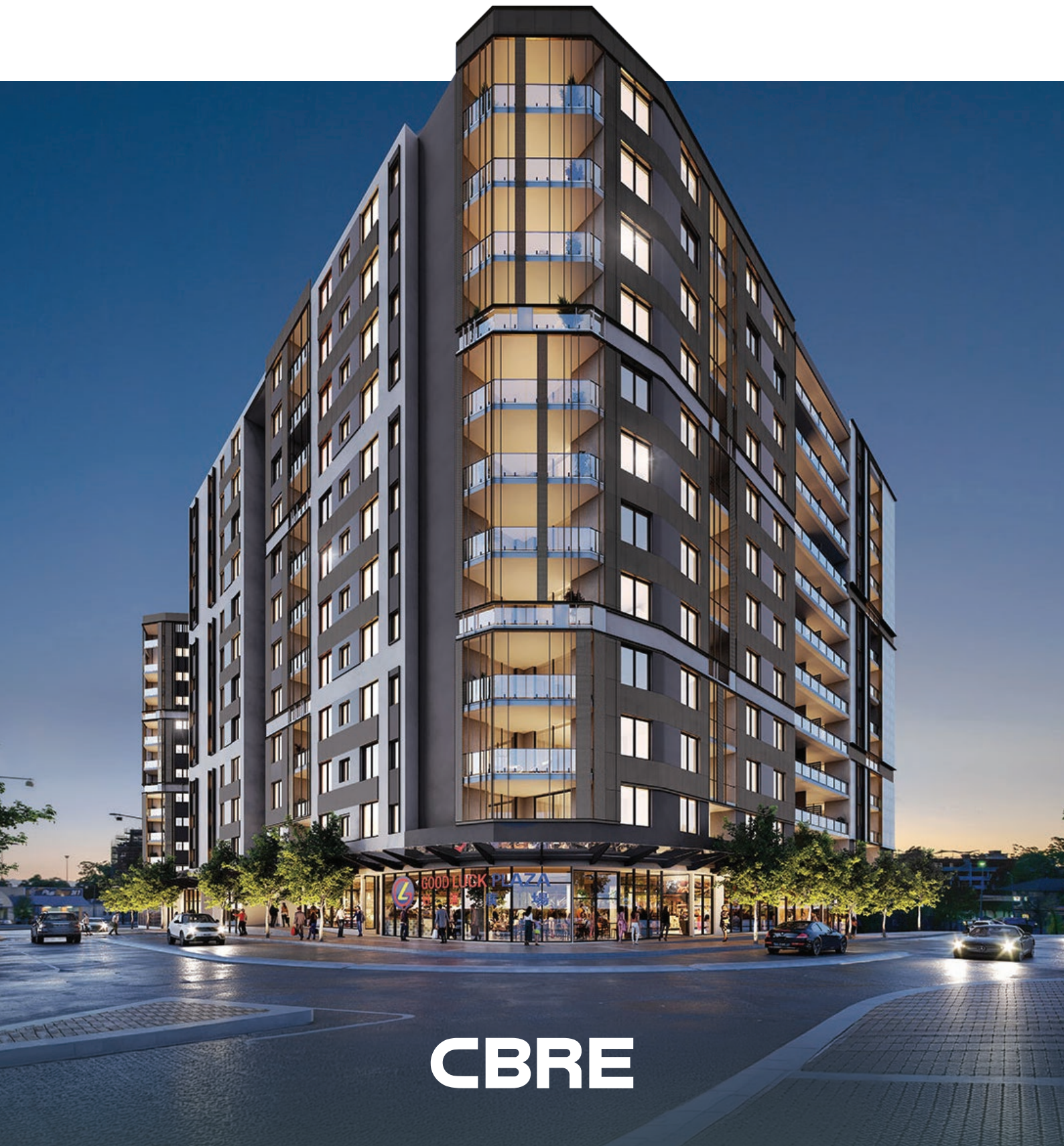


District

02 May 2026 | Development & Residential Insights | Sector Spotlight | Interviews



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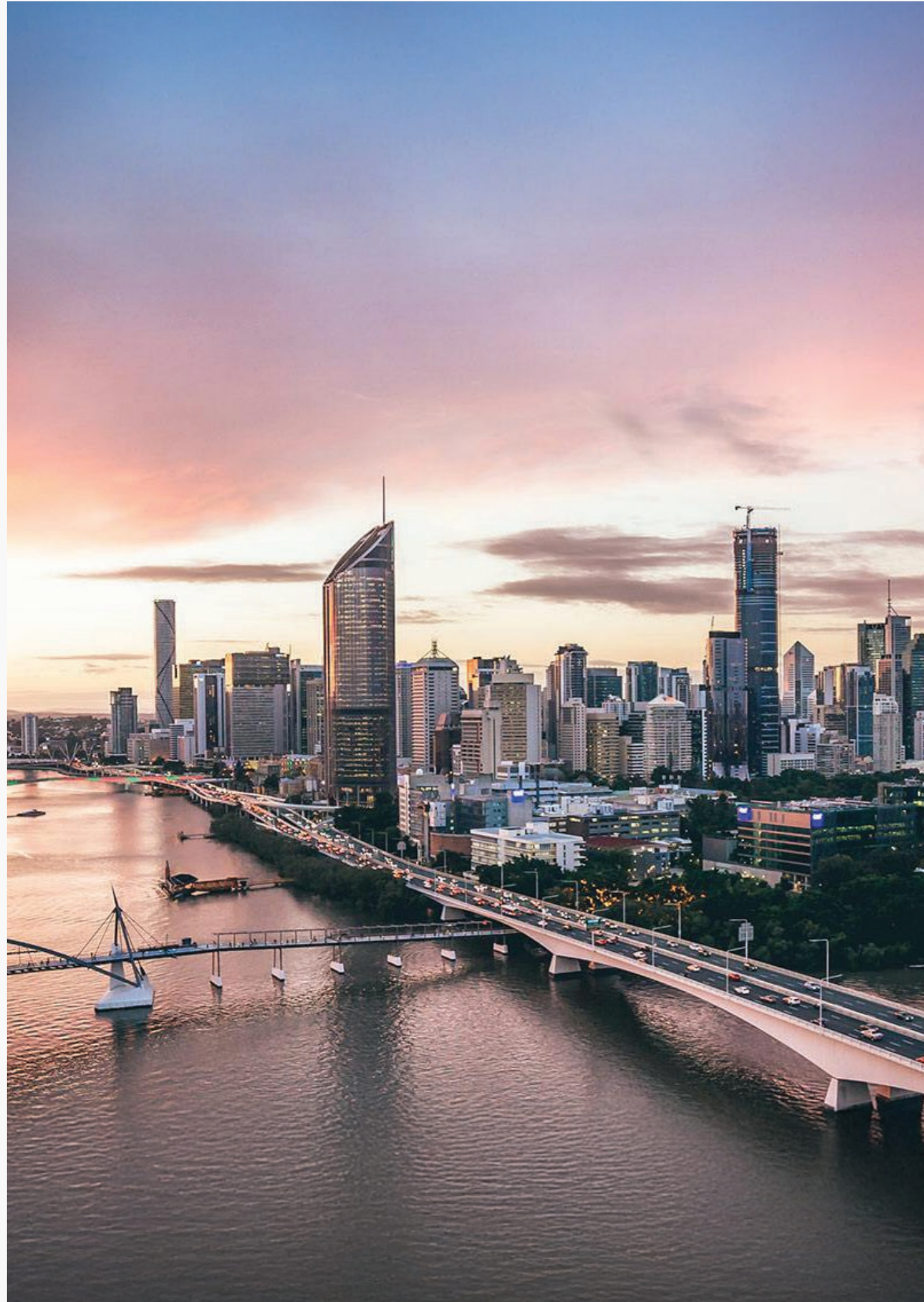
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WELCOME



Welcome to the second edition of District.

Our inaugural edition delivered outstanding results, with strong engagement and a series of successful transactions recorded across the country. It was a clear demonstration of the depth of demand for quality assets and the momentum currently underpinning key markets nationally.

This campaign is already shaping as even bigger.

From a Queensland perspective, we've seen particularly strong performance across major development sites, underscoring continued confidence in the state's growth fundamentals. Demand for well-located, large-scale opportunities remains highly competitive, supported by population growth, infrastructure investment and increasing focus on key urban renewal precincts. Interest continues to be in South East Queensland with the impending infrastructure projects and the Brisbane 2032 Olympics.

In this edition, we explore a range of themes and transactions driving activity across the network. We place a spotlight on Victoria's coastal

markets, where demand continues to surge across major regional centres such as Geelong and Warrnambool, as well as the Mornington Peninsula - the region's proximity to Melbourne, combined with lifestyle appeal, has supported sustained growth following the pandemic-driven shift toward coastal living.

We also take a closer look at what's driving development activity across Australia, and sit down with NSW Director Lord Darkoh, who shares his insights on the evolving market and opportunities ahead.

Alongside these articles, this campaign features a diverse pipeline of opportunities spanning Victoria, New South Wales, Queensland and South Australia, reflecting both the scale of our platform and the breadth of demand across the national market.

Will Carman
 Director
 Capital Markets – Private Wealth QLD

District Delivers Strong Results Across Australia's Development Sector

Momentum is building across Australia's development landscape, supported by sustained demand for well-located, high-quality sites with scale, certainty and long-term relevance.

CBRE's inaugural District campaign closed its first run with strong results, confirming a deep appetite for quality development opportunities at a time when the market is recalibrating around fundamentals.

The campaign brought together a curated selection of development sites, projects and precincts spanning Queensland, New South Wales, Victoria and beyond, covering multiple asset classes in a single, nationally coordinated offering.

Rather than presenting individual listings in isolation, the District model consolidated opportunities across cities, sectors and time horizons. The response from both domestic and offshore buyers reinforced the strength of that approach.

Enquiry was strong throughout, with serious conversations emerging earlier in the decision-making process than is typical for individually marketed sites. Offshore groups in particular engaged in a way that fragmented listings rarely achieve, with the ability to assess scale, diversity and geographic spread in one place proving a clear point of difference.



March/April Highlights



Former Geelong Saleyards
North Geelong VIC

💰 Sale Price
\$11,000,000



21 Residential Lots
Riverstone NSW

💰 Combined Sale Price
\$16,048,000



Mornington Peninsula Land-bank
Mt Eliza VIC

💰 Sale Price
\$17,100,000

Growth Corridors Driving Demand

The campaign's breadth aligned closely with where development capital is being deployed across Australia in 2026.

Well-located, shovel-ready sites with planning certainty attracted the most competition, particularly in markets combining strong population growth, committed infrastructure investment and relative affordability compared to capital city medians.

In Victoria, Geelong emerged as one of the campaign's most closely watched markets, offering investors a compelling blend of lifestyle appeal, connectivity to Melbourne and long-term demographic momentum.

In New South Wales, activity centred on growth corridors where infrastructure investment is reshaping long-term demand, with buyer interest reflecting confidence in markets supported by clear planning pathways and population growth.

Queensland's Hamilton Northshore was among the standout inclusions, sitting within the broader southeast Queensland growth story that continues to attract significant capital.

Brisbane has been one of Australia's strongest-performing markets in recent years, with Olympic-linked infrastructure investment supporting ongoing demand across both inner-city and outer growth areas.



Build to Rent Continues its Rise

Build-to-rent was a recurring theme throughout the campaign, with Melbourne and Brisbane drawing sustained interest from both domestic groups and international developers. The structural case for the sector remains strong, supported by persistently tight rental conditions, a chronic shortfall in new supply and continued population growth. For investors, this backdrop reinforces long-term income assumptions with a level of confidence that few other asset classes can match.

The broader success of the campaign highlights a shift in how the development sector accesses opportunity. With interest rates stabilising, quality and readiness have become the primary filters guiding buyer decisions, and the District campaign was structured around those fundamentals.

By bringing the full development story together in one place and presenting it at national scale, the campaign provided buyers with the context to make faster, more informed decisions across a wider range of geographies and asset types than a traditional listing-by-listing approach allows.

For CBRE, the results point to a new benchmark for how development opportunities are taken to market, one the team is expected to build on.

The second District campaign builds on that momentum at greater scale, with more listings and

broader geographic reach than the inaugural run. Where the first campaign drew from Queensland, New South Wales and Victoria, this edition extends further south to include South Australia, introducing a cluster of Adelaide CBD and fringe opportunities within one of the country's fastest-transforming city centres. Adelaide now has around 30 major projects worth more than \$9 billion either planned, approved or under construction, and the Franklin Street precinct forms a key part of that inner CBD growth story, making the campaign's holdings particularly timely.

In Victoria, the Collingwood site on Langridge Street places buyers within one of Melbourne's most tightly held city-fringe corridors, moments from the CBD and surrounded by a growing pipeline of mixed-use and build-to-rent development.

In New South Wales, the Kogarah site sits within a suburb identified under the NSW Government's Transport Oriented Development program as a target for increased density around key transport nodes, adding a clear planning tailwind.

Taken together, the current campaign spans more states, more asset classes, and a broader range of price points than its predecessor, offering both domestic and offshore buyers a wider canvas on which to deploy capital.



DEVELOPMENT DEMAND RESHAPES VICTORIA'S COASTAL MARKETS

Development demand across Victoria continues to strengthen as population growth, lifestyle migration and housing undersupply converge across both metropolitan fringe and regional centres. From large scale urban renewal projects in established cities to tightly held coastal towns, demand for well-located development land remains resilient despite higher construction and financing costs.

Regional Victoria is playing an increasingly prominent role in this cycle. Improved transport links, employment growth and relative affordability compared to Melbourne have underpinned sustained interest from developers seeking long term opportunities in established markets with strong fundamentals.



Geelong VIC

Development Demand Reshapes Victoria's Coastal Markets

One of the most significant regional transactions this year has unfolded in Geelong, where the former North Geelong Saleyards on Weddell Road have changed hands, marking the end of a 150-year chapter in the city's agricultural history. The 4.3 hectare site, unused since the saleyards ceased operations in 2017, was brought to market for the first time earlier this year.

The acquisition completes a broader inner urban land assembly spanning approximately 10 hectares when combined with adjoining holdings along Thompson Road. Assembled precincts of this scale are rare within Geelong's established urban area, particularly those supported by an approved precinct structure plan. Rezoned in 2021, the site provides a clear framework for higher density residential development alongside community and supporting infrastructure.

At full development, the precinct is expected to accommodate more than 1,000 residents within close proximity to the CBD. With planning certainty and scale now consolidated, the site is positioned to deliver a long term pipeline of housing that could ultimately exceed \$1 billion in end value. The project reflects a broader shift in Geelong toward infill and regeneration as population growth continues to place pressure on the existing housing stock.

Geelong's appeal as a development destination continues to strengthen. Population growth of around 2.3 per cent in recent years, combined with expanding health, education and professional services sectors, has supported demand for inner city living. Gross Regional Product now exceeds \$20 billion, reinforcing the city's position as one of Australia's most economically significant regional centres.

Further along Victoria's western coastline, Warrnambool has also drawn strong developer attention. The sale of the former Star of the Sea Parish school site highlights the scarcity of large, centrally located landholdings in regional coastal cities. Located just 600 metres from the CBD and directly facing the Warrnambool Botanic Gardens, the 14,634 square metre corner site offers a scale and position rarely available in such a tightly held market.

The property includes substantial existing improvements, with approximately 4,500 square metres of former school buildings that can either be repurposed or cleared, providing flexibility for staged redevelopment. The purchaser is understood to be considering a mixed use outcome incorporating residential, aged care, childcare and community uses, reflecting the evolving needs of a growing regional centre.

Warrnambool's underlying fundamentals continue to attract development interest. As one of Victoria's largest coastal cities, it supports a population of more than 36,000 residents and a broader trade catchment exceeding 100,000 people. Median house prices have risen 45 per cent since 2021, while tourism linked to the Great Ocean Road brings more than two million visitors through the region each year, supporting employment and demand for housing across multiple sectors.

Along the Mornington Peninsula, development demand remains pronounced in established coastal suburbs where limited supply, strong

owner occupier demand and lifestyle appeal intersect. Towns such as Mount Eliza continue to attract interest for medium density and boutique residential projects, particularly sites close to village centres, schools and the coastline.

Last month, an 18 hectare development site on Nepean Highway in Mount Eliza was sold on an unconditional basis and short 30 day settlement. The EOI campaign was converted into a boardroom auction, further underscoring depth of buyer demand in the Peninsula market.

The sale reflected the competitive environment for developable land in the area. With few opportunities of scale coming to market, sites suited to residential development are closely contested, particularly those offering proximity to the coast and established amenity.

The Mornington Peninsula has benefitted from sustained demand driven by lifestyle migration, improved road connectivity and a growing preference for coastal living within commuting distance of Melbourne. Development activity

in the area remains predominantly small to medium scale, shaped by planning controls and community expectations, which continues to place upward pressure on both land values and end prices.

Across Victoria, these transactions point to a market that is recalibrating rather than retreating. Developers are increasingly selective, favouring sites with planning clarity, strong locational attributes and long term demand drivers. Regional cities and coastal towns with established infrastructure are emerging as central to this strategy, offering a balance of growth, amenity and relative scarcity.

As housing supply challenges persist, demand for well positioned development land across Victoria is likely to remain firm, particularly in markets capable of supporting diverse and resilient communities over the long term.



CASE STUDY

Landmark Corner Development Site
Changes Hands for \$21 Million

109 Logan Road, Woolloongabba QLD



Outline/Boundaries Indicative Only

Landmark Woolloongabba Corner Development Site

A prime Woolloongabba development opportunity has sold for \$21 million following a highly competitive campaign, highlighting the continued momentum in Brisbane's inner-city property market.

The sale of 109 Logan Road drew more than 100 enquiries and resulted in nine formal offers, underlining the depth of buyer appetite for well-located sites with scale and planning certainty.

Spanning 3,297sqm, the prominent corner holding offers rare inner-city scale and comes with an existing approval for a 20 storey residential apartment development comprising 203 apartments, allowing an incoming purchaser to fast-track delivery.

The property also benefits from a leaseback arrangement, providing secure holding income and flexible timing for redevelopment, a combination that proved particularly attractive to developers navigating current construction cycles.


The buyer is expected to capitalise on the site's location within the rapidly evolving Woolloongabba precinct, which continues to benefit from major infrastructure investment including Cross River Rail and the broader transformation of the Gabba ahead of the 2032 Olympic Games.


CBRE Director Will Carman said the level of engagement in the campaign reflected a convergence of key investment drivers.


"Opportunities of this scale and quality are increasingly difficult to secure this close to the CBD, particularly where buyers can access both income and genuine development flexibility," Mr Carman said.


With limited supply of comparable sites and sustained population growth across Southeast Queensland, demand for large-scale development opportunities in core precincts is expected to remain strong.

Key Property Information

 **Sale Price**
\$21 Million

 **Land Area**
3,297 sqm


 **Approval**
20 storey residential apartment

 **Sale Date**
May 2026


Principle Sales Agents


CBRE

 **Will Carman**
0477 666 355

 **Nick Wedge**
0477 666 355

CHESTERS

 **Tim Jones**
0478 787 974

 **Vaughn Smart**
0497 765 536



In Conversation

As a CBRE director, Lord Darkoh heads Western Sydney operations and the NSW District portfolio series within the firm's Private Wealth division.

Since joining CBRE in 2014, he has transacted in excess of \$1.5 billion across development and investment sales throughout metropolitan and Western Sydney, spanning residential and commercial development sites, government-tenanted investments, retail freeholds and mixed-use assets.

A recipient of the CBRE Circle of Excellence Award and Silver Club recognition in the Capital Markets Elite Brokers Club, he is widely regarded as one of the most trusted advisors in the NSW market.

Following your recent promotion, what does your role involve and what can the market expect?

As NSW District Lead, the role centres on development sites and blocks of units across the state, driving a consistent, national approach to how these assets are taken to market. By leveraging the combined CBRE and Burgess Rawson platform, the focus is on accessing a deeper, more competitive buyer pool and aligning campaigns with key growth themes, particularly Western Sydney infrastructure and broader NSW expansion.

For vendors, that means a structured pathway designed to maximise competition and outcomes. Over the next 12 months, the market can expect a strong pipeline of opportunities across both metro and regional NSW, with continued emphasis on transparency, disciplined campaign execution and delivering results.

How does your institutional experience inform the way you work with clients today?

Every opportunity is assessed through an institutional lens: income, risk and long-term positioning. There is a strong focus on asset fundamentals: tenancy profile, location and underlying land value.

Campaigns are structured and process-driven, designed to maximise competition and buyer depth, and a big part of the role is aligning private vendors with how sophisticated capital is actually underwriting opportunities today. That capability is particularly relevant as Western Sydney assets continue to attract national and institutional-grade buyers.

What has changed most about the Western Sydney market?

Western Sydney has fundamentally transitioned from a growth corridor into a core national investment market. Infrastructure investment, including the airport, metro and major road networks, has repositioned the region in the minds of both domestic and offshore capital, while sustained population growth continues to drive demand across residential, mixed-use and service-based assets.

At the same time, development feasibility has

tightened, with construction costs materially impacting land values and buyer behaviour. Capital is also becoming more mobile, with developers now actively pursuing opportunities across broader NSW markets in search of scale and relative value.

What drives strong competition for a development site today?

Pricing that reflects current feasibility and construction realities is the starting point. Beyond price, buyers want proximity to key infrastructure, clear and favourable planning controls, and flexibility in potential outcomes across residential, childcare, medical or mixed-use uses. Quality due diligence provided upfront gives buyers the confidence to act, and a structured campaign that drives scale, urgency and national engagement does the rest.

Where are the strongest opportunities now?

Development sites aligned with major infrastructure nodes, particularly around the Aerotropolis, St Marys and Penrith, remain a strong focus. Mixed-use and flexible zoning opportunities are also attracting attention, giving developers the ability to adapt to shifting market conditions.

Regional NSW centres benefiting from infrastructure spend and population migration are increasingly on the radar, as are smaller, staged development plays where risk can be controlled and delivery is more achievable. Ultimately, the opportunities drawing the strongest buyer competition are those where pricing is genuinely aligned to current feasibility.

How would you describe today's private wealth buyer?

Private wealth now represents the majority of the active buyer pool in the market I work in. It spans high net worth individuals, developers, family offices, syndicators and private groups of all scales, many of whom are highly sophisticated and operate with an institutional mindset.

They are active across both investment and development opportunities, from smaller assets through to transactions north of \$50 million, with a strong focus on capital growth, land banking and value-add strategies. Increasingly, this capital is fluid, with buyers moving between Western Sydney and regional NSW markets in pursuit of growth and relative value.

Lord Darkoh
Senior Director, Capital Markets - Private Wealth NSW





Significant West-End CBD Corner Site

Adelaide SA, 209-221 Franklin Street

Expansive 70m* Franklin Street Frontage

209-221 Franklin Street represents a substantial CBD land holding of 2,632 sqm* across four titles, prominently positioned on the southern side of Franklin Street. This high-exposure site is offered with modern retail showrooms, together with some valuable office space currently generating a strong holding income of \$350,000 net per annum*. With a secure lease in place until mid-2028, the asset provides immediate cash flow and stability, while the redevelopment clauses ensure the ultimate flexibility for the purchaser to align the project timeline with their specific development or occupation goals.

The site is underpinned by highly favourable Capital City zoning, benefiting significantly from recent revisions to the Planning and Design Code. These updates allow for landmark development heights of up to 60 metres (STCC) in this rapidly evolving western precinct. Such scale offers a rare opportunity to deliver a flagship residential tower, hotel, or a PBSA facility in one of the CBD's most active development corridors. The property's multiple street frontages to Franklin Street and Morney Street further enhance its accessibility with the 70m frontage to Franklin Street giving immense design efficiency for high-density outcomes.

Ideally located, the asset is surrounded by South Australia's most critical infrastructure and lifestyle anchors. It sits in the immediate vicinity of the Royal Adelaide Hospital, the BioMed City precinct, and University of Adelaide facilities, while remaining just a short walk from the vibrant Chinatown and Central Market districts. This proximity to major employment and amenity hubs makes it a premier destination for future residents or commercial tenants alike. Additionally, the acquisition is further incentivised by zero stamp duty payable on commercial transactions in South Australia, making this one of the most attractive, large scale CBD opportunities currently available in the Adelaide market.

Property Highlights

Site Area	2,632sqm*
NLA	2,420sqm*
Lease Expiry	14/07/2028
Net Passing Rent	\$350,000
Redevelopment Clause	18-month notice
Zoning	Capital City
Council	Adelaide City Council
Height Limit (STCC)	60m*

Expressions of Interest

Closing 4pm (ACST) Thursday 11 June 2026

Contact

Ned Looker 0448 689 573 Rhyce Scott 0422 960 585

Oliver Grivell 0478 069 579

* Approx



Prime Development, Reposition or Land Bank Opportunity

Elizabeth South (Adelaide) SA, 100 Philip Highway
 Elizabeth South Shopping Centre

Positioned within Adelaide’s northern growth corridor, 100 Philip Highway presents an attractive large-scale investment and value-add opportunity. Comprising a substantial landholding of approximately 20,900 sqm*, the property is zoned Suburban Activity Centre, offering exceptional flexibility for repositioning, redevelopment, or long-term strategic land banking.

Currently trading as the Elizabeth South Shopping Centre, this 4,454 sqm* GLA neighbourhood shopping centre benefits from diversified holding income across 31 tenancies, providing immediate cash flow while future development plans are considered. With the current lease structures short-term and under-rented it provides plenty of upside.

The site boasts outstanding exposure, featuring approximately 78 metres* of frontage to Philip Highway — a major arterial road carrying an estimated 163,000 vehicles weekly — along with valuable three-street frontage enhancing accessibility and visibility.

Strategically located just 30 kilometres* north of the Adelaide CBD, the property is surrounded by key infrastructure and demand drivers, including Elizabeth City Centre, Lyell McEwin Hospital, Playford International College and Parafield Airport, underpinning its long-term growth potential.

Adelaide, the capital city of South Australia, boasts a population exceeding 1.5 million residents and forecast to accommodate over 2 million residents by 2051.

The South Australian Government is committed to accommodating the city’s growth through substantial investments in infrastructure. The 2024-25 State Budget includes \$686.4 million in new measures for the regions, focusing on health, housing, and roads to accommodate the growing population with the North it's main key focus.

South Australia also boasts no stamp duty payable on commercial property transactions, encouraging and promoting commercial activity and development.

This is a rare opportunity to secure a large, high-profile landholding with strong income and significant upside in a rapidly evolving precinct.

Property Highlights

Site Area	20,900 sqm*
Zoning	Suburban Activity Centre
Gross Lettable Area	4,454 sqm*
Income	Significant Holding Income
Frontage	78m* to Philip Highway

Expressions of Interest

Closing 4:30pm (AEST) Thursday 11 June 2026

Contact

Rhyce Scott Ned Looker
 0422 960 585 0448 689 573

Oliver Grivell
 0478 069 579

* Approx



Established Education Facility

Mount Victoria NSW, 84 Great Western Highway

Occupy, Develop, Reposition or Repurpose on Prime 5,198sqm

Located within the historic and tightly held village of Mount Victoria, this prime 5,198sqm* landholding occupies a high-profile corner landholding.

Boasting 70m* of Great West Highway frontage, the property benefits from significant exposure along one of NSW's most iconic arterial roads linking Sydney to the Blue Mountains & the Central West.

84 Great Western Hwy offers development friendly holding income of **\$35,269 pa + GST** from OneSchool Global, an established international school operator with a growing network across Australia and New Zealand

This large 5,198sqm site has been improved with a two storey primary and secondary education facility licensed for up to 90 enrolments. The main education facility occupies approximately 600sqm of land and is two stories with approximately 1,000sqm of floor space.

The building presents in good condition and with its very secure and desirable double brick construction and updated internal fitout with state-of-the-art technology, the building provides a clean and practical fit-out suited for education.

Ideally positioned just 450m* from Mount Victoria Train Station, the property sits at the heart of a key network town of Blue Mountains City Council.

Located approximately 66km west of the Penrith CBD, Mt Victoria is a well connected suburb Blue Mountains Council, offering affordable housing, strong transport infrastructure, and access to a diverse and growing population base.

Property Highlights

Site Area	5,198sqm*
Zoning	R1 General Residential
Lep	Blue Mountains LEP 2019
Title Details	Lot 101 Deposited Plan 1106461
GW Hwy Frontage	70m*

Expressions of Interest

Closing 4pm (AEST) Wednesday 17 June 2026

Contact

Lord Darkoh 0434 675 724
Ray Ahsan 0402 270 888

Adrian Cabral 0400 222 126

* Approx



*Outline/Boundaries Indicative Only

High-End Accommodation Opportunity with Significant Upside

Middleton SA, 29 Mill Terrace

'The Mill at Middleton' is one of the most iconic assets in South Australia and presents an unrivalled opportunity to expand existing hospitality operations onsite or look to undertake alternative development opportunities.

The property is set over an expansive 6,571 sqm* site across two titles with frontages to both Mill Terrace and Goolwa Road. Highlighted by 'The Mill' building, the circa 1850-built former mill comprises over 1,200 sqm* of floor space across four levels and presents extremely well. The main Mill building further comprises multiple kitchens, eight bathrooms and multiple rooms and is currently configured as an expansive residence.

Outside the main residence the site is further improved with four luxury accommodation suites operating as PAGO. The accommodation suites benefit from a large pool and spa area, and allows access to the expansive gardens across the estate. With existing branding the accommodation opportunity would suit existing luxury providers looking to expand existing operations. Given the impressive improvements as well as significant amount of remaining land there is an exceptional opportunity for further development.

Likely development outcomes include:

- **Luxury Accommodation:** Expand the PAGO offering to expand the offering in an area with demand and limited competition.
- **High-End Wellness Retreat:** Emerging market in SA, the historic improvements lend itself to a wellness retreat.
- **Wedding & Event Venue:** Expansive grounds, coastal location and on-site accommodation makes for a prestigious venue.
- **Other Commercial or Residential Outcome:** Unlimited options for a variety of other boutique developments such as cellar door, hospitality or other residential outcomes.

Property Highlights

Site Area	6,571 sqm*
Floor Area	1,592 sqm*
Zoning	Township Activity Centre
Local Government Area	Alexandrina Council
Land Use Code	1834 - Short Term Accommodation - Multiple Units
Current Use	Luxury Accommodation & Residence

Expressions of Interest

Closing Thursday 4 June 2026

Contact

Oliver Grivell
0478 069 579

Ned Looker
0448 689 573

* Approx



DA Approved Lake Macquarie Mix Use Development

Belmont (Lake Macquarie) NSW, 564-570 Pacific Highway

5 Storey Mixed Use Development

A compelling DA approved mixed-use development opportunity offering 32 residential apartments and 3 ground-floor commercial tenancies across five storeys.

Situated in the thriving suburb of Belmont, the development benefits from prime frontage to the Pacific Highway, offering excellent exposure and accessibility to the surrounding Lake Macquarie Region and several local amenities and retail conveniences.

Belmont and the broader Lake Macquarie region continues to experience strong population growth, underpinned by increasing demand for quality medium to high density housing. With a demographic shift towards apartment living driven by downsizers, young professionals and families alike, the market conditions are firmly in favour of a development of this calibre.

A rare opportunity to deliver modern lakeside living in one of the Hunter Regions most sought-after locations, perfectly positioned to meet market demand and deliver strong returns.

Property Highlights

Site Area	1,537sqm*
Zoning	E1 - Local Centre
Frontage	67m* Combined
Council	Lake Macquarie City
Max Building Height	16m*

Expressions of Interest

Closing 3pm (AEST) Thursday 4 June 2026

Contact

Connor O'Neil 0415 888 034
 Flynn McFall 0481 187 191
 Ben Parsonage 0455 331 841

* Approx



Rare 21,000sqm* E2 Zoned Commercial Development Site

Salamander Bay NSW, 10 Central Avenue

Prime E2 Zoned Land Release

10 Central Avenue, Salamander Bay presents a rare opportunity to acquire a significant 21,000sqm* land parcel — a major CBD greenfield release zoned E2 Commercial Centre with a 15m maximum building height. The site is ideally positioned for a potential hospital or integrated healthcare facility (STCA).

Prime position within Salamander Bay CBD, immediately adjoining the Coles, Woolworths and Kmart anchored Salamander Bay Square Shopping Centre. With more than half the 15-minute drive catchment aged 50+ and no private hospital currently servicing the Port Stephens region, demand for medical development is exceptional.

Backed by major infrastructure investment including the \$2.1B* M1 Pacific Motorway Extension and the \$835M* John Hunter Health Precinct Redevelopment, Salamander Bay is a rapidly urbanising coastal suburb just 50 minutes* north of Newcastle and 2 hours* north of Sydney

Property Highlights

Site Area	21,000 sqm*
Zoning	E2 Commercial Centre
Planning Layers	Max Build Height 15m
Council	Port Stephens Council

Expressions of Interest

Closing 4pm (AEST) Tuesday 26 May 2026

Contact

Lord Darkoh 0434 675 724
 Ray Ahsan 0402 270 888
 Geoff Sinclair 0451 462 759

* Approx



DA Approved Site - Habitat Byron Bay

Byron Bay NSW, Habitat Stage 5, 5 Penny Lane - Land

Final Stage of Awarded Precinct

CBRE is pleased to offer 5 Penny Lane, Byron Bay — the final development stage of the award-winning Habitat precinct, a masterplanned community delivered over two decades across five integrated stages.

The site is a 6,895 square metre parcel with existing DA approval for a 106-bed hotel featuring resort-style amenities, complemented by a pending DA for 78 apartments with integrated home offices and ground-floor commercial tenancies. Incoming purchasers can proceed with either approval, modify to suit, or pursue an entirely new development concept.

Habitat is a walkable village of over 150 businesses and more than 150 residents, powered by an embedded solar energy network, with cafés, wellness studios, co-working space, a 25-metre lap pool, and retail. Byron Bay's strict planning controls and constrained land supply underpin strong and sustained residential demand, while tourism expenditure reached \$1.17 billion in 2024.

Property Highlights

Site Area	6,895sqm* site
DA Approved	106 bed hotel & amenities
Pending DA	mixed use residential with 78 units
World Class Location	Close to key infrastructure

Expressions of Interest

Closing Thursday 11 June 2026

Contact

Mark Witheriff Nick Kennedy
0439 038 100 0400 789 896

* Approx



Occupy or Invest in Byron Bay from \$450,000

Byron Bay NSW, Habitat, 1 Porter Street & 5 Easy Street - Retail & Commercial

Individual Commercial Lots

CBRE is pleased to present individually titled retail and office units within Byron Bay's award-winning Habitat precinct, with pricing from \$450,000.

The offering spans two locations: the Commercial Precinct (Lot 2) and Easy Street Commercial (Stage 4), catering to owner-occupiers and investors in a tightly held coastal market. Units range from 32 sqm to 471 sqm* with on-grade car parking.

Habitat is a walkable village of over 150 businesses and more than 150 residents, powered by an embedded solar energy network, with cafés, wellness studios, co-working space, a 25-metre lap pool, and retail. The Byron Solar Train operates directly opposite the site, connecting the precinct to the town centre. Byron Bay's strict planning controls and constrained land supply underpin strong and sustained commercial demand.

Property Highlights

- Owner-occupier opportunities
- Units from 32 sqm to 471 sqm*
- Tightly held coastal market
- Strong local, tourism & visitor economy

For Sale via Offers to Purchase

Contact

Nick Kennedy
0400 789 896

* Approx



DA-Approved Mango Hill Development Opportunity

2 Ellison Parade, Mango Hill QLD

Property Details

Comprising a total landholding of 2,021sqm*, the subject property is located within the evolving Mango Hill / North Lakes growth corridor. The development approval permits 52 residential units across seven levels, with provision for 92 resident car parking spaces.

Located within the evolving 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 site has development approval for 52 apartments across seven levels. The Moreton Bay region continues to benefit from its relative affordability compared to Brisbane's inner and middle-ring suburbs, underpinning investor demand across well-located, established precincts.

Property Highlights

Site Area	2,021sqm*
Zoning	General Residential
RPD	L1369 SP290312
Maximum Building Height	27m*

Expressions of Interest

Closing 4pm (AEST) Thursday 21 May 2026

Contact

John Nucifora Will Carman
0490 196 034 0477 666 355

* Approx



Rare Mango Hill Infill Development Opportunity

364 Richard Road, Mango Hill QLD

Property Details

The subject site comprises a 2,751sqm* landholding, strategically located immediately behind Mango Hill East Station, providing direct rail connectivity to the Brisbane CBD and the broader North Lakes growth corridor.

The property benefits from excellent access to surrounding residential catchments, retail, education, employment and transport infrastructure. The site is under General Residential zoning, allowing for low-to-medium density residential development outcomes.

Town planning advice has provided evidence the development site is well-suited for townhouse-style outcomes or apartments on the lot. Situated within the Capestone Master Planned Community and moments from the Mango Hill East Train Station. Surrounding offerings include Westfield North Lakes, IKEA, North Lakes Health Precinct and multiple educational establishments within a 3.5km* radius.

Property Highlights

Site Area	2,751sqm*
Zoning	General Residential
RPD	Lot 900 SP232379
Maximum Building Height	27m*

Expressions of Interest

Closing 4pm (AEST) Thursday 21 May 2026

Contact

John Nucifora Will Carman
0490 196 034 0477 666 355

* Approx



Exceptional Gold Coast Infill Development Opportunity

Lot 4 Station Parade, Varsity Lakes QLD

Large-Scale Infill Development Holding

Lot 4 Station Parade is a strategically located development site comprising a 1.11ha* of landholding in Varsity Lakes. Zoned Mixed Use, the site supports a wide range of residential development outcomes, including apartments, tourist accommodation, hotels, retirement living and aged care. The land is code assessable for building heights of 24 metres and 30 metres across two separate site areas.

The subject site is positioned within the tightly held Varsity Lakes precinct, one of the Gold Coast's most sought after mixed use residential and commercial communities. Just 15km from the Gold Coast CBD, the location offers strong lifestyle amenity, transport connectivity and proximity to key employment and education hubs, including Bond University.

Located 200m* from the Varsity Lakes Train Station, the property offers exceptional connectivity to Brisbane and the wider Gold Coast. It is moments from Robina Town Centre, anchored by major national retailers including Myer, David Jones, Coles, Woolworths, Kmart and Target, and close to the Varsity Lakes large format retail precinct featuring Bunnings, Officeworks and Supercheap Auto.

Property Highlights

Site Area	1.11ha*
Zoning	Mixed Use
Lot Plan	L4 SP233607
Frontage	212m*

Request for Proposal

Contact

Will Carman 0477 666 355	John Nucifora 0490 196 034
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* Approx



Premium Residential Investment Opportunity

85 Ryan Street, West End QLD

85 Ryan Street, West End comprises a premium residential investment opportunity situated within one of Brisbane's most established and lifestyle-driven inner-city precincts.

The asset comprises a block of eight residential apartments positioned on a 1,153sqm* landholding. The property benefits from a well-configured unit mix, car parking and a desirable residential setting with half of the units including river views.

Located approximately 2.5 kilometres southwest of the Brisbane CBD, West End continues to be underpinned by the lifestyle appeal, proximity to major employment nodes and access to established amenity including South Bank, the Cultural Precinct and the Brisbane River. 85 Ryan Street represents an opportunity to acquire a tightly held inner-urban asset positioned to benefit from the long-term fundamentals of one of Brisbane's most resilient residential markets.

Property Highlights

Site Area	1,153sqm*
Zoning	LMR
Net Income	\$421,526 pa*
Units	8

Expressions of Interest

Closing 4PM (AEST) Thursday 11 June 2026

Contact

Will Carman 0477 666 355	John Nucifora 0490 196 034
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* Approx



Development Upside in the Heart of Hutt

Adelaide SA, 110 Hutt Street

Develop, Invest, or Occupy

110 Hutt Street offers a high-profile CBD investment and development opportunity, featuring a well-conditioned office building with just over \$100,000 per annum in net passing income*. Occupying a prominent dual-fronted site within the Capital City (CC) zone, the asset is underpinned by an approved DA for a 6-storey residential tower comprising 18 apartments, ground-floor commercial, and underground parking. Under newly revised guidelines, the location allows for significant height potential up to 134 metres (STCC), providing immense long-term upside as Hutt Street continues to be built out.

Situated in the heart of the vibrant Hutt Street precinct, the property benefits from exposure to over 21,000 daily passing vehicles and is surrounded by premium cafes, restaurants, and transport links. This "shovel-ready" residential project allows for immediate activation or the ability to hold and enjoy stable cash flow in a high-demand eastern CBD corridor. Furthermore, the acquisition is enhanced by zero stamp duty payable on commercial transactions in South Australia.

Property Highlights

Site Area	509sqm
Zoning	Capital City
Lettable Area	457sqm*
Estimated Net Income	\$100,000

Expressions of Interest

Closing 4pm (ACST) Thursday 11 June 2026

Contact

Ned Looker 0448 689 573 Rhyce Scott 0422 960 585

* Approx



Retail Approved Development Site in Residential Catchment

Clearview (Adelaide) SA, 246 Hampstead Road

Quality Main Road Exposure

246 Hampstead Road presents a high-exposure 815sqm* cleared site in Adelaide's tightly held inner north, offered with Development Approval for a 352sqm* fruit and vegetable shop and seven on-site car parks. The level, rectangular allotment is zoned General Neighbourhood (GN) within the City of Port Adelaide Enfield, offering a flexible and efficient footprint for immediate activation or alternative commercial outcomes (STCC).

Strategically positioned just 8.5km North of the Adelaide CBD, the site benefits from massive brand exposure with a prominent frontage to Hampstead Road, a key thoroughfare servicing approximately 40,000 daily passing vehicles. Situated within an established commercial precinct anchored by Goodstart Early Learning an IGA, and the local Post Office, this project is perfectly placed to capitalise on the surging demand for main-road retail in a high-growth residential corridors.

Property Highlights

Site Area	815sqm*
Zoning	General Neighbourhood
Development Approval	346sqm Fruit & Veg Shop
Frontage	17.5m to Hampstead Road

Expressions of Interest

Closing 4pm (ACST) Thursday 11 June 2026

Contact

Ned Looker 0448 689 573 Oliver Grivell 0478 069 579

* Approx



1-Into-6 Fully Approved Land Division

40 Burton Road, Athelstone SA

Ready for Immediate Action

40 Burton Road, Athelstone, presents a prime 3,082sqm* vacant allotment in the prestigious Adelaide Foothills, offered with an approved Land Division Application for six community-titled allotments. With this standing approval, an incoming purchaser can shortcut the process with a view to immediate get on site with works upon settlement. As part of the Land Division, the site has an approval to remove all necessary trees, with the vendor currently undertaking those works, meaning the purchaser will have a cleared site at settlement.

The location offers exceptional lifestyle appeal, situated in a tightly held precinct near elite schooling, including Rostrevor College and St Ignatius College, and is just 14.5km from the Adelaide CBD with direct access via Payneham and Gorge Roads. Positioned to capitalise on the strongest residential market South Australia has ever seen, this 1-into-6 title project provides a rare opportunity to bypass the planning phase and deliver high-demand housing into an undersupplied, high-growth corridor.

Property Highlights

Site Area	3,082sqm
Zoning	General Neighbourhood
LGA	Campbelltown City Council
Development Approval	6 Community Titles

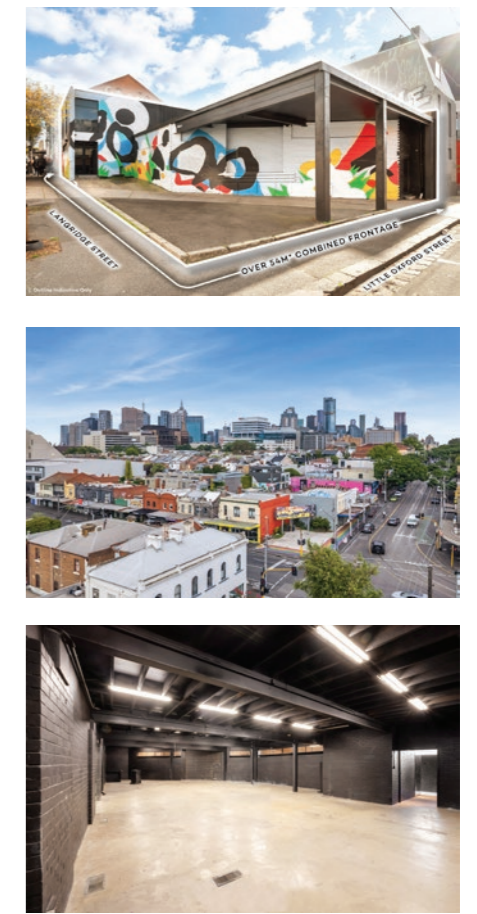
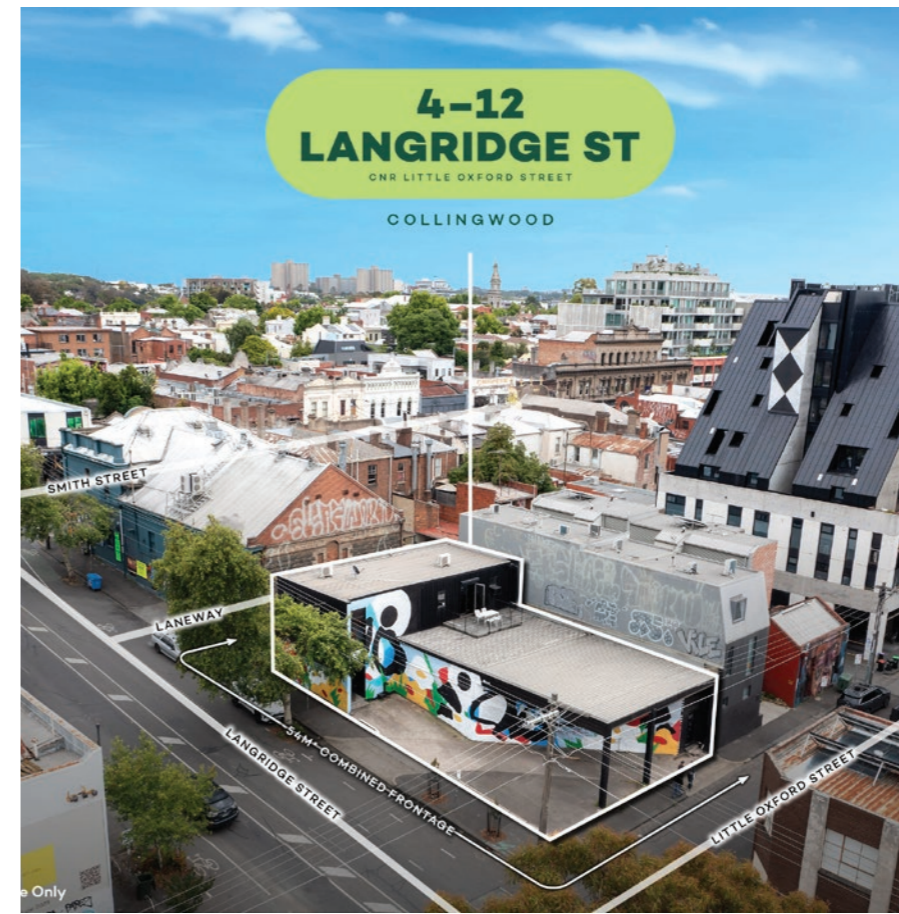
Expressions of Interest

Closing 4pm (ACST) Thursday 11 June 2026

Contact

Ned Looker 0448 689 573	Oliver Grivell 0478 069 579
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* Approx



The Ultimate Permit Approved Corner In Collingwood's Best Location

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

Triple Street Frontage Freehold

CORNER LANDHOLDING: A commanding 368sqm* Commercial 1 Zone corner with triple street frontage to Langridge Street, Little Oxford Street and the side lane, delivering over 54m* of total exposure.

ENDORSED PERMIT: Designed by the award-winning JCB Architects, the "ready-to-go" permit is endorsed for 18 premium apartments plus high-exposure ground floor retail.

UNREPEATABLE DENSITY: The approved permit boasts 1,788sqm* NSA across 8 levels and a variety of exceptionally designed 1, 2 and 3 bedroom apartments.

PROVEN PRECINCT: Already possessing the stamp of approval from some of the country's most successful luxury developers, including Milieu, Gurner, Neometro, Outline Projects and Piccolo, confirming the precinct's status as Melbourne's premier residential destination.

FLEXIBLE EXISTING BUILDING: The standalone warehouse provides 359sqm* of internal accommodation across two levels, as well as a rooftop terrace and on-site car parking — ideal for an owner-occupier or astute investor seeking a highly exposed business or retail headquarters.

Property Highlights

Site Area	368sqm*
Zoning	Commercial Zone 1
Status	Permit Approved
Street Frontage	54 metres*

Expressions of Interest

Closing 2pm (AEST) Wednesday 20 May 2026

Contact

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

* Approx



Unrivaled Corner Landholding in the Heart of Glen Waverley

Glen Waverley (Melbourne) VIC, 660-662 Waverley Road

Exceptional Dual-Street Exposure

Positioned on a substantial 1,121sqm* site, this rare landholding presents an outstanding opportunity to secure a highly exposed corner asset within one of Melbourne's highly established eastern growth corridor, located in the blue chip suburb of Glen Waverley.

The property benefits from a dual-street frontage, delivering commanding presence and exceptional visibility to surrounding arterial roads, with in excess of 20,000+ vehicles passing daily.

Currently leased to Auto Spa Hand Car Wash with 3 years remaining on the lease with no further options, providing immediate holding income while preserving near-term flexibility for repositioning, redevelopment or owner-occupation.

Glen Waverley is a premier residential, retail and commercial precinct, underpinned by a high-income demographic, strong population growth and excellent transport links.

The suburb is supported by a large residential catchment and is strategically located near major retail, education and employment hubs, including The Glen Shopping Centre, Monash University and the Monash National Employment and Innovation Cluster.

Property Highlights

Site Area	1,121sqm *
Street Frontages	Waverley Rd 30.65 m* Glenwood Ave 36.58 m*
Net Income	\$103,500 pa*

For Sale

Contact

Jing Jun Heng Nathan Mufale
0411 059 116 0421 224 354

Scott Hawthorne
0400 861 048

* Approx



With offices across Australia, CBRE has a truly national understanding and unparalleled collective expertise.

CBRE

New South Wales

T 02 9232 6288
A Level 21, 363 George Street
Sydney, NSW 2000

T 02 8836 7800
A Level 4, 10-14 Smith Street
Parramatta, NSW 2150

T 02 1300 227 311
A Level 29, 177 Pacific Highway
North Sydney, NSW 2060

T 02 9289 3333
A 2B, 2-12 Lord Street
Botany, NSW 2019

Australian Capital Territory

T 02 6232 2733
A Level 4, 2 Constitution Avenue
Canberra, ACT 2601

Queensland & Northern Territory

T 07 3062 7325
A Level 3, Waterfront Place
1 Eagle Street, Brisbane, QLD 4000

T 07 3184 0139
A Ground Floor, 61-73 Sturt Street
Townsville, QLD 4810

T 07 4051 8922
A Level 1, Village Lane, 20 Lake Street
Cairns, QLD 4870

T 07 5581 2000
A Level 18, 50 Cavill Avenue
Surfers Paradise, QLD 4217

T 07 5457 5757

A Level 1, 17 Duporth Avenue
Maroochydore, QLD 4558

Victoria & Tasmania

T 03 9613 0400
A Level 34, 8 Exhibition Street
Melbourne, VIC 3000

T 03 8621 3333
A 61 Yarra Street
Geelong, VIC 3220

South Australia

T 08 8110 3301
A Level 20, 83 Pirie Street
Adelaide, SA 5000

Western Australia

T 08 9320 0000
A Level 25, 250 St Georges Terrace
Perth, WA 6000