

Growth in rail serviced Brisbane suburbs

Posted on Friday, May 07 2010 at 12:02 PM

Suburbs around Brisbane railway stations have had strong price growth, according to PRDnationwide research.

It found values in the suburbs jumped by 10.3 per cent in the year to December 2009 with the median sale price increasing from \$535,000 to \$590,000.

In comparison, suburbs not serviced by trains had house price growth of 7.7 per cent with the median sale price increasing from \$500,000 to \$538,500.

PRDnationwide research analyst Josh Brown says easy commuting to the Brisbane CBD is the reason there's been good growth in suburbs serviced by rail.

As traffic congestion gets worse around the city, he says they're booming with rising property prices and increased demand from workers.

"Population growth in Brisbane is surging ahead and the capacity of roads to cater for the influx of residents, particularly during peak traffic times, is such that alternative methods of transport are in high demand," he says.

"With the increasing costs of fuel, parking and traffic congestion, buyers are seeking areas of convenience and high amenity negating the need for frequent car usage."

"This has created an increased demand for suburbs located along, or within close proximity to major train lines as opposed to suburbs without train stations."

North Coast rail line suburbs recorded a 17.2 per cent spike in growth over 2009 to record a final median value of \$566,750.

It was followed by the Pinkenba rail line suburbs which saw 16.7 per cent median price growth to record a median price of \$857,500.