 YEAR AVERAGE



SOURCE: DEPARTMENT OF EMPLOYMENT

## Rental Performance

Kangaroo Point's rental market continues to demonstrate exceptional strength, characterized by low vacancy rates, impressive rental growth, and strong rental yields, making it a highly attractive option for both investors and renters.

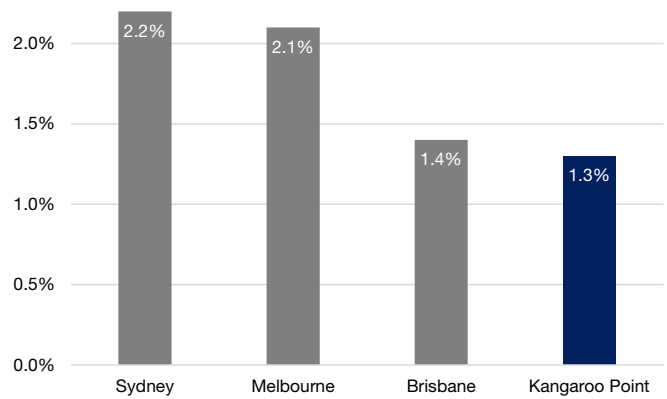


Story Bridge

## Vacancy Rates

Over the past three years, residential vacancy rates in Kangaroo Point have remained remarkably low, averaging just 1.3%. This sustained low vacancy rate is indicative of the high demand for rental properties in the area, driven by its desirable location, vibrant lifestyle, and proximity to key employment hubs. **The consistent demand ensures a stable rental market, with properties typically being leased quickly and maintaining high occupancy levels.**

RESIDENTIAL VACANCY RATES - 3 YEAR AVERAGE

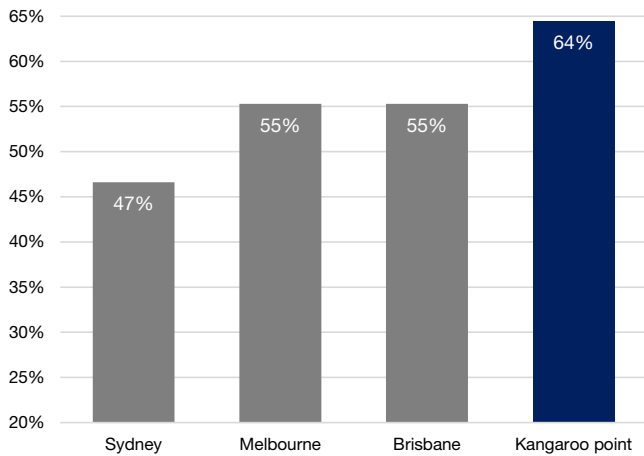


SOURCE: SQM RESEARCH

## Rental Growth

The growth in apartment rents in Kangaroo Point over the past decade has outpaced that of broader Brisbane and other major cities like Sydney. **Specifically, Kangaroo Point has seen rental growth exceed that of wider Brisbane by 16.4% and Sydney by an impressive 36%.** This significant growth reflects the suburb's increasing desirability, with renters willing to pay a premium for the quality of life, convenience, and amenities that Kangaroo Point offers.

10 YEAR MEDIAN RENTAL GROWTH



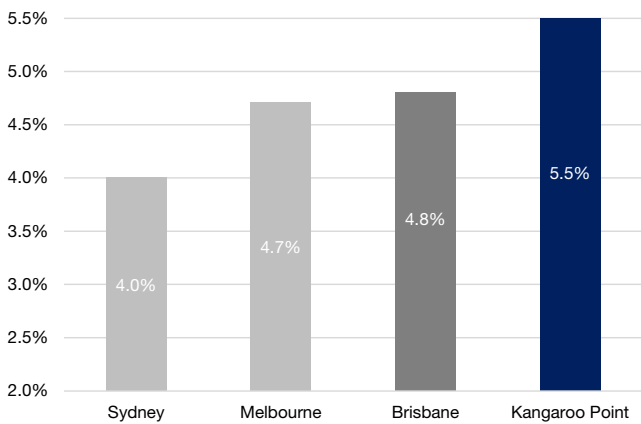
SOURCE: SQM RESEARCH

Rental Yields

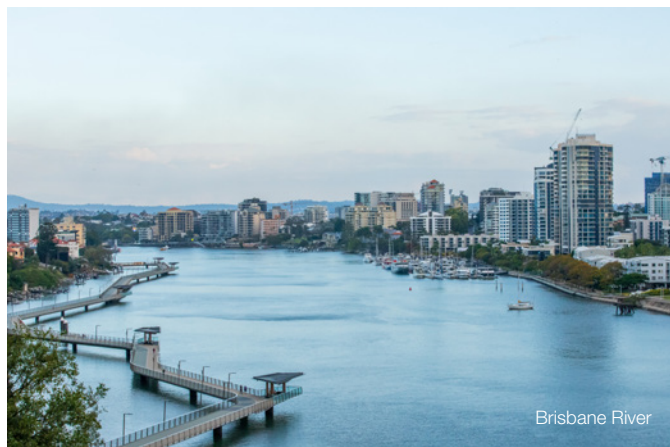
Kangaroo Point also delivers strong rental yields, currently averaging 5.5%. **These yields outperform those found in wider Brisbane, as well as in major markets like Sydney and Melbourne.**

The combination of high rental demand, consistent rent increases, and competitive yields positions Kangaroo Point as a prime location for property investors looking for solid returns in a stable market.

MEDIAN APARTMENT RENTAL YIELDS



SOURCE: CORELOGIC, SQM RESEARCH

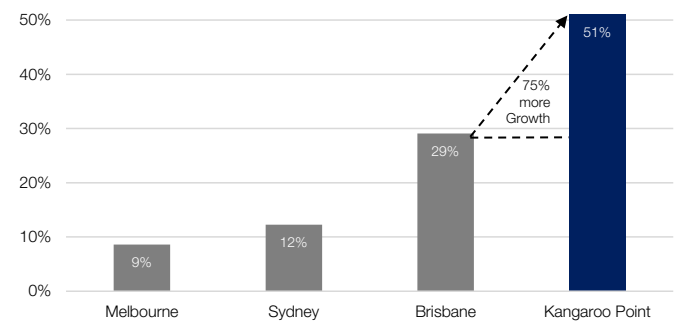


Apartment Price Growth & High-End Market Performance

Kangaroo Point's apartment market has shown outstanding performance in recent years, with significant growth in both median prices and high-end sales, further establishing the suburb as a premier residential location.

Over the past four years, Kangaroo Point has experienced a remarkable total apartment price growth of 51%. This growth rate is 75% higher than that observed in the wider Brisbane market, underscoring the suburb's superior market dynamics and increasing desirability. This upward trend reflects the strong demand for high-quality apartments in Kangaroo Point, driven by its prime location, lifestyle offerings, and the increasing affluence of its residents.

MEDIAN APARTMENT PRICE GROWTH – PREVIOUS 4YRS

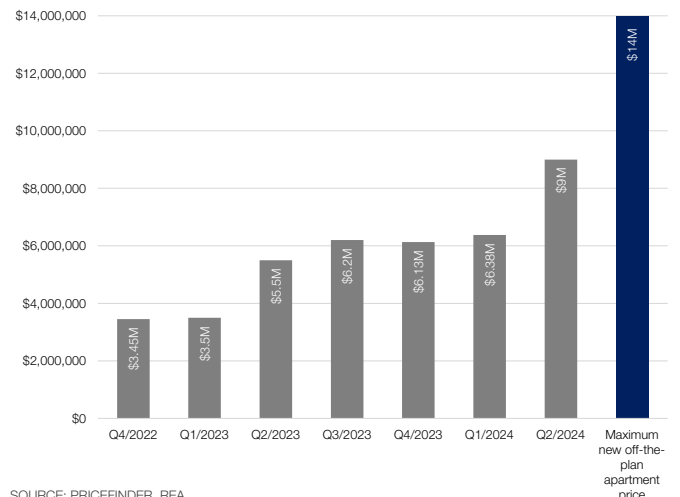


SOURCE: PRICEFINDER

**The high-end market in Kangaroo Point has also seen extraordinary gains, with the maximum settled apartment price increasing by an impressive 160% in the past two years.**

This surge in top-tier property values highlights the suburb's appeal to luxury buyers and investors, particularly those seeking exclusive, premium residences with unparalleled views and amenities.

MAXIMUM QTRLY APARTMENT PRICE- KANGAROO POINT



SOURCE: PRICEFINDER, REA

Kangaroo Point's prominence in Brisbane's luxury apartment market is further evidenced by its significant share of high-value transactions.

**Over the past five years, the suburb has accounted for 17% of all apartment sales in Brisbane over \$6 million.**

**This statistic reinforces Kangaroo Point's status as a key player in the city's luxury real estate market, attracting discerning buyers who value the unique combination of location, lifestyle, and prestige that the suburb offers.**

## Premium Resales & Investment Performance

Kangaroo Point's apartment market has not only demonstrated strong growth in new sales but has also delivered impressive returns in the resale market, particularly among top premium properties. The resale data reveals that these premium apartments have achieved an average price growth of \$210,000 per annum, reflecting the ongoing demand for high-quality residences in this prime location.

Over a 14-year period, the average total growth achieved across these resales was an impressive \$2.175 million.

**This substantial return underscores the long-term value and investment potential of properties in Kangaroo Point. Buyers and investors who have chosen Kangaroo Point for its unique combination of location, lifestyle, and luxury have been rewarded with significant capital appreciation.**

With its superior price growth, strong rental yields, and exceptional resale performance, Kangaroo Point offers a compelling proposition for both investors and homebuyers seeking long-term value in an inner-city location.

**The suburb's ongoing development, coupled with its rich history and vibrant lifestyle, ensures that Kangaroo Point is poised to continue its trajectory as one of Brisbane's most desirable and lucrative suburbs.**



### KANGAROO POINT APARTMENT RESALES PERFORMANCE

Project	Address	Initial Sale Price	Initial Sale Date	Resale Price	Resale Date	Hold period (Yrs)	Total Growth	Ave. Annual Growth
WALAN	8/2 SCOTT ST	\$4,500,000	15/05/2019	\$6,380,000	01/02/2024	4.7	\$1,880,000	<b>\$398,259</b>
WALAN	6/2 SCOTT ST	\$4,050,000	04/06/2018	\$6,000,000	07/12/2023	5.5	\$1,950,000	<b>\$353,752</b>
BRIDGEPORT	86/321 MAIN ST	\$945,000	10/05/2001	\$2,850,000	26/06/2008	7.1	\$1,905,000	<b>\$267,022</b>
DUNDRENAN	11/76 THORN ST	\$805,000	06/12/2000	\$2,750,000	21/02/2008	7.2	\$1,945,000	<b>\$269,626</b>
MACLEAY TOWER	108/8 GOODWIN ST	\$1,488,000	06/11/1998	\$4,000,000	04/04/2008	9.4	\$2,512,000	<b>\$266,768</b>
STRADBROKE	105/2 GOODWIN ST	\$2,800,000	29/07/2010	\$5,000,000	25/10/2023	13.2	\$2,200,000	<b>\$166,046</b>
MACLEAY TOWER	106/8 GOODWIN ST	\$1,725,000	14/11/2003	\$4,250,000	31/07/2024	20.7	\$2,525,000	<b>\$121,827</b>
WATERMARK	12/21 PIXLEY ST	\$765,000	23/04/1999	\$2,950,000	08/05/2022	23.1	\$2,185,000	<b>\$94,763</b>
MACLEAY TOWER	107/8 GOODWIN ST	\$1,698,169	03/03/1998	\$4,250,000	05/10/2023	25.6	\$2,551,831	<b>\$99,649</b>
SILVER QUAYS	49/30 OCONNELL ST	\$1,200,000	22/10/1991	\$3,300,000	08/05/2022	30.6	\$2,100,000	<b>\$68,707</b>
Average						14.7	\$2,175,383	<b>\$210,642</b>

SOURCE: PRICEFINDER

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