

District

01 March/April 2026 | Development & Residential Insights | Sector Spotlight | Interviews



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WELCOME



Welcome to our first edition of District.

We're proud to launch District, the newest campaign platform in CBRE's Private Wealth Series. For over fifty years, Portfolio has been the benchmark for marketing and selling Australia's tenanted commercial investments through our flagship auction events.

Now, District brings that same proven campaign methodology to a market that moves differently: the development site sector.

In this inaugural edition, we introduce the platform that's redefining how development sites come to market. District is purpose-built for premium development sites across residential and commercial sectors, including apartment blocks to land banking opportunities.

Running six specialist campaigns annually, the platform connects vendors with Australia's most active developers through marketing that speaks their language and delivers what they actually need to assess a site's potential.

We chat with Will Carman, Director at CBRE based in Queensland, about what's driving the development surge in the state. Major government land releases including the Mango Hill and Hamilton Northshore sites are unlocking substantial development opportunities and accelerating projects across Queensland.

We also investigate the development opportunities emerging across Queensland, with the 2032 Brisbane Olympics already driving significant demand for new projects.

Welcome to District, where Australia's future buildings begin.

Ingrid Filmer

Senior Managing Director
Capital Markets – Private Wealth

District Delivers What Developers Need

Australia's residential development sector is intensifying, and the race for prime sites has never been more competitive. The land development and subdivision industry is now valued at \$18.8 billion, with over 12,600 businesses operating in the sector, according to IBISWorld. With the broader construction industry forecast to grow at 3.3% annually through 2029, developers who can identify sites and execute efficiently will capture the growth ahead.

District is Australia's first campaign platform built exclusively for this market.

Development sites have always traded differently than income-producing assets. The evaluation frameworks are distinct, the buyer pool is specialised, and the decision timelines are compressed.

Yet for decades, these assets have been marketed through platforms designed primarily for passive investors, using frameworks built around yield analysis and rental comparables rather than density studies and planning overlays.

District is Australia's first developer-focused investment property campaign, acknowledging what the market has known for years: developers need different information, delivered differently, to different people.

This isn't a passive investment market. These are operators evaluating feasibility in real time, comparing opportunity costs across multiple potential acquisitions simultaneously, and making capital allocation decisions within tight funding windows.

Development finance in Australia typically operates on six to 24-month cycles, with approvals tied to specific project milestones. District's six annual campaigns align strategically with these funding windows rather than arbitrary quarterly schedules, recognising that developers transact when capital is available and construction timelines require it, not when the calendar says so.

The shift District represents isn't about technology or marketing innovation. It's about market segmentation that should have existed long ago.



Developers move fast because they must.

Projects have narrow feasibility windows determined by construction costs, labour availability, and pre-sales requirements. A site that makes sense in Q1 might be unviable by Q3 if material costs shift or if a competitor secures a similar asset nearby.

This creates specific information requirements. Developers often need to see buildable potential assessed immediately. They need planning context presented clearly upfront: overlays, height restrictions, setback requirements, heritage considerations, so they can model feasibility before requesting contracts. They need to understand what can be built, not just what currently exists.

District's buyer database is designed for this market. Rather than maintaining broad investor lists, the platform focuses exclusively on residential developers, project managers, and land bankers with demonstrated transaction histories.

The metric isn't how many people receive a campaign, but how many are genuinely in-market and capable of transacting within the required timeframe.

Market consultation that shaped District involved months of discussions with Australia's most active residential developers, not about what they'd theoretically find useful, but about how they actually operate.

How they evaluate competing sites. How they assess risk. What information accelerates their decision-making and what creates friction. The platform isn't built around assumptions about developer behaviour. It's engineered around documented patterns from actual transactions.

With construction activity intensifying through 2029, growth will accrue to developers who can identify opportunities, secure sites, and execute efficiently.

District doesn't create those opportunities. It ensures they reach the buyers most likely to recognise and act on them.

That's not just marketing innovation. That's market efficiency.

Queensland's Development Surge Gains Momentum

Queensland's property development sector is entering a period of rapid expansion, driven by favourable construction economics, government policy designed to unlock land supply, and the long lead-up to the 2032 Brisbane Olympic Games.

Together, these forces are reshaping the state's development landscape and accelerating demand for premium residential and mixed-use projects.

The Queensland Government has invited developers to nominate under-utilised state-owned land for potential acquisition, part of a broader strategy to fast-track housing delivery. By removing affordable housing mandates, the policy aims to reduce barriers to entry and create conditions more attractive to private capital.

The initiative is expected to bring surplus government land to market and lift overall housing supply. While the state maintains that increased supply is the most effective way to address housing pressures, the absence of affordability requirements is likely to remain a point of industry and public debate.

CBRE is set to manage a significant volume of transactions under the new land activation scheme, leveraging our experience across complex development sites and established

relationships with both government and private sector groups.

The Brisbane 2032 Olympics are adding a clear timeline to the state's growth trajectory, generating demand for accommodation, infrastructure, and mixed-use precincts capable of servicing both the event and its long-term legacy.

Well-located sites near transport and key amenity are expected to attract heightened developer interest as the city prepares for increased global attention.

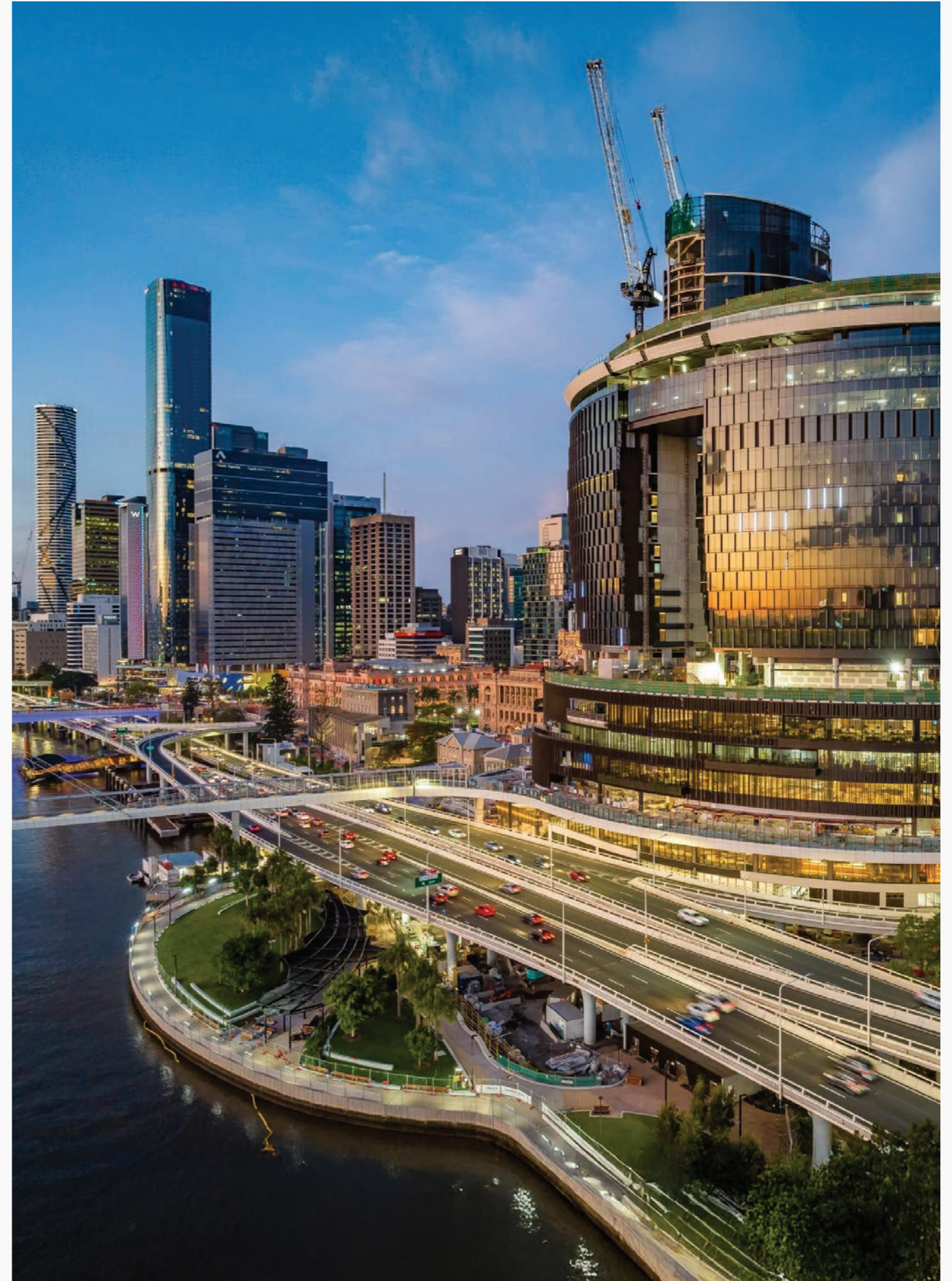
With policy support unlocking new sites, the Olympics creating a firm development horizon, and investor appetite holding firm, Queensland appears poised for a sustained cycle of development activity. For well-capitalised developers capable of delivering complex projects, the next phase of growth is already taking shape.

CBRE's Will Carman said the removal of mandates addresses key developer concerns and creates an environment far more conducive to attracting private investment.

Will Carman
Director, Capital Markets - Private Wealth QLD



Artist Impression





CASE STUDY

Prime Development with
Uninterrupted River Views

22-24 Sylvan Road, Toowong QLD

Outline/Boundaries Indicative Only

Landmark Toowong Sale Signals Confidence

Reflecting the strengthening demand momentum, the prominent riverfront site at 22–24 Sylvan Road, Toowong QLD recently sold for \$9.35 million to Greyburn Constructions, underscoring strong investor confidence in Brisbane’s inner-city development market.

The 1,760sqm corner parcel offers uninterrupted Brisbane River views and direct connectivity to the CBD.

Zoned under the Toowong – Auchenflower Neighbourhood Plan, the site allows code assessable development of up to 10 storeys, a rare opportunity as large, well located development sites become increasingly scarce.


Opportunities like 22–24 Sylvan Road are exceptionally rare in terms of scale, location, connectivity and developability so close to the CBD.


Its proximity to Toowong train station, the Regatta ferry terminal and multiple bus routes delivers the multi-modal transport access today’s inner-city residents expect.


Property Highlights


- Zoned MU2 Mixed-Use (centre frame), allowing for a mixture of opportunities including office, retail, residential and low impact industrial uses under code.
- Combined 110m* of prime frontage along Sylvan Road and Landsborough Terrace.
- Generous 1,760sqm multi-lot land parcel with existing improvements.
- Code assessable development potential up to 10-storey.
- Adjacent to the Regatta Hotel with proximity to Brisbane Boy’s College, Wests Rugby Club, The Wesley Hospital and transport modes including Ferry, Train and Bus.

Key Property Information

 **Land Area**
1,760 sqm

 **Floor Area**
1,760 sqm

 **Tenure**
Vacant Property

 **Sale Date**
16 July 2025

Principle Sales Agents

 **John Nucifora**
0490 196 034

 **Will Carman**
0477 666 355



*Approx

In Conversation

Director at CBRE with over nine years specialising in commercial property sales, Will Carman focuses on development opportunities, land sales, and investment transactions across Queensland.

Handling sales for multiple properties in the portfolio, he offers his perspective on what makes these opportunities unique and where buyer interest is strongest.

What's been the initial response to the District platform launch across Australia?

The response has been really strong. We're seeing serious enquiry from both local and interstate developers who recognise the quality and scale of what's on offer.

The platform itself has made it easier for buyers to digest the opportunities across multiple states, and we're getting meaningful engagement from sophisticated players in the market.

With sites spanning multiple states, what are you seeing in terms of buyer appetite across different markets?

Each market has its own dynamics, but there's genuine appetite across the board. Victoria is attracting infill specialists looking at urban renewal opportunities, NSW has strong interest in the growth corridor sites and Queensland is drawing attention from developers who want scale and are looking at the longer-term fundamentals driving Brisbane and the southeast.

We're also seeing an increase in NSW and Victoria builders coming into the Queensland market, which is helping elevate some of the construction capacity issues we've faced.

The Queensland Land Activation Program is playing a significant role in unlocking opportunities across the state, with government-

led initiatives bringing quality development sites to market.

That's creating real momentum and confidence in the Queensland market, particularly for sites like our Hamilton Northshore EDQ and Mango Hill holdings that are part of that broader activation strategy.

The Queensland sites are described as particularly large-scale. What kind of scale are we talking about?

These are substantial holdings. The sites at Hamilton Northshore and Mango Hill offer the kind of development potential you don't often see come to market in these locations.

When you add Toowong and Woolloongabba to the mix, you're talking about sites that can accommodate major mixed-use or residential projects in established, connected precincts.

Beyond Queensland, we're seeing opportunities in Victoria with sites like Collingwood and North Geelong, and in NSW with the Riverstone subdivision and the Windsor holdings.

These are all in growth areas or urban renewal zones where there's genuine development potential and strong underlying demand.

The Queensland Land Activation Program is playing a significant role in unlocking opportunities across the state.

Are there any standout trends you're noticing in what developers are prioritising in 2026?

Scale is important, but it has to come with the right fundamentals. Buyers want sites in established areas with existing infrastructure, good transport links, and clear planning pathways.

They're also doing much deeper due diligence on the demand side, particularly residential absorption rates and what the end market actually looks like. It's a more considered

approach than we've seen in previous cycles.

We've also seen a huge increase in median house prices across Queensland, which has delivered equity through to households and created genuine purchasing power in the market.

What type of developers are looking at these opportunities across the portfolio?

We're seeing a real mix. You've got experienced local operators who know these markets well, national groups with capital to deploy, and some offshore interest.

The common thread is they're cashed up, they're experienced, and they're looking for quality sites with genuine development upside.

Will Carman
Director, Capital Markets - Private Wealth QLD



Unprecedented Inner City Riverfront

Brisbane's Biggest Development Opportunity

Queensland's largest riverfront redevelopment, 304 hectares of prime inner-city land along the Brisbane River, is transforming into one of Australia's most desirable urban destinations.

The scale is extraordinary, the location is unmatched, and the momentum behind it is only building as Brisbane powers toward 2032.

These five sites total 6.117 hectares with individual lots from 7,521 square metres up to 1.671 hectares, river frontage, city views stretching to Moreton Bay, and zoning that supports the kind of high-density mixed-use outcomes developers want.

They sit just 6 kilometres from the CBD, next door to Portside Wharf, with the airport eight kilometres away.

Hamilton itself is one of Brisbane's most established and sought-after inner-city suburbs, already commanding strong demand from young and established professionals drawn to its riverfront setting, dining scene and retail core.



Lot 102
7,521m²*

Lot 103
1.07ha*

Lot 201
1.5ha*

Lot 104
1.12ha*

Lot 202
1.7ha*

Outline/Boundaries Indicative Only

Future residents will have world-class schools, major hospitals and research institutes on their doorstep, alongside the Royal Queensland Golf Club and the cultural energy of a precinct being built from the ground up.

This is a government-backed, whole-of-government coordinated precinct specifically designed to de-risk delivery.

The sites will be fully serviced and development-ready by early to mid-2028, right in the sweet spot of Brisbane's Olympic build-up, with a \$19 billion Cross River Rail, a \$3.6 billion Queen's Wharf transformation and a \$1.55 billion Brisbane Metro all reshaping how people move through and experience this city.

Brisbane is Australia's fastest-growing capital, outpacing Sydney and Melbourne in population growth and carrying a \$100 billion-plus infrastructure pipeline into the Games. For developers who understand where a city is heading, Northshore Hamilton is where the next decade gets built.

Key Property Information



Total Land Area
61,000sqm* (6.1ha)



Zoning
Northshore Hamilton PDA



Site Development Ready
Early to Mid 2028



Method of Sale
Expressions of Interest



Artist impression



*Approx



Property Highlights

Site Area	61,000sqm* (6.1ha)
Zoning	Northshore Hamilton PDA
Site Development Ready	Early to Mid-2028

Expressions of Interest

Closing 4:00PM (AEST) Thursday 16 April 2026

Contact

Will Carman 0477 666 355 John Nucifora 0490 196 034

Trent Hobart 0433 196 452

* Approx

Northshore Hamilton Englobo Land Super Lots

Hamilton Northshore QLD, EDQ Northshore

Zoned for mixed-use development, supporting medium to high-density residential, commercial and retail outcomes, these five lots will be delivered as fully serviced and accessible sites to be development-ready in mid-2028.

This unique opportunity is positioned only 6km from the Brisbane CBD in a gateway location in the Northshore precinct. Northshore is primed as one of the most exciting precincts in the lead-up to Brisbane hosting the 2032 Olympic and Paralympic Games.

Northshore Hamilton represents one of the most significant urban renewal opportunities in Australia. As Queensland's largest riverfront redevelopment, this 304-hectare precinct stretches along 2.5 kilometres of prime Brisbane River frontage in the inner-city suburb of Hamilton, offering an unparalleled canvas for transformative development

These five major development sites present a rare chance for developers and investors to help define the next chapter of Brisbane's growth.

Lot Details:
 Lot 102: 7,521sqm*
 Lot 103: 1.07ha*
 Lot 104: 1.12ha*
 Lot 201: 1.5ha*
 Lot 202: 1.7ha*

Delivered as fully services and accessible sites to be developed ready in 2028. All sites with expansive city views, some with direct river and future parkland frontage.



Permit Approved Development Site

Toowong QLD, 58 High Street

Development Approved for 26 Storeys

Located approximately 4 km* west of the Brisbane CBD with excellent connectivity via road, rail, ferry and bus networks

Substantial 1,571 sqm* landholding with dual street frontage to High Street and Ebor Street

Zoned Major Centre under the Brisbane City Plan 2014, permitting high-density mixed-use and residential development (STCA)

Existing approval in place for a high-rise BTR residential scheme, consisting of 326 units

Immediate proximity to Toowong Village, rail interchange, ferry terminal and major retail and lifestyle amenity

Strong underlying apartment demand within Toowong and Brisbane's inner-west, underpinned by constrained supply and continued population growth

Flexibility to pursue alternative residential delivery strategies, including potential build-to-sell, student and short-term accommodation outcomes (STCA)

58 High Street, Toowong presents a rare opportunity to acquire a highly strategic development site within a proven residential market. The property occupies a prominent position within the Toowong Major Centre and benefits from exceptional accessibility, strong surrounding amenity and direct connectivity to Brisbane's CBD and key employment nodes. The existing approval provides a clear planning framework, while the site's zoning and location offer flexibility for future development outcomes, subject to Brisbane City Council approval.

Property Highlights

Site Area	1,571sqm*
Zoning	Medium Density Residential

Expressions of Interest

Closing 4:00pm (AEST) Thursday 12 March 2026

Contact

Andrew Purdon 0483 282 583	Will Carman 0477 666 355
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* Approx



Property Highlights

Site Area	15,030sqm*
Zoning	General Residential
Market Residential Opportunity	12,030sqm*
Affordable Housing Opportunity	3,000sqm*
Building Height (Code)	21 Metres*

Request for Proposals

Closing 5:00PM (AEST) Thursday 2 April 2026

Contact

Will Carman 0477 666 355
John Nucifora 0490 196 034

* Approx

Moreton Bay Medium Density Infill Opportunity

Mango Hill QLD, 2 Meyers Circuit

An Exceptional Land Holding Adjoining Mango Hill Train Station

CBRE, on behalf of Economic Development Queensland (EDQ), are pleased to exclusively offer to market 2 Meyers Circuit, Mango Hill, an exceptional infill development opportunity in the heart of Mango Hill.

Zoned General Residential within an Urban Neighbourhood precinct, the site allows for a diverse range of residential development outcomes with a code assessable building height of up to 21 metres.

Comprising a total land holding of 1.5 hectares, the subject property is located within the tightly held and well-established Mango Hill / North Lakes growth corridor. With limited remaining infill land of this size in this catchment, opportunities of this nature are becoming increasingly scarce.

The Moreton Bay residential apartment market is entering a sustained growth phase, supported by strong population inflows, tightening rental conditions and an under supply of new housing stock.

Situated moments from Mango Hill Train Station and directly adjoining the North Lakes precinct, the property benefits from proximity to established retail, education, employment and transport infrastructure.

Surrounding offerings include Westfield North Lakes, IKEA, North Lakes Health Precinct and multiple educational establishments within a 2km radius.



*Outline/Boundaries Indicative Only

Property Highlights

Site Area	18ha*
Frontage	465 metres*

Expressions of Interest

Closing 2:00pm (AEDT) Thursday 19 March

Contact

Nathan Mufale 0421 224 354	David Minty 0422 564 199
JJ Heng 0411 059 116	

* Approx

Prime Mornington Peninsula Corner Position

Mount Eliza VIC, 1175 Nepean Highway

18ha* Corner Landholding Next To Sunnyside North Beach

On behalf of Newpoint Advisory acting as Agent for Mortgagee in Possession, CBRE is pleased to offer for sale 1175 Nepean Highway, Mt Eliza, an outstanding 18ha* land holding located on the coast of the Mornington Peninsula in Mt Eliza.

This remarkable property is positioned in the exclusive Sunnyside Beach precinct directly adjacent to the Morningstar Estate and next to Pinecliff (Freedman Racing) home to multiple Group 1 winning horses.

18ha* corner landholding in one of Victoria's most prestigious locations, less than 50 minutes' drive from the Melbourne CBD

Significant 465m* frontage to Nepean Highway with 248m* frontage to Sunnyside Road

Being offered vacant possession

900m* to Sunnyside North Beach & 700m* to Mornington Country Golf Club

3km* to Main Street Mornington and similar distance to Mt Eliza village



Property Highlights

Site Area	7,228sqm*
Zoning	Low Density Residential
Council	Blacktown City Council
Lot Sizes	Ranging from: 322sqm* - 502sqm*

Auction

9:00AM (AEST) Saturday 28 March 2026

Contact

Lord Darkoh
0434 675 724

Ray Ahsan
0402 270 888

Leo Guzman
0420 412 047

* Approx

21 Residential Lots in the Northwest Growth Centre

Riverstone NSW, 21 Residential lots Subject to Registration

Rare Residential Bulk Lot Offering

Cinnamon Gardens offers a unique opportunity to acquire Twenty One registered lots over two release stages, within the rapidly expanding suburb of Riverstone. With lot sizes ranging from 322sqm* - 502sqm*, this versatile offering is suited to Builders, developers or first home buyers & families looking to build their dream home.

The site lends itself to multiple development options including residential dwellings, Childcare, Medical and more (STCA). The lots are ideally situated in an elevated position on a tranquil suburban street, overlooking a soon to be completed council reserve while in a 1km* radius of five primary & secondary schools.

The site is easily accessible to public transport options with Riverstone and Schofields Train Stations plus Tallawong Metro Station all nearby. Well serviced by key local community amenities, the site sits 1.4km* from Riverstone Town Centre, anchored by national brands including IGA, Australia Post, Cincotta Chemist, KFC, 7-Eleven and more.

Part of the rapidly expanding Blacktown City Council which is forecast to grow to 31% to 572,860 by 2041, Riverstone and the Northwest Growth Corridor is benefiting from a surge in new infrastructure projects with new schools, housing precincts & other key amenities.



Prime Coffs Harbour CBD Development Opportunity

Coffs Harbour NSW, 2 Castle Street (Cnr Coffs Street)

Under Instruction from Coffs Harbour City Council

2 Castle Street, Coffs Harbour presents a landmark freehold corner site of 3,013sqm* in the heart of Coffs Harbour CBD. Previously occupied by Coffs Harbour City Council, the property is offered with vacant possession, representing an extremely rare opportunity to secure a high-profile development site in one of NSW's fastest regional growth centres.

Positioned on a highly prominent corner with 111m* of valuable dual street frontage, the site commands exceptional vehicular exposure within the tightly held Coffs Harbour CBD.

Flexible E2 Commercial Centre zoning allowing for a wide range of uses including residential, office, childcare, medical, fast-food, accommodation, entertainment, etc.(STCA)

Generous 3:1 Floor Space Ratio allowing potential Gross Floor Area exceeding 9,000sqm* (STCA)

Existing highly functional two level office building with the benefit of 45 on site secure basement car spaces

Only 200m* to the Pacific Highway providing direct access to major arterial routes

Offered with vacant possession

The property is positioned within convenient walking distance of Woolworths, Coles and Kmart. It directly benefits from the \$82 million Yarrila Place civic and cultural precinct.

Coffs Harbour's population is forecast to grow 29% to 106,575 by 2041¹. The site is well placed to capitalise on continued infrastructure investment and residential growth in the region.

The property sits within the established civil and retail heart of Coffs Harbour, surrounded by government services, national retailers and transport links, reinforcing its suitability for higher density urban development outcomes.

Property Highlights

Site Area	3,013sqm*
Zoning	E2 Commercial Centre
Max Build Height	44m* (STCA)
FSR	3:1
Building Area (NLA)	3,172 sqm*

Expressions of Interest

Closing Thursday 9 April 2026

Contact

Darren Bechag 0411 226 223
Flynn McFall 0481 187 191

Luke Easton 0472 546 001

* Approx 1 Forecast.id



Carlingford Co-Living Development Site

Carlingford NSW, 4,6,7 Cassandra Place

In High-Growth Corridor

A substantial 2,088sqm* consolidated landholding comprising three individual lots at 4, 6 and 7 Cassandra Place, strategically positioned within Carlingford's established residential precinct. With 45m* of street frontage and strong rental demand across the Parramatta catchment, the site presents a prime co-living development opportunity.

Flexible R4 High Density Residential zoning with a 21m height limit and 1.49:1 FSR supports diverse development pathways including residential apartments, childcare, or mixed-use (STCA). The property also benefits from LMR policy uplift potential with indicative FSR up to approximately 2.2:1 and corresponding height increases under the Low and Mid Rise Housing framework (STCA).

The site is located just 580m* from Carlingford Light Rail and only 130m* from HomeCo. Carlingford Court Shopping Centre, anchored by national tenants including Woolworths, Coles, Target, McDonald's and KFC. Situated within the City of Parramatta LGA, where population is forecast to grow 44% by 2046 and backed by a \$2.9 billion Light Rail investment, the property is well positioned to capitalise on the area's long-term growth trajectory.

Property Highlights

Site Area	2,088sqm*
Zoning	R4 High Density Residential

Expressions of Interest

Closing 4pm (AEDT) Wednesday 25 March 2026

Contact

Ray Ahsan 0402 270 888	Lord Darkoh 0434 675 724
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* Approx



Blank Canvas Development Opportunity

Ingleburn NSW, 21 James Street

Versatile Development Offering

21 James Street, Ingleburn presents a rare R4-zoned blank-canvas opportunity in the heart of Ingleburn CBD. Despite being under the typical 1,800sqm minimum lot size, the 1,376sqm* site still offers strong redevelopment potential (STCA).

With a wide 45m* frontage and favourable planning controls — R4 zoning, 26m height limit and 2.7:1 FSR — the property supports a broad range of potential uses, including co-living, shop-top housing, childcare, places of worship and other permissible outcomes (STCA). The existing dwelling also provides holding income while plans are explored.

Well-positioned to capture demand in the tight South-West Sydney rental market, the site is walking distance to Ingleburn Train Station and Ingleburn Town Centre, and offers excellent access to the M5, M7 and Hume Highway. Located within the Greater Macarthur Growth Area, it sits just 10km from Campbelltown CBD and 40km* from Sydney CBD, and poised to benefit from the \$2 billion Western Sydney Infrastructure Grants Program.

Property Highlights

Site Area	1,376sqm*
Zoning	R4 High Density Zoning
Lease Terms	N/A
Net Income	\$25,480 pa*

Expressions of Interest

Closing 4:00pm (AEDT) Tuesday 17 March 2026

Contact

Lord Darkoh 0434 675 724	Connor O'Neil 0415 888 034
Leo Guzman 0420 412 047	

* Approx



Windsor Crossroads Huge 5,490sqm* Landholding

Windsor NSW, 2-8 Hawkesbury Valley Way & 393-395 George Street

Strong National Operator Interest

A rare opportunity to secure a substantial 5,468sqm* consolidated landholding at a landmark gateway position within Windsor's established local centre. With 152 metres of exceptional dual street frontage across both George Street and Hawkesbury Valley Way, the property commands unparalleled exposure to high-volume traffic in a highly car-dependent catchment where vehicle ownership rates substantially exceed both NSW and national averages.

Flexible E1 Local Centre zoning and a 12m height limit offer diverse redevelopment paths including QSR, childcare or medical (STCA). The site also benefits from an existing DA Approval for a large mixed retail and commercial complex.

Situated approximately 700m* from Windsor's core retail precinct, anchored by Windsor Riverview Shopping Centre with Coles, Liquorland, Australia Post and Westpac. The property is poised to capitalise on a major infrastructure pipeline including the \$515 million Richmond Bridge upgrade and the \$18.75 million Windsor Town Centre Liveability Revitalisation project, reinforcing Windsor's long-term growth trajectory.

Property Highlights

Site Area	5,490sqm*
Zoning	E1 Local Centre
Frontage	152 metres*

Expressions of Interest

Closing 4:00pm (AEDT) Thursday 26 March 2026

Contact

Ray Ahsan Lord Darkoh
0402 270 888 0434 675 724

* Approx



Rare R3 Infill Landholding Prime 4,917sqm* Corner Lot

Mount Druitt NSW, 376 Woodstock Avenue

Multiple Development Options

With its flexible zoning, generous land size and prime position on a key local road that is highly exposed on a corner lot, 376 Woodstock Avenue lends itself to the following development opportunities:

- Early Education / Childcare
- Various sizes of Medical Facilities
- Townhouse and Medium Density Residential Dwellings
- Places of Worship

Located in the highly popular suburb of Mount Druitt which has seen large government and institutional investment, the property sits on a large R3 Zoned parcel approximately 4,917sqm*. This rare in-fill development site benefits from flexible planning controls and allows both investors and developers to enter into a booming pocket of Western Sydney, which is set to continue to grow, aided by the New Western Sydney Airport and nearby St Marys Metro Station.

The site enjoys a prominent position within close proximity to Mount Druitt town centre, which sits 19km* West of the Parramatta CBD, respectively. Easily accessible, this site benefits from its close proximity to a wide array of key local amenities and national brands.

Property Highlights

Site Area	4,917sqm*
Zoning	R3
Frontage	141 metres* combined
Council	Blacktown City Council

Expressions of Interest

Closing 4:30 (AEDT) Wednesday 25 March 2026

Contact

Ray Ahsan Lord Darkoh
0402 270 888 0434 675 724

John Ingui
0486 011 406

* Approx



Rare Bribie Island Development Site

Banksia Beach (Bribie Island) QLD, 131 Sunderland Drive

The Heart of Banksia Beach

Positioned on a substantial 2,532sqm* allotment, this property offers exceptional flexibility for future development or subdivision (subject to council approval). The size and configuration provide scope for a range of residential outcomes, including townhouses or residential lots with a maximum building height of 8.5 metres.

The local demographic is characterised by a mature, affluent population, with a median age of around 59 years and a high proportion of owner-occupiers (82–85%). This stability translates into consistent demand for quality housing and long-term tenancy arrangements. The area's reputation for lifestyle appeal, combined with strong community infrastructure, ensures enduring investment confidence.

Banksia Beach has demonstrated robust growth, with median house prices increasing by approximately 22.5%* over the past 12 months. The current median value sits at \$1,250,000, reflecting the suburb's desirability and resilience. Rental yields remain healthy at 3.5%, supported by weekly rents in the \$700–\$750 range, underpinning the property's potential for strong investment returns.

Property Highlights

Site Area	2,532sqm*
Zoning	General Residential
Council	Moreton Bay
Title Details	Lot 102 CG3760

Expressions of Interest

Closing 4:00PM (AEST) Thursday 19 March 2026

Contact

John Nucifora 0490 196 034
 Will Carman 0477 666 355
 Matt Smith 0400 366 096

* Approx



Substantial Waterfront Medium Density Site

Cleveland QLD, 141-143 Shore Street North

Absolute Waterfront Cleveland Peninsula

The 3,288sqm* site is comprised of two existing lots of 1,669sqm and 1,619sqm and is zoned Medium Density Residential, allowing for a range of development outcomes including townhouses, apartments and more, making it prime for high-end residential development.

Privately positioned along Shore Street North, the site is within walking distance of landmark bayside destinations, including the Cleveland Lighthouse, Cleveland Point Recreation Reserve, Cleveland Yacht Club, and Redlands Boat Club, with the Stradbroke Ferry Terminal only 1.5km away.

Cleveland's established demographic profile, comprising approximately 15,850* residents and a median age of 51 reflects a mature and stable community with enduring demand for bayside living. Between 2016 and 2021, the suburb recorded population growth of 7.1%, supported by lifestyle appeal and limited coastal supply. High home ownership levels at 66% further underpin the suburbs' strong residential fundamentals.

Property Highlights

Site Area	3,288sqm*
Zoning	Medium Density Res
Building Height	13 metres*
Frontage	40 metres*

Expressions of Interest

Closing 4:00PM (AEST) Thursday 12 March 2026

Contact

Will Carman 0477 666 355
 John Nucifora 0490 196 034

* Approx



A DA-Approved Development Site

Woolloongaba QLD, 109 Logan Road

Prominent 3,297sqm* Site

Ideal 3,297sqm* HDR2 Zoned corner site with DA Approval in place for 203 apartments across 20 levels plus rooftop

Fully leased to Spinal Life Australia providing significant passing income

Functional 2,618sqm* office over two levels with flexible repositioning options (3.5 Star NABERS Rating)

Generous onsite parking for 52 vehicles (1:50*) including both on grade & secure basement parking

Surrounded by major public & private infrastructure including forthcoming Cross River Rail station and walking distance to exceptional lifestyle and transport amenity. Strategically located in one of Brisbane's most sought after near city precincts

Property Highlights

Site Area	3,297sqm*
Zoning	High Density Residential
NABERS Rating	3.5 Star
DA Approval	20 Levels 203 Apartments

Expressions of Interest

Closing 4:00pm (AEST) Wednesday 4 March 2026

Contact

Will Carman Nick Wedge
0477 666 355 0421 988 505

* Approx



Former Geelong Saleyards For Sale

North Geelong VIC, 125-135 Weddell Road

Significant 4.288ha* Landholding

Positioned within one of Greater Geelong's most strategically evolving precincts, presents a rare opportunity to secure a substantial landholding with an approved Precinct Plan encouraging mixed use development.

Spanning across 4.288ha*, the site offers the opportunity to deliver a multitude of land use and development options such as residential townhouses, apartments, child care, aged care and retirement living STCA.

Broad 229m* frontage to Weddell Road providing excellent accessibility and exposure

Mixed use development potential suiting a variety of land use & development options (ie. townhouse, apartments, aged care, retirement living, child care) STCA

Next to Geelong Golf Club & Bowls Club, Western Oval and walking distance to Rippleside Park, Marina & Beach only minutes from the Geelong CBD, waterfront, major office precincts and lifestyle amenity

Property Highlights

Site Area	4.288ha*
Zoning	Comprehensive Development Zone
Frontage	229 metres*

Expressions of Interest

Closing 2:00 PM (AEDT) Thursday 19 March 2026

Contact

Nathan Mufale David Minty
0421 224 354 0422 564 199

JJ Heng
0411 059 116

* Approx



Rare Permit Approved Corner Triple Street Frontage + C1Z

Collingwood VIC, 4-12 Langridge Street (Corner Little Oxford Street)

Boutique Residential Permit

The property comprises a high-profile corner landholding in one of Collingwood's most desirable precincts, being close to the iconic Smith Street and proximate to some of the area's most successful residential developments.

4-12 Langridge Street is offered for sale with a meticulously crafted planning permit designed by Jackson Clements Burrows Architects, allowing for a residential project to be undertaken across 10 levels of functional space.

The existing building provides flexibility to a range of uses, comprising a standalone warehouse with on-site car parking and excellent internal showroom accommodation.

Collingwood is on the doorstep of Melbourne's CBD, with several public transport options in the immediate area providing connectivity across wider Melbourne.

The suburb has long being regarded as one of the most in demand suburbs to live and work, resulting in numerous large scale residential and office developments delivered with great success in the area.

Property Highlights

Site Area	368sqm*
Zoning	Commercial Zone 1
Status	Permit Approved
Street Frontage	39 metres*

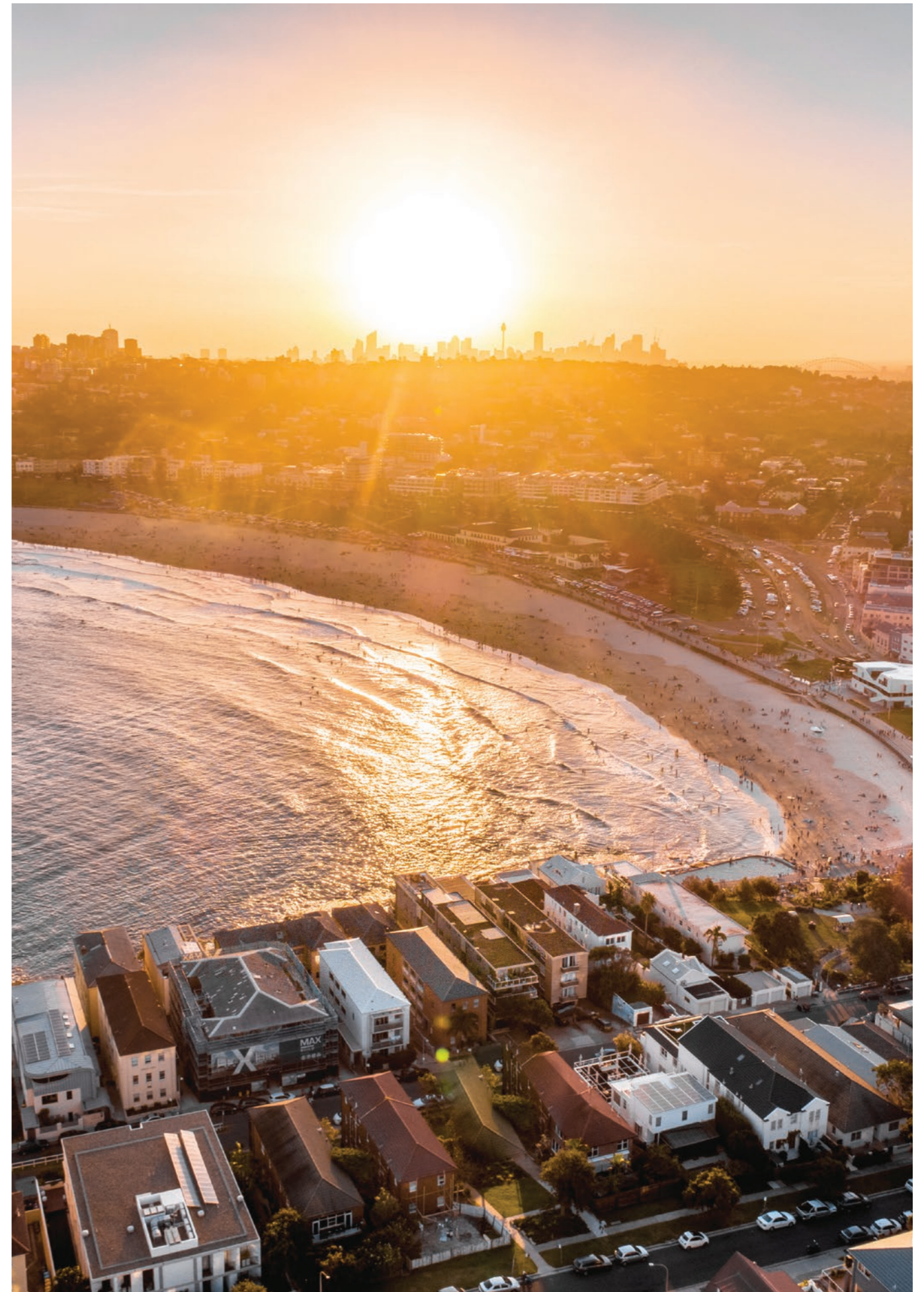
Expressions of Interest

Closing 4:00pm (AEDT) Thursday 16 April 2026

Contact

Nathan Mufale 0421 224 354	Scott Hawthorne 0400 861 048
JJ Heng 0411 059 116	David Minty 0422 564 199

* Approx



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