

Suburbs of Opportunity

The E Series – Eagleby

Eagleby covers an area of 13.8 square kilometres and is bordered by the Logan River to the north and west, and the Albert River to the east. The suburb is home to a number of parks and green spaces including Cec Clark Park, Albert River Park and the Eagleby Wetlands.



The Eagleby Wetlands is destination hot-spot for South-East Queensland nature lovers. The Wetlands covers an area of 20 hectares and is home to more than 200 native Australian bird species, melaleuca wetlands, a freshwater lake and woodlands.¹

Economy and Employment

Eagleby employs 1,290 people in a diverse range of industries – dominated by healthcare and social assistance (333 jobs), education and training (258 jobs) and construction (173 jobs).¹

There is currently more than \$88.5 million in approved development on the drawing board for Eagleby. Major projects include a \$60 million retirement

resort, a \$13 million townhouse development, a \$7.2 million apartment development and \$15.4 million in apartment and townhouse developments which collectively contain 54 dwellings.

Population

Eagleby's population continues to grow with the latest data showing just under 750 people moved into the suburb between 2016 and 2017. Eagleby is now home to 14,072 residents.² By 2021 the suburb's population is expected to reach 15,362 and by 2026 it is projected to reach 15,966.³

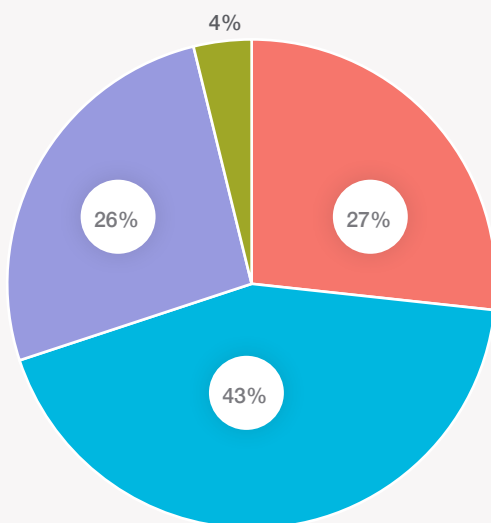
There is an estimated demand for an additional 750 new dwellings to house the population to 2026.

Demographics

Families (43%) occupy the largest proportion of homes in Eagleby, followed by couples (27%), single-person (26%) and group/share households (4%). The suburb is primarily comprised of detached houses which make up 78% of all homes, followed by semidetached (townhouses) making up a further 16%, and apartments the remaining 6%.

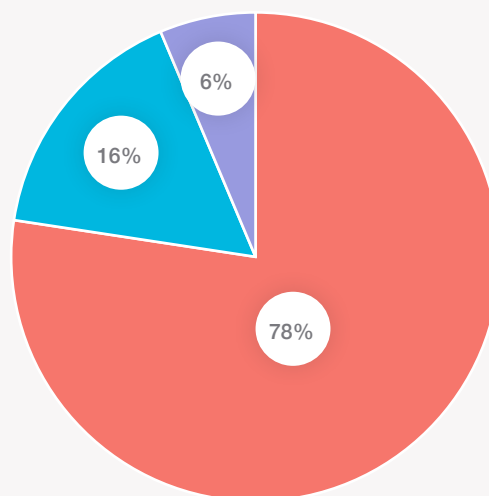
Only 21% of dwellings in Eagleby are comprised of two or fewer bedrooms, which is interesting given more than half (53%) of the suburb's population live in one- or two-person households.

Eagleby – Household Composition



- Couples
- Families / lone parent
- Single
- Group / share

Eagleby – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

This points to an opportunity for the development of smaller dwelling types which may be more in line with the needs of Eagleby's population.

Rates of home-ownership are almost equal with rates of rental tenure with 48% of homes occupied under mortgage tenure or owned outright and 47% of dwellings occupied by renters.⁴

Workers in Eagleby are primarily employed as labourers or technicians/tradespeople, with the suburb recording a median weekly household income of \$956.

Residential Market Fundamentals

For the year ended December 2018 the median house price in Eagleby was recorded at \$329,500 making it one of Logan's most affordable housing markets.

Over the past five years the median house price has recorded solid growth, averaging 6% per annum. In total, the suburb's median house price has risen by \$72,250, or by 22%. Since 2014, there has been an average annual demand for 184 houses in the suburb, with an average block size of 720m².

Over the past five years there has been a total of 72 vacant land sales within Eagleby, with an average lot size of 523m² recorded. Since 2014, the median price of a vacant residential lot in Eagleby has grown by an average of 3.6% per annum to reach \$216,450.

- 1 Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014 / 2015 National Input Output Tables and June 2017 Gross State Product.
- 2 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018
- 3 Queensland Government Statistician's Office – Population Projections 2018 Edition
- 4 4% of tenure types classified as 'other/ not stated'