

# The SEQ Opportunity

A Market Intelligence Brief for Southern Investors

Prepared by Ramsey Property Wealth | Research, Portfolio Analytics and Intelligence | 2026



# Executive Summary

South East Queensland is undergoing the most significant structural transformation in its history. Backed by over \$100 billion in investment across infrastructure, commercial and residential real estate and essential services, a decade-long economic and demographic reshaping of the region is underway that has no parallel in Australian property market history.

For investors in Sydney and Melbourne, where yields are compressed below 2.5% and entry prices are prohibitive, SEQ represents a generational reallocation opportunity. The fundamentals are infrastructure-funded, population-driven, and independently modelled.

This report presents the case for southern investors to act now, identifies the specific markets and price points that represent the strongest risk-adjusted opportunity, and explains why the window to enter at value is narrowing.

## Four Key Findings

1

SEQ's infrastructure pipeline is not yet priced into median property values across the identified opportunity set

2

Developed-market Olympic host cities consistently maintain or accelerate property price growth post-Games

3

Brisbane Median Price Forecast shows 35-60% upside based on the entry over the next two years., at entry points 40-60% below Sydney equivalents

4

Ramsey's proprietary MRMC research framework — the only institutional-grade probabilistic model applied to SEQ residential property — gives clients a structural information advantage

**\$17.6B**

Total Olympic Economic Benefit

**\$158**

Net Benefit Per Capita

**\$100B**

Capital Investment Committed

**16,400**

Olympians 4<sup>th</sup> Largest Games In History

# Why Southern Investors Are Looking North

The arithmetic of property investment in Sydney and Melbourne has deteriorated materially. Entry prices have outpaced income growth, yields have compressed to historic lows, and the infrastructure pipelines that drove the last decade of growth are largely delivered and priced in. SEQ offers the inverse: below-replacement entry costs, structurally improving yields, and a transformative infrastructure wave that is funded but not yet reflected in prices.

## Southern Market Headwinds

### Sydney & Melbourne: The Compressed Market Problem

- Sydney median house price exceeds \$1.4M — gross yields below 2.5%
- Melbourne median ~\$950K — yield compression accelerating with supply pressure
- Rate serviceability stress limits borrowing at high price points
- Infrastructure pipelines largely built and priced in
- Consensus price growth forecasts: flat to low single digits
- Negative real returns after inflation and holding costs for many investors

## SEQ Structural Tailwinds

### SouthEast Queensland: The Structural Opportunity

- Middle-ring SEQ entry from ~\$750–\$850K with yields of 3.8–5.9%
- Regional SEQ entry from ~\$650K with yields reaching 6.8%
- Population growth of 2–5% in key growth corridors — structural, not cyclical
- 100 billion capital investment pipeline funded and underway
- 7 years of Olympic economic stimulus remaining — pre-outcome pricing window
- Net economic benefit per capita of \$158 vs. France's -\$30 per head

<b>\$17.6B</b>	<b>\$158</b>	<b>\$31.2B</b>	<b>16,400</b>
Total Olympic Economic Benefit	Net Benefit Per Capita	Transport Infrastructure Committed	Olympians 4 <sup>th</sup> Largest Games In History

# The Infrastructure Is Funded. The Prices Haven't Caught Up Yet.

Infrastructure spending precedes property price growth. This is not a theory — it is the documented experience of every major Olympic host city across the modern Games era. SEQ's \$31.2 billion transport investment pipeline is not a proposal or a budget line item. It is committed, contracted, and underway. The window to invest before the market fully prices this in is measurable in months, not years.

## Key Infrastructure Projects

### Cross River Rail — \$17.0B

Brisbane's most transformative project, unlocking new inner-city stations and dramatically reducing travel times across the network.

### Logan to Gold Coast Faster Rail — \$5.7B

Kuraby to Beenleigh corridor upgrade, directly benefiting middle-ring suburbs along this growth spine.

### Brisbane Airport Connectivity — \$5.0B

Improving airport connectivity to the CBD and surrounding suburbs, boosting economic activity and liveability.

### M1 Pacific Motorway Upgrades — \$2.1B

Brisbane to Gold Coast corridor improvements, reducing travel times across the region.

### Beerburrum to Nambour Rail — \$550M

Sunshine Coast rail upgrade supporting one of Queensland's fastest-growing coastal corridors.

### Bruce Highway Upgrades — \$733M

Gateway Motorway to Uhlmann Road, improving freight and commuter connectivity.

**Total committed Olympic Targeted infrastructure (known):** \$31.2 billion — not including additional transport network upgrades across SEQ and beyond.

## What History Tells Us About Olympic Property Markets

Across every developed-market Olympic host city, property markets have either maintained pre-Games growth rates or accelerated post-Games. The pattern is consistent: infrastructure delivery and international profile elevation create permanent demand-side repricing.

City	Annual Growth Before	Annual Growth After	Outcome
Sydney 2000	7.7%	7.6%	Sustained
London 2012	2.0%	5.0%	Accelerated ↑
Beijing 2008	20.0%	11.7%	Moderated, Positive
Paris 2024	Negative	Improving	Recovery
Brisbane 2032	Positive trajectory	Infrastructure-led upside	TBC

# Beyond Infrastructure: The Human Capital Story

The transformation of Brisbane is not limited to transport investment. The Games will catalyse a decade-long transformation of Queensland's economic identity, workforce profile, and international standing — all of which translate directly into sustained property demand.

## Economic Impact

### \$8.5 Billion National Economic Value Add

- Economic Value Add: \$4.6 billion to Queensland, \$8.5 billion nationally
- 122,900 full-time equivalent job years nationally over 20 years
- 91,600 FTE job years in Queensland alone
- Tourism legacy: permanently elevated regional amenity and international visitor profile
- Sustained demand for accommodation, hospitality, and professional services infrastructure

## Demographic Transformation

### Population Growth Locked In

- SEQ population growth target: 5% across key corridors
- 16,400 Olympians — the largest Games in history vs. 10,500 in Paris
- 6,600 Paralympians — vs. 4,000 in Paris
- 9 million spectators expected — generating hospitality and short-stay property demand
- Net interstate migration to Queensland running at multi-decade highs

## Liveability Legacy

### Three Permanent Legacy Villages

- North Shore Hamilton (Brisbane) — capacity for 10,000 athletes and officials
- Robina Town Centre (Gold Coast) — 2,600 athletes and officials
- Maroochydore Town Centre (Sunshine Coast) — 1,400 athletes and officials
- ~2,000 new dwellings added to SEQ housing stock post-Games
- Increased community amenity, sporting infrastructure, and civic investment in all three corridors

Brisbane's net economic benefit per capita of \$158 compares to Paris 2024's net cost of -\$30 per head. SEQ residents and property owners will be materially better off. That demand signal does not reverse.

**\$4.6B**

**91,600**

**2,000**

**9M**

Economic Value  
Add to Queensland

FTE Job Years in  
QLD Over 20 Years

New Dwellings from  
Legacy Villages

Expected  
Spectators

# The Only Team

## Built for This Moment

Investing interstate is not a brochure decision. It requires a team with the research depth to identify the right markets before they move, the local intelligence to source the right properties before they list publicly, and the operational capability to execute acquisition without the investor needing to set foot in Queensland.

<p><b>Institutional Research Capability</b></p> <p>Ramsey's Research Division deploys the same probabilistic modelling frameworks used by institutional fund managers. Our Markov Regime Monte Carlo framework analyses 8,000 simulated forward price paths per suburb. No other residential advisory in Queensland applies this analytical standard.</p>	<p><b>Deep Local Market Intelligence</b></p> <p>We operate inside SEQ's property market every day. We know which master-planned estates are selling out of stage ahead of schedule, which infrastructure milestones are imminent, and which suburbs are approaching a repricing inflection. That intelligence is not available from a Sydney desk.</p>	<p><b>Precision Allocation — Not Generic Advice</b></p> <p>We do not recommend 'Queensland.' We recommend a specific suburb, a specific price point, and a specific property — matched to your portfolio mandate, risk tolerance, and borrowing capacity. Every recommendation is backed by a full probabilistic risk-return profile.</p>	<p><b>Full-Service Interstate Acquisition</b></p> <p>From research and suburb selection through to due diligence, negotiation, contract, and settlement — Ramsey manages the entire acquisition process. Interstate investors never need to travel. We are your eyes, intelligence, and execution team on the ground.</p>
---	--	---	---

For southern investors looking to enter the SEQ market, **Ramsey Property Wealth** stands apart as the only research-led operator with the depth and local precision to navigate it confidently. While most advisors offer broad regional optimism, Ramsey's Research Division produces institutional-grade analysis — including probabilistic suburb-level forecasting across South East Queensland and macro-catalyst intelligence around the 2032 Brisbane Olympics — that maps every investment to the right risk profile, holding period, and entry price point. Ramsey understands that beneath the SEQ headline sits a spectrum of fundamentally different risk architectures, where suburbs like Jimboomba and Beaudesert demand entirely different investor mandates. In a market where getting the suburb wrong is as costly as getting the region wrong, **Ramsey's analytical rigour and on-the-ground expertise is the difference between speculation and success.**

# The Research Is Done. The Window Is Open.

**The only question is whether you act before or after the market prices it in.**

Southern investors have a finite and measurable window to access SEQ property markets at pre-infrastructure-delivery price points. The \$31.2 billion committed to SEQ's transport network will be built. The economic transformation is underway. What remains open — for now — is the pricing gap between where these markets trade today and where the infrastructure pipeline will take them. Ramsey Property Wealth exists to ensure you capture that gap — in the right suburb, at the right price, with the right risk profile for your portfolio.

## Transparent Risk Framework

We tell you the P10 downside, the P50 median path, and the P90 upside for every suburb we recommend. We do not cherry-pick the optimistic scenario. Investment decisions made with Ramsey are made with full information — and full accountability.

## Olympic 2032 First Movers

Ramsey published the only dedicated, institutional-grade Olympic 2032 property intelligence report in Australia. We identified the corridors, the price points, and the risk profiles before the mainstream market reached the same conclusions. Our clients are positioned ahead of the curve — not chasing it.

## Your Property.

**Purchased.**

**Within 90 Days.**

**Guaranteed.**

Book your complimentary Portfolio Strategy Session with Ramsey's Research and Acquisition team. We will map your investment mandate against our current live opportunity set and commit to having your investment property unconditionally exchanged within 90 days of engagement — or we refund your Buyers Advocacy fee

## What to Expect in Your Strategy

### Session

- A frank, data-driven assessment of where SEQ fits in your portfolio
- Suburb-level probabilistic risk-return profiles matched to your mandate
- Live opportunity set — properties available now, before public listing
- Full acquisition roadmap from research to settlement
- No obligation. No sales pressure. Just institutional-grade intelligence.

**\$31.2B**

**90 Days**

**7 Years**

**Infrastructure Committed  
& Underway**

**Guaranteed Acquisition  
Timeline**

**Olympic Economic  
Stimulus Remaining**

# Ready to Build Wealth Through Property? Let's Talk.

**The opportunity is identified. The data is clear.** SEQ's strongest suburbs won't wait, and neither should your capital. Investors who move with precision and purpose — backed by institutional-grade research — are the ones who capture the upside. **Book your Ramsey strategy session now and put the research to work for you.**

A free strategy session with Ramsey Property Wealth is your first step toward clarity and confidence. In just one conversation, you'll get:

- A clear picture of your buying power and what's actually possible for you right now
- Expert insight into the current market so you can make informed, strategic decisions
- A personalised roadmap tailored to your goals — whether that's your first investment, passive income, or long-term wealth creation
- Answers to your biggest questions from people who live and breathe property every day

Book Strategy Session



1300 001 215

Don't leave your financial future to chance. Book your strategy session with Ramsey Property Wealth and take the first step toward the portfolio, and the life, you've been working toward.



*This report has been prepared for informational and research purposes by Ramsey Property Wealth. It does not constitute financial advice. All probabilistic forecasts are subject to the assumptions of the MRMCM framework described herein. Investors should seek independent financial and legal advice prior to making investment decisions.*