



# Edens Landing & Holmview Suburb Summary

*Fast sales, firm prices, and shifting opportunities*



If you've been keeping an eye on the local market, the last 30 days have delivered some eye-opening movement across **Edens Landing** and **Holmview**. Here's a quick snapshot of what's happening — and what it could mean for you.

While both suburbs are seeing increased activity, they're responding in different ways — from fast-moving sales and tighter competition to firm pricing and growing rental choice. Below is a clear snapshot of what's happening on the ground and how it could impact your next property decision.



## 📌 **Edens Landing – Fast-Moving & Highly Competitive**

Edens Landing has surged into the spotlight, with buyer activity accelerating sharply.

### **Key highlights (last 30 days):**

- 🏠 17 new sale listings — up 325%
- 🕒 Average days on market: just 9 days, tightening further
- 💰 Average vendor discount: 6.2%, signalling strong buyer negotiation
- ✓ 8 recently advised sales
- 🔄 4 withdrawn listings
- 🏠 16 rental listings available

### *What this means:*

Homes are selling fast, competition is strong, and motivated buyers are acting quickly. Sellers are still negotiating, but momentum is clearly on their side.

## 📌 **Holmview – Stock Rising, Prices Holding Firm**

Holmview is telling a different (but equally interesting) story, with increased listings and resilient pricing.

### **Key highlights (last 30 days):**

- 🏠 13 new sale listings — up 160%
- 🕒 Average days on market: 21.8 days
- 💰 Average vendor discount: -0.05% (yes — essentially no discounting)
- ✓ 6 recently advised sales
- 🔄 17 withdrawn listings
- 🏠 45 rental listings, reflecting strong rental supply

### *What this means:*

Sellers are holding firm on price, buyers are more selective, and the rental market remains active with plenty of choice.

### **Home Tip for the Festive Season**

Heading away over the holidays?

Before you travel, take a few minutes to check:

- Door and window locks
- Smoke alarms
- Light timers
- Outdoor lighting

A little prep now can save a lot of stress later 🗝️✨

### **Lifestyle & Community Note**

December and January are perfect for resetting, reflecting, and spending quality time with family and friends. It's also an ideal moment to think about your goals for the year ahead—especially if property plans are on your radar for 2026. 🌿

### **Want Even More Suburb-Specific Insights?**

If you'd like a deeper dive into Bahrs Scrub suburb, you can access up-to-date market data anytime via the link below:

[\*\*Edens Landing\*\*](#)  
[\*\*Holmview\*\*](#)

## 👏 Here to Help

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

Here's to a confident start to 2026! 🎉

Warm regards,



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