

# Suburbs of Opportunity

## The E Series – Edens Landing

The suburb of Edens Landing covers an area of 2.6 square kilometres. It falls within the greater statistical area of Edens Landing – Holmview which covers a total area of 6.6 square kilometres.



The suburb is well supported by public transport with the Edens Landing train station serviced by the Beenleigh/Ferny Grove and Beenleigh/Redcliffe Peninsula lines and with a number of local bus routes connecting the community with the greater local area.

Edens Landing is home to a diverse range of open spaces and parkland with Chatfield Park a popular community park containing a picnic area, playground and a skate park. Chatfield Park is also the home of the Eden's Landing Dragons Junior Rugby League Club. Edens Parkland, Nexus Reserve and Overland Reserve are the suburb's largest green spaces.

### Economy and Employment

The suburb has a small employment base with the bulk of its workers leaving the area to work in other locations.

There is currently \$22 million in future development approved within Edens Landing. This is split across three townhouse projects with no firm dates for any to proceed.

### Population

Edens Landing is an established suburb home to 5,094 people at the time of the last Census. More up-to-date population data is only made available for the

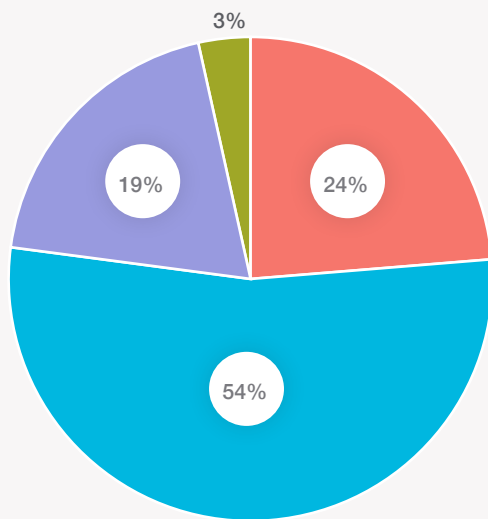
greater Edens Landing-Holmview statistical area, which is estimated to be home to 7,967 people.<sup>1</sup>

By 2021 the area's population is projected to reach 8,913, and by 2026 it is projected to sit at 9,882, representing a total increase of 1,915 people.<sup>2</sup>

### Demographics

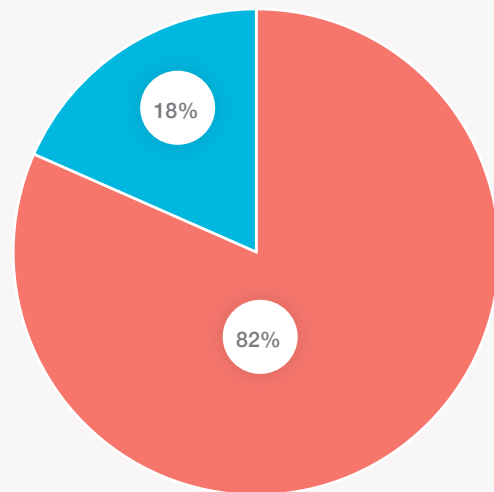
The dwelling landscape in Eden's Landing is dominated by detached houses which made up 82% of homes at the time of the last Census, with the remainder made up of townhouses.

## Edens Landing – Household Composition



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

## Edens Landing – Dwelling Composition



- Separate house
- Semi detached

Source: Resolution Research, Australian Bureau of Statistics 2016 Census – October 2016

The suburb is a popular address for families, who occupy 54% of homes in Edens Landing. Couple households accounted for a further 24% of dwellings, single-person households made up 19% and group/share households the remaining 3%.

Only 9% of dwellings in Edens Landing are have two or fewer bedrooms, which is interesting given 43% of the suburb live in one- or two-person households. This points to an opportunity for the development of smaller dwelling types which may be more in line with the needs of Edens Landing's population.

Rates of home-ownership are high in Edens Landing, with 64% of the suburb living in homes they either own outright or occupy under

mortgage tenure. Rentals account for 33% of households.<sup>2</sup>

Workers in Edens Landing are primarily employed as technicians/trade workers and clerical/administrative workers and the suburb recorded a median weekly household income of \$1,423 which is largely in line with that recorded throughout the City of Logan (\$1,416).

### Residential Market Fundamentals

For the year ended December 2018 the median house price in Edens Landing was recorded at \$389,000, which is \$41,000 more affordable than the median house price recorded throughout the City of Logan. Over the past five years the median house price grown by

11%, or by an average of 2.8% per annum. Across this time frame, there has been an average annual demand for 102 houses in the suburb. The average size of house blocks sold in Edens Landing over the past five years is 780m<sup>2</sup>.

Over the past five years the median price of a townhouse in Edens Landing has grown by an average of 2.7% per annum to reach \$231,500. In total, the median townhouse price has risen by \$24,000 between 2014 and 2018. Over this time there has been an average annual demand for 22 townhouses.

<sup>1</sup> Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018

<sup>2</sup> Queensland Government Statistician's Office – Population Projections 2018 Edition