



April Suburb Summary

*Clear insights to help you stay one step ahead
this season.*



Whether you're actively considering a move or just keeping a close eye on the market, this quick snapshot will help you stay informed and one step ahead.



Property & Market Highlights

As we move deeper into autumn, we're seeing a mix of momentum and caution across the local market:

Eagleby

- Listings are up, giving buyers more choice
- Homes are selling faster, with days on market down
- Vendor discounting has tightened significantly
- A noticeable rise in withdrawn listings suggests some sellers are holding firm on price

Loganholme

- A noticeable surge in new listings, with 23 properties (+53.3%)
- Properties are taking longer to sell, with average days on market at 36 days (+29.2%)
- Vendor discounting has shifted into slight premiums (-0.77%), meaning some homes are selling above asking
- Sales volumes are up (+50%), showing active buyer engagement
- Withdrawn listings have increased modestly
- Rental listings remain relatively stable at 55 properties (+1.85%)

Edens Landing

- Strong increase in new listings
- Properties are moving quicker than last month
- Higher vendor discounting indicates more negotiation in play
- Sales activity has paused, which may signal a transition phase in the market

Holmview

- More listings coming to market
- Slightly longer selling times
- Vendor discounting has dropped sharply—suggesting stronger pricing confidence
- Sales activity remains steady

Bethania

- Listing numbers continue to rise
- Properties are taking longer to sell
- Minimal discounting (with some properties selling above asking)
- Higher withdrawals may indicate sellers testing the market

What This Means Overall

- Increased listings = more choice for buyers
- Strong sales activity in key suburbs = continued demand
- Reduced discounting in some areas = sellers gaining confidence
- Slightly longer selling times in others = a more balanced market emerging





As temperatures begin to drop, now's the time to:

- Clean gutters and downpipes ahead of winter rains
- Check for drafts around windows and doors
- Service heating systems early before peak demand

A little maintenance now can prevent bigger issues later—and keep your home comfortable.

Lifestyle & Community Note

April is a great time to reset after the busy start to the year. With cooler weather arriving, it's the perfect season to enjoy outdoor spaces, local parks, and community events.

It's also an ideal time to reassess your property goals—whether upgrading, investing, or simply staying informed.



Want Even More Suburb-Specific Insights?

If you're curious about where your property sits in today's market—or want insights on another suburb—feel free to reach out or access the latest data below.

[Eagleby](#)
[Loganholme](#)
[Edens Landing](#)
[Holmview](#)
[Bethania](#)

Here to help!

If you're thinking about selling, investing, or simply planning ahead, feel free to reach out. We're here to support you with accurate, localised property guidelines whenever you need it.

Regards,



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