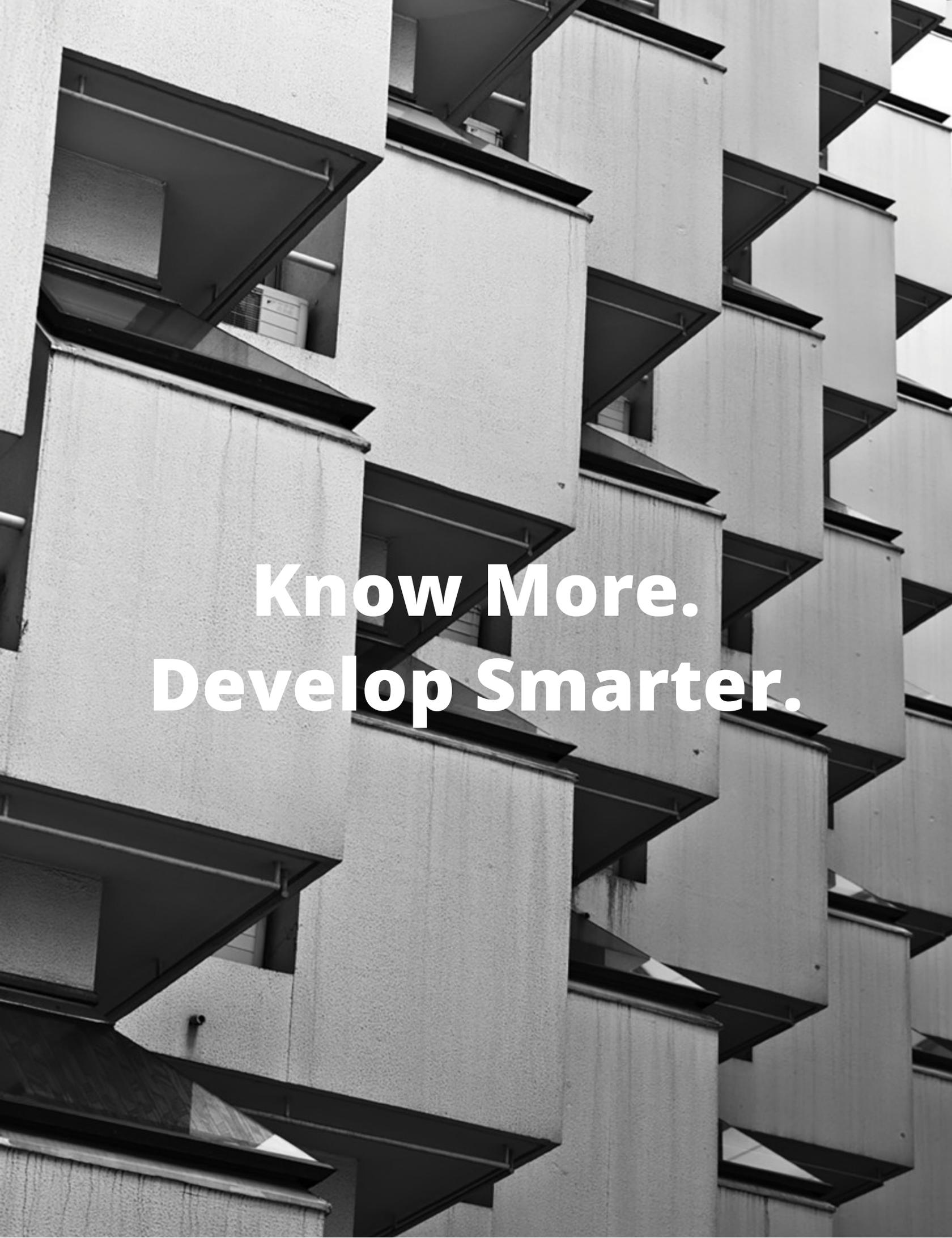


91 Wembley Road

LOGAN CENTRAL

Created on 23 October 2023





**Know More.
Develop Smarter.**

Site Summary

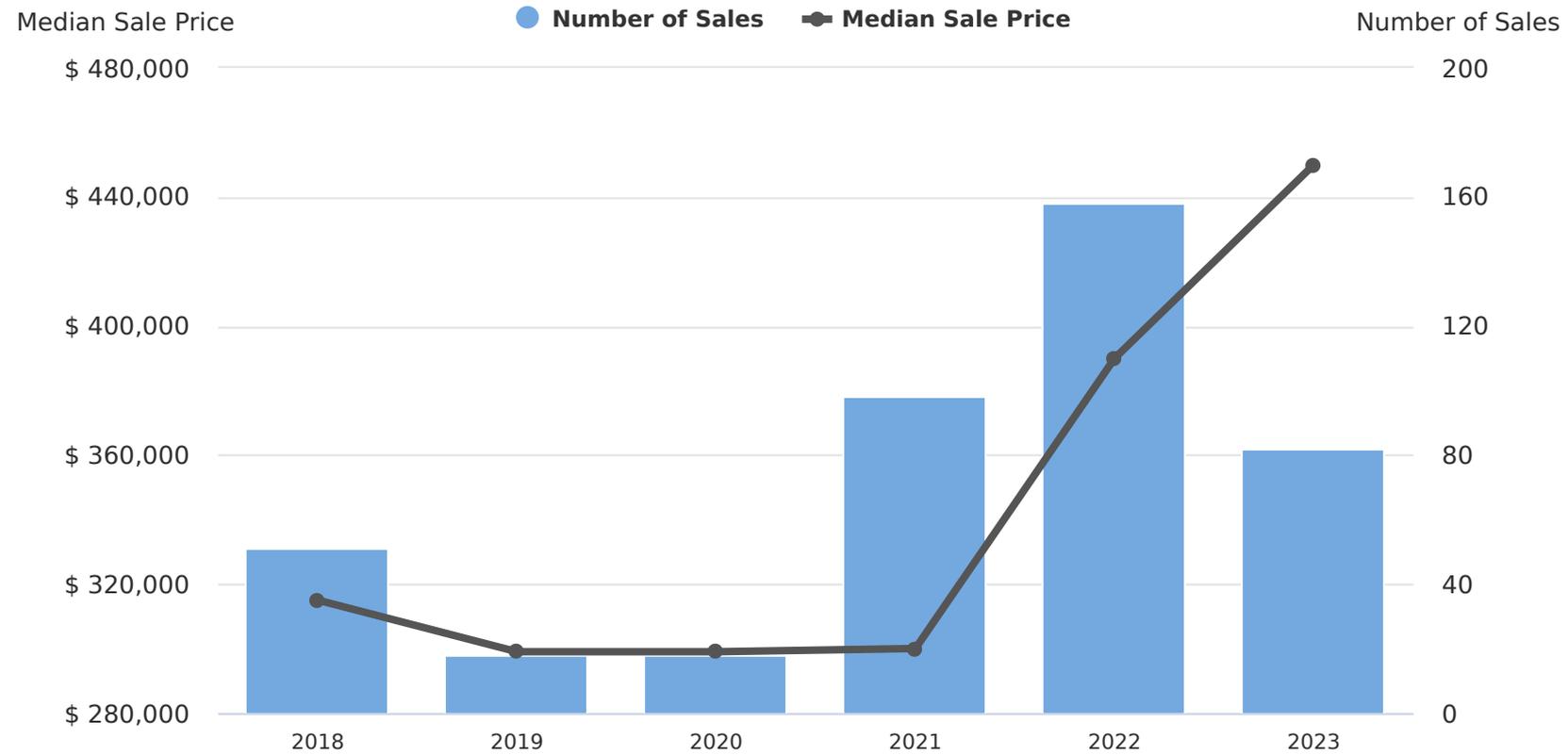
| | | | |
|-------------------------|-----------------|------------------------|------------------|
| Address: | 91 Wembley Road | Area: | 6,468 m2 Approx. |
| Suburb: | Logan Central | Council: | Logan |
| Last Sold Price: | - | Last Sold Date: | - |



Market Information

Residential Market Analysis

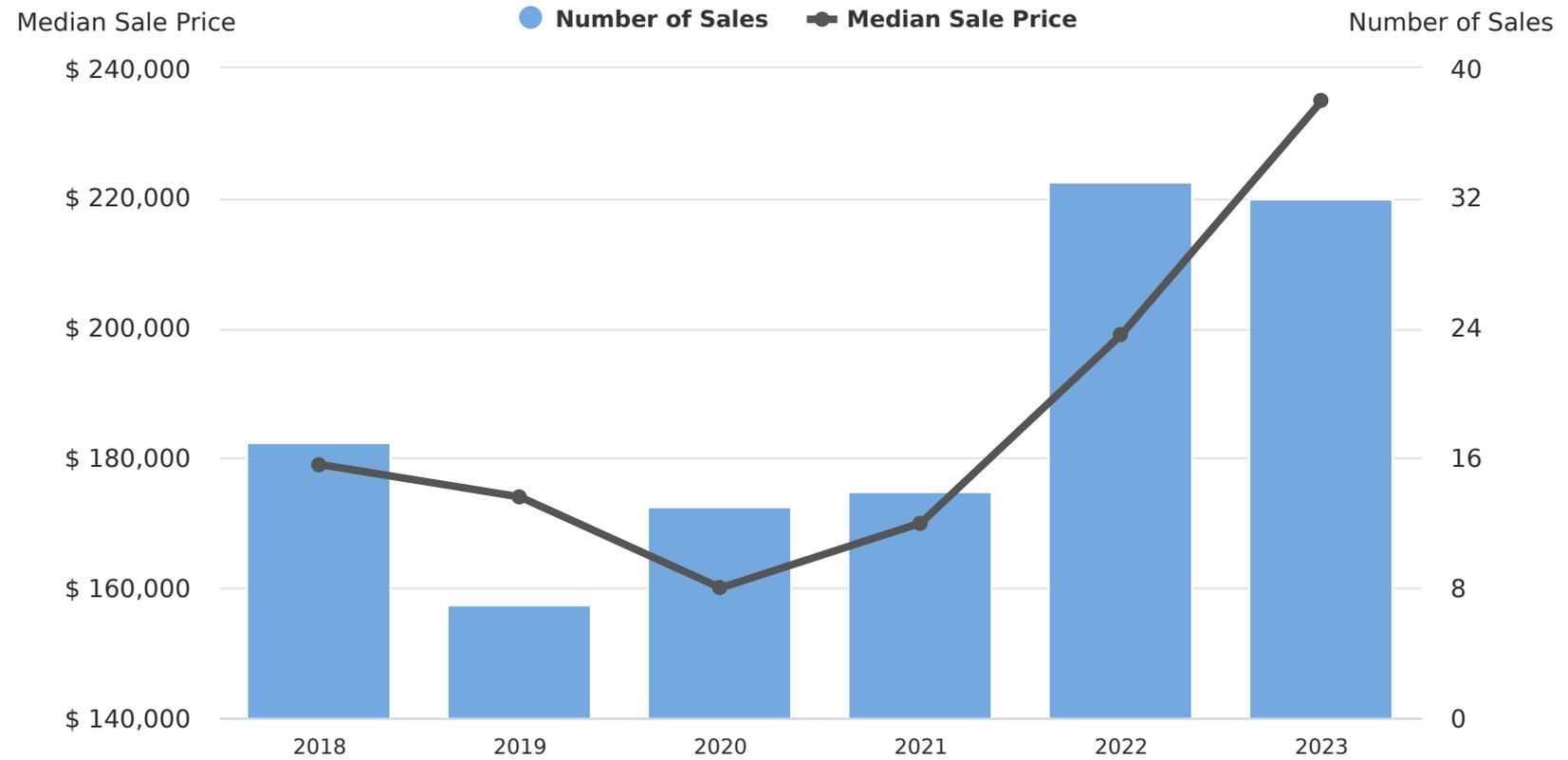
House - Logan Central



| |  2 |  3 |  4 |
|-------------------------------|---|---|---|
| Median Sale Price | - | \$450,000 | - |
| Median Advertised Sale Price | - | \$450,000 | - |
| Median Advertised Weekly Rent | \$343 | \$455 | - |
| Indicative Rental Yield | - | 5.3% | - |
| 5 Year Growth (p.a.) | - | 8.5% | - |
| Days on Market | - | 46 | - |

Residential Market Analysis

Unit - Logan Central



| |  1 |  2 |  3 |
|-------------------------------|---|---|---|
| Median Sale Price | - | \$240,000 | - |
| Median Advertised Sale Price | - | \$229,000 | - |
| Median Advertised Weekly Rent | - | \$320 | - |
| Indicative Rental Yield | - | 7.3% | - |
| 5 Year Growth (p.a.) | - | 5.1% | - |
| Days on Market | - | 69 | - |

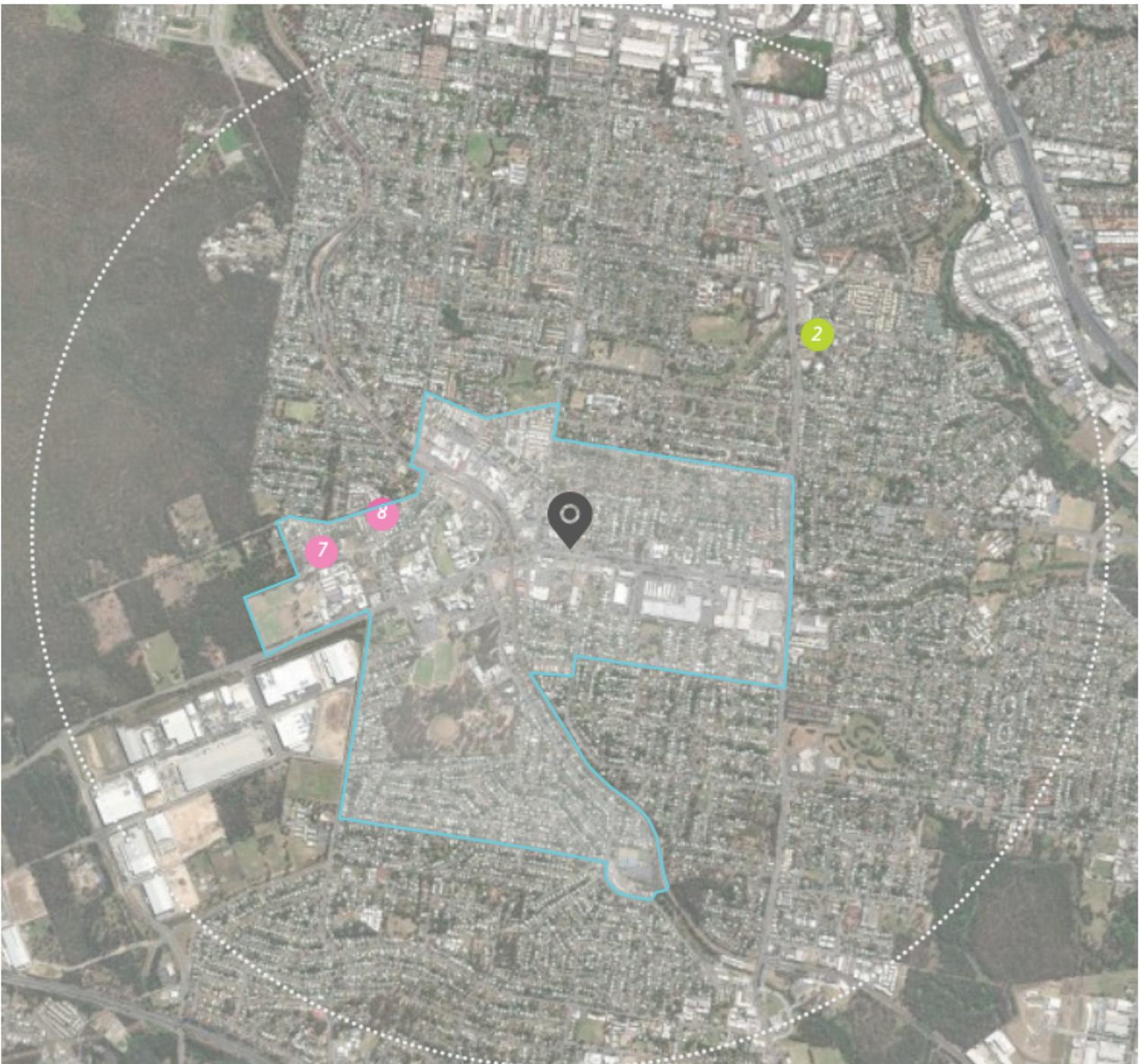
Development Pipeline

Within 2km of 89-95 Wembley Road, Logan Central

| | Project Name | Address | Status | Developer | Storeys | Residential Dwellings | No. of Subdivision |
|----|--------------------------------------|------------------------------------|----------------------|--|---------|-----------------------|--------------------|
| 1 | Public Housing | 40-44 Jacaranda AVE, Logan Central | Complete | QBuild (formerly Building & Asset Services) - South East QLD Regional Office (Brisbane) | - | 24 | 0 |
| 2 | Y Care Social Housing - Slacks Creek | 5-9 Reserve RD, Slacks Creek | Development Approval | Y-Care (Southeast Queensland) Inc. (YMCA Social Impact) | 2 | 18 | 0 |
| 3 | Youth Foyer Initiative - Logan | 17-21 Garfield ST, Woodridge | Complete | QBuild (formerly Building & Asset Services) - South East QLD Regional Office (Brisbane) | 2 | 16 | 0 |
| 4 | - | 36 Ewing RD, Logan Central | Complete | JHC Holdings | 2 | 16 | 0 |
| 5 | - | 42-48 Pine DR, Woodridge | Complete | - | 2 | 10 | 0 |
| 6 | - | 11-17 Macbeth ST, Kingston | Complete | Red Dirt Property (also Greenwrap Pty Ltd) | 2 | 10 | 0 |
| 7 | - | 77 Charles AVE, Logan Central | Site For Sale | - | 2 | 8 | 0 |
| 8 | - | 26 Garfield RD, Logan Central | Site For Sale | - | 2 | 6 | 0 |
| 9 | - | 54 Garfield RD, Logan Central | Complete | - | 2 | 4 | 0 |
| 10 | Logan City Special School | 133-141 Wembley RD, Logan Central | Complete | Logan City Special School, Queensland Government - Department of Education, Training & Employment -... | - | 1 | 0 |
| 11 | - | 14 Canopus COURT, Kingston | Complete | - | - | 0 | 6 |
| 12 | - | 12-14 Ariel AVE, Kingston | Complete | Mormace Pty Ltd (trading as Subdivision & Construction Management) | - | 0 | 6 |
| 13 | - | 21 Collin COURT, Kingston | Complete | - | - | 0 | 5 |
| 14 | - | 97 & 109 Bardon RD, Berrinba | Complete | - | - | 0 | 5 |

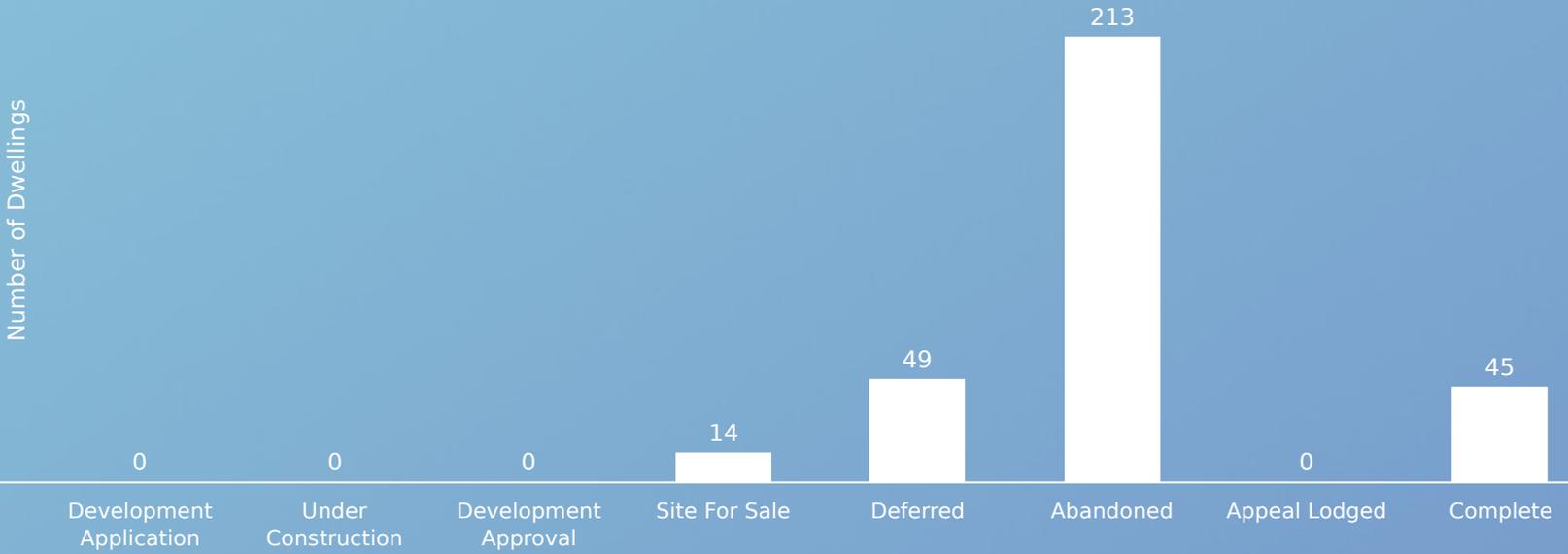
Development Pipeline

| | | |
|--|--|---|
|  Logan Central 89-95 Wembley Road |  Development Approval |  Development Application |
|  Under Construction |  Site for Sale |  Appeal Lodged |

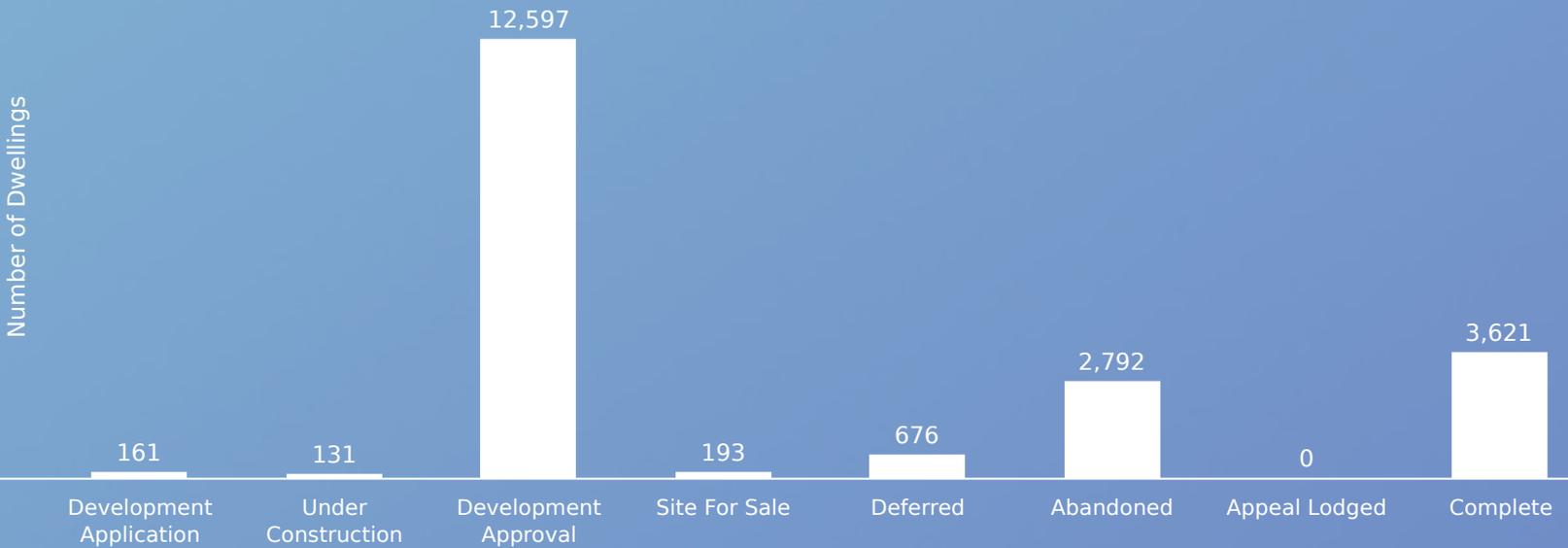


Development Pipeline

Logan Central

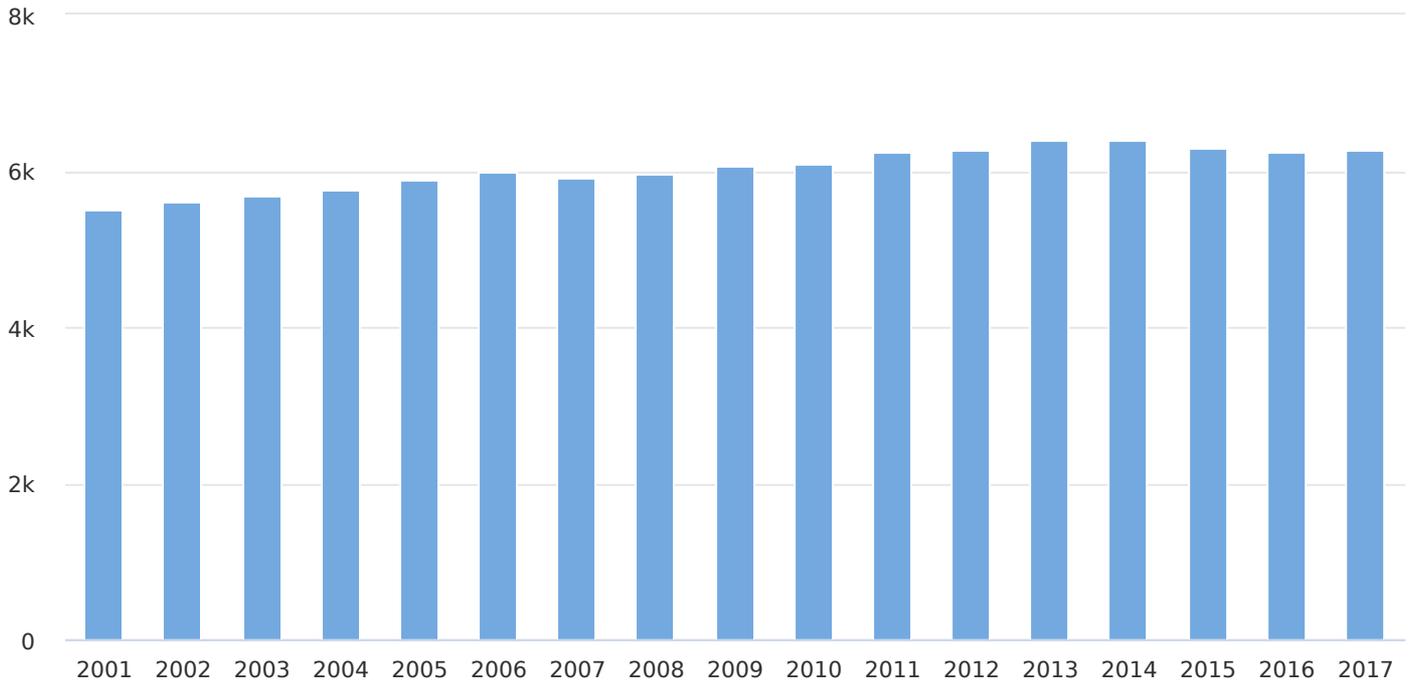


Logan



Demographics

Population

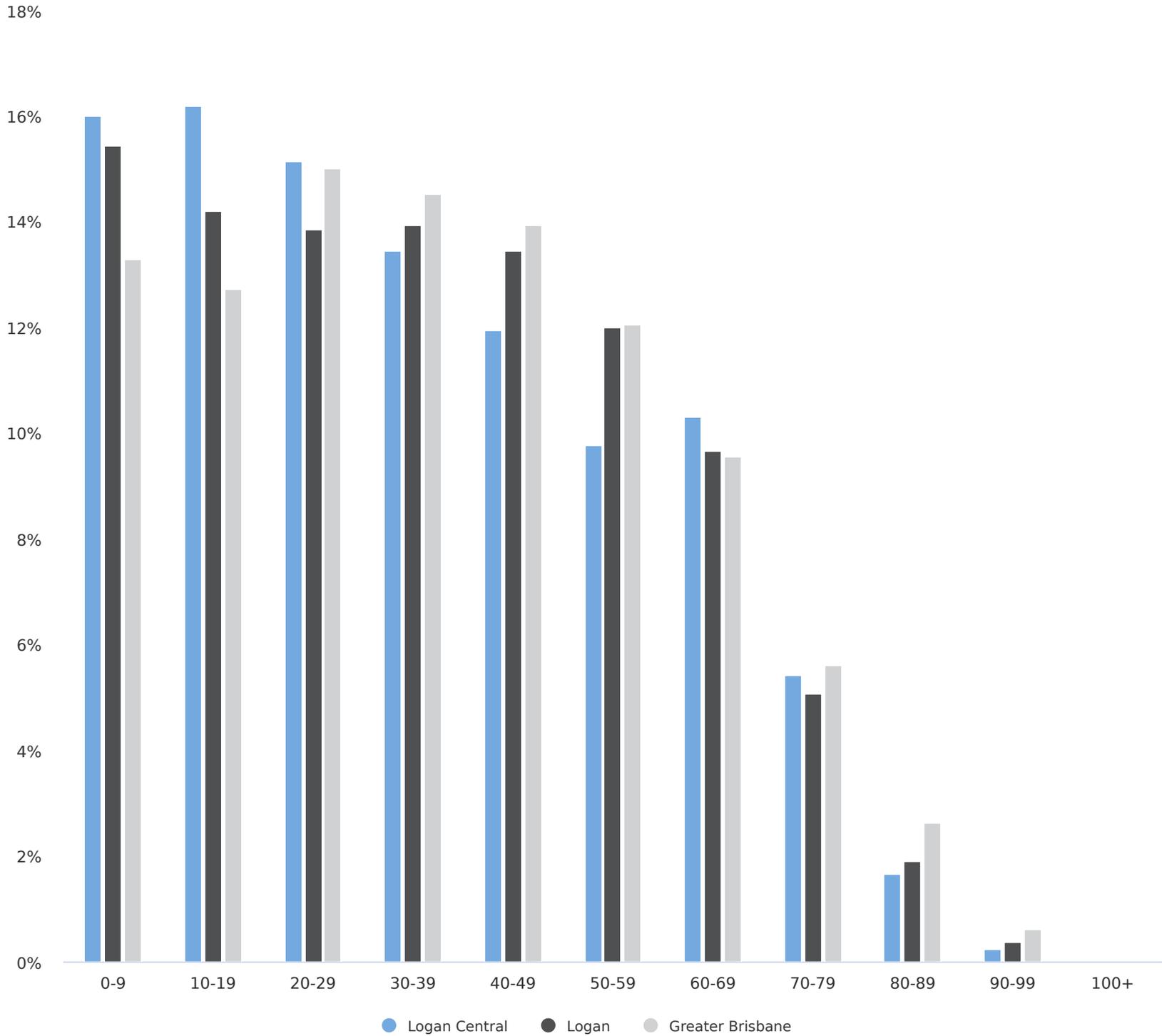


Resident Profile

| | Logan Central | Logan | Greater Brisbane |
|--|---------------|----------|------------------|
|  Average Age | 31 | 34 | 35 |
|  Average Household Income | \$44,512 | \$73,632 | \$81,224 |
|  Proportion Born Overseas | 52.1% | 34.2% | 32.2% |
|  Proportion Attending University | 2.1% | 2.9% | 5.9% |
|  Proportion of White Collar Workers | 45.2% | 59.0% | 70.9% |

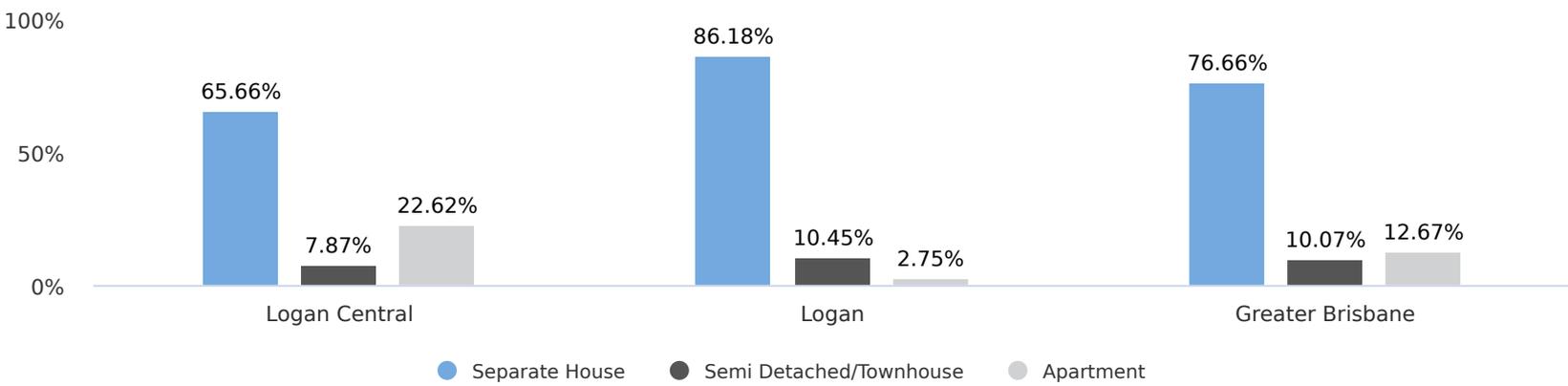
Demographics

Age Distribution

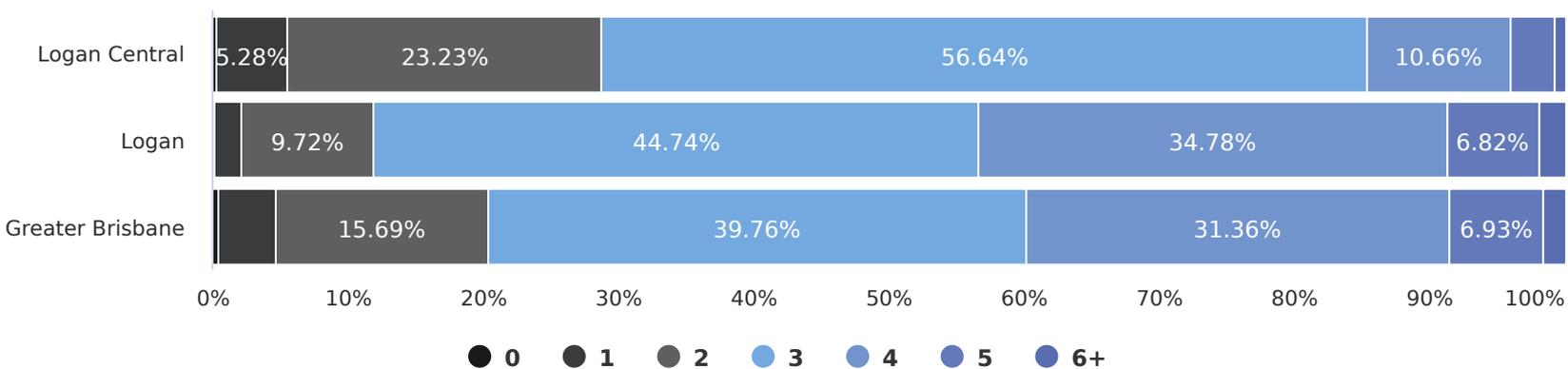


Housing

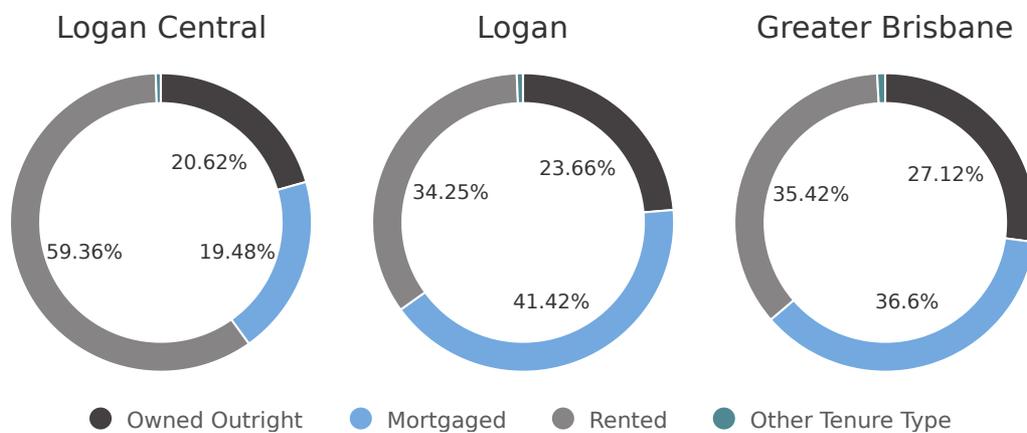
Property Types



Number of Bedrooms

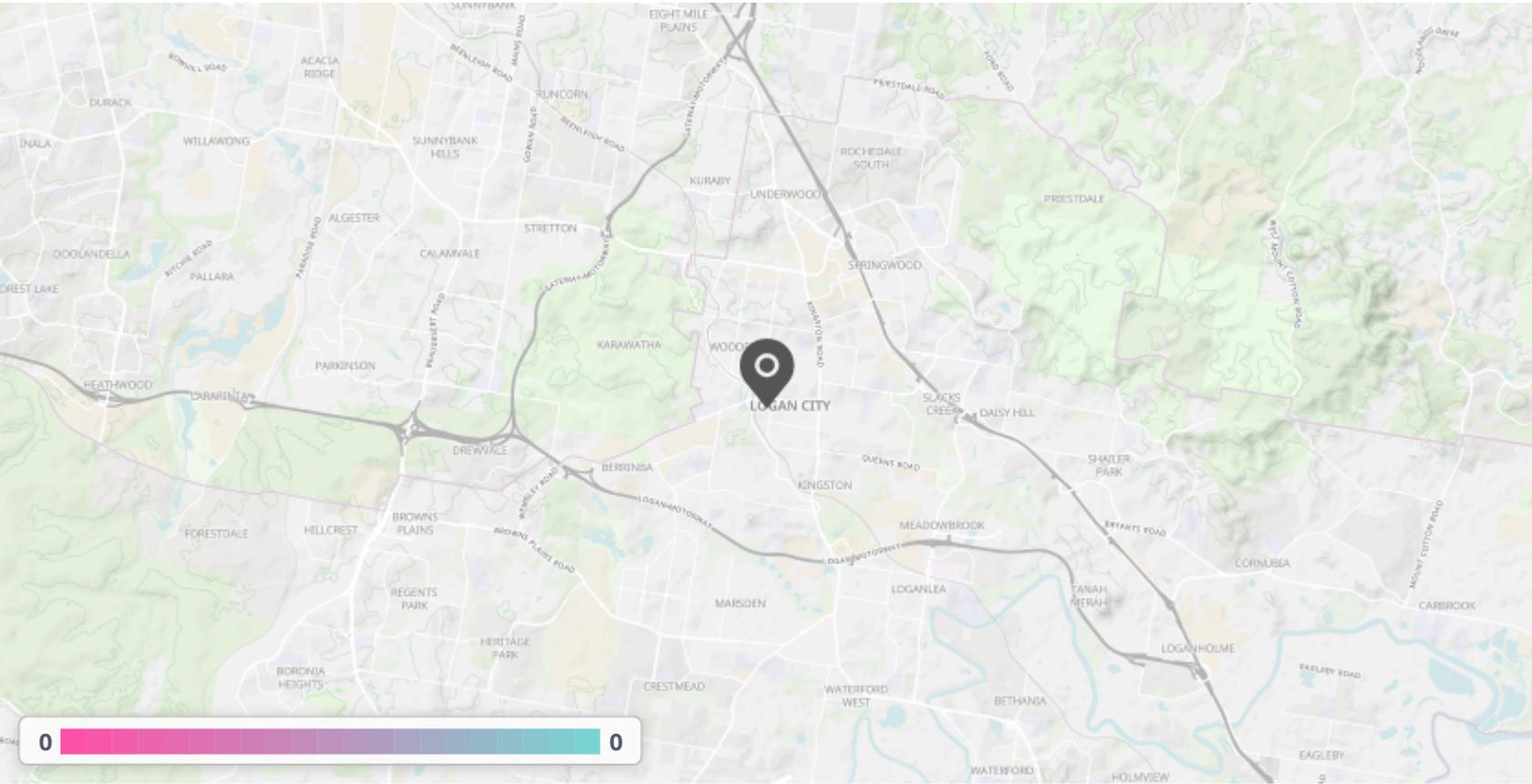


Tenure Type

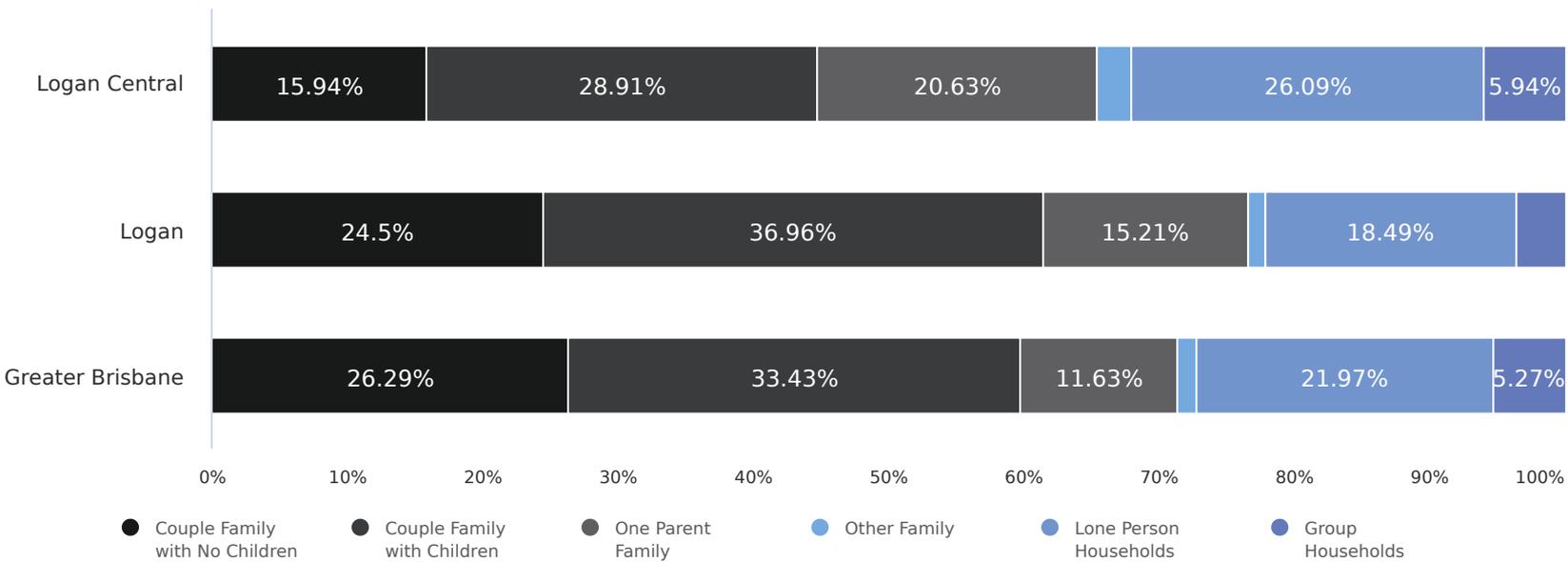


Housing

Where Are Residents of Logan Central Moving From?



Household Composition

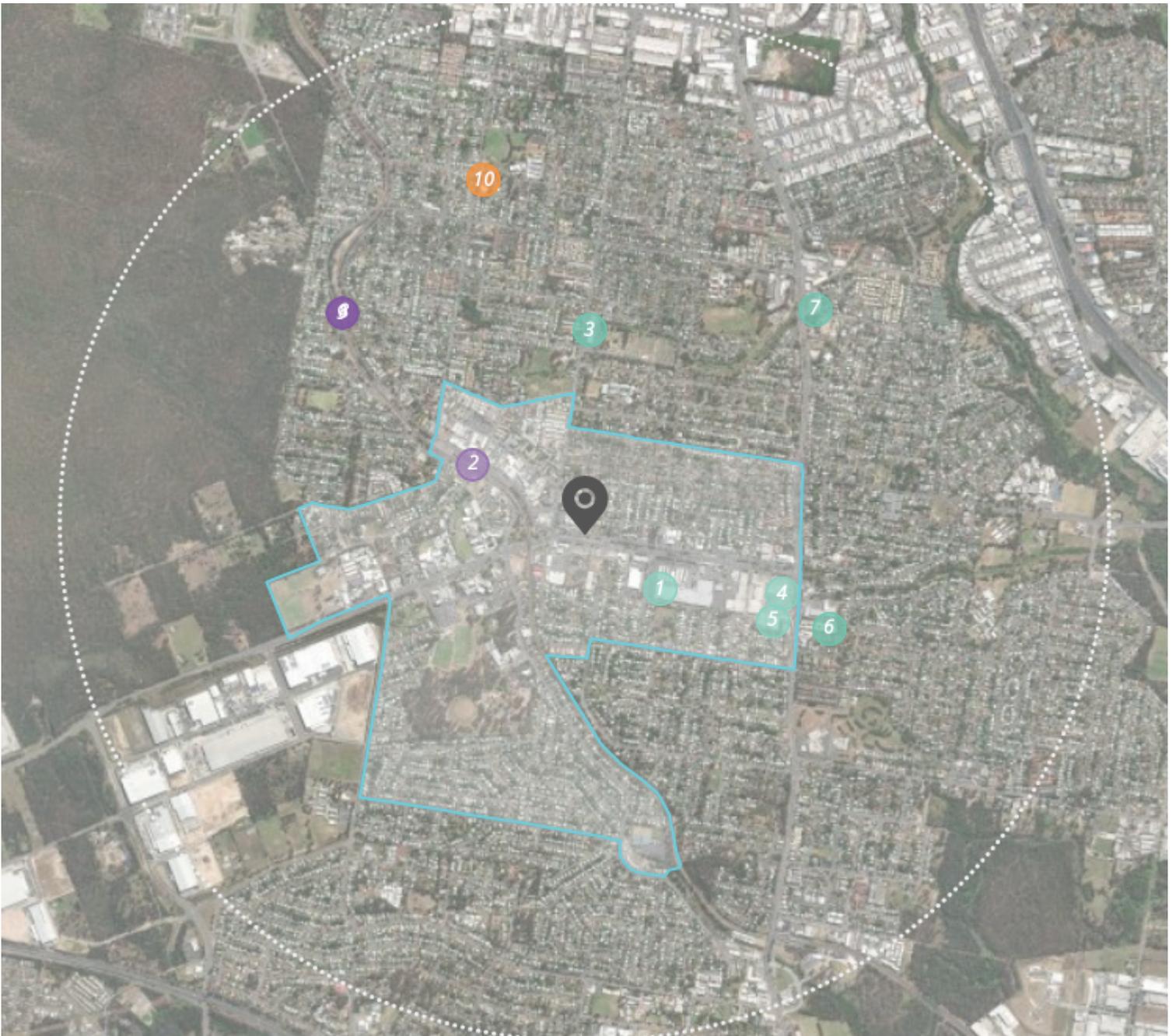


Amenity

| | Type | Name | Distance from Site |
|-----------|---|--|--------------------|
| 1 |  Supermarket | Coles | 453m |
| 2 |  Station | Woodridge | 561m |
| 3 |  Supermarket | Foodworks | 867m |
| 4 |  Supermarket | ShopNSave Supermarket | 942m |
| 5 |  Supermarket | IGA | 953m |
| 6 |  Supermarket | Aldi | 1.2km |
| 7 |  Supermarket | MC's Indian & Island Food | 1.4km |
| 8 |  Station | Trinder Park | 1.4km |
| 9 |  Station | Trinder Park | 1.4km |
| 10 |  School | Woodridge North State preparatory Centre | 1.6km |

Amenity

| | | | |
|--|---|---|--|
|  89-95 Wembley Road |  Park |  University | |
|  Supermarket |  Mall |  Train Station | |
|  School |  College |  Tram Stop |  Bus Stop |





www.districtdata.com.au



DistrictData

Disclaimer: The information contained in this report is general information only, does not constitute financial advice, and may be out of date, incomplete, or inaccurate. Anyone using the information should make and be satisfied of their own enquiries before relying on it.

*See website for data attribution.

© Copyright 2023 – District Data Pty Ltd