GC Prestige
COMMERCIAL

FOR SALE BY EXPRESSIONS OF INTEREST · NOVEMBER 2026

A one-hectare townhouse site in Brisbane's south-west.

LOT 118 ON RP90235 · BRISBANE CITY COUNCIL

100 Considine Street
Ellen Grove QLD 4078

10,606 m²	~34*	54 m	EOI
SITE AREA	TOWNHOUSES · INDICATIVE	FRONTAGE	EXPRESSIONS OF INTEREST

Oktay Vali
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Submit an offer
gcprestige.au/eoi

Confidential
*Subject to council approval

AT A GLANCE

The opportunity

IN ONE LINE

A clear, regular hectare of Emerging Community land next to an existing townhouse estate — with an indicative concept for 34 townhouses.

Offered by Expressions of Interest. Unconditional offers and offers on terms are welcome and will be put to the seller side by side.

ADDRESS	100 Considine Street, Ellen Grove QLD 4078
TITLE	Lot 118 on RP90235 · freehold
SITE AREA	10,606 m² (1.06 ha)
SHAPE	Regular — about 197 m × 54 m
FRONTAGE	~54 m to Considine Street
COUNCIL	Brisbane City Council
ZONE	Emerging Community
NEIGHBOURHOOD PLAN	Western Gateway (Carole Park / Ellen Grove)
IMPROVEMENTS	Dwelling (built 2021) — holding income / owner-occupier option
SALE METHOD	Expressions of Interest

1 **Indicatively 34 townhouses**

Our indicative concept fits 34 two-storey townhouses (26 × 3 bed, 8 × 4 bed) off one private driveway with a turning head, 6 visitor parks, a recreation area and a 16% rear landscape / bushfire / stormwater reserve. About 32 dwellings per hectare.

2 **The precedent is next door**

Council approved ~36 townhouse lots on the adjoining hectare at 106 Considine St (2017, impact assessment). Six townhouse estates within 1.8 km were approved at 32–46 dwellings per hectare (page 5).

3 **Almost the whole lot is usable**

No flood planning area, no mapped MSES or ecological significance and no koala habitat on the lot. Bushfire overlay applies (handled by the rear buffer).

4 **Strong one-hectare sales on the same streets**

Three one-hectare sites within 800 m have sold since 2025; development sites in neighbouring Doolandella have sold higher (page 9).

01 · THE SITE

Site aerial



FIGURE 1 · Lot 118 on RP90235, latest Queensland Government aerial imagery with the cadastral boundary. Boundaries indicative.

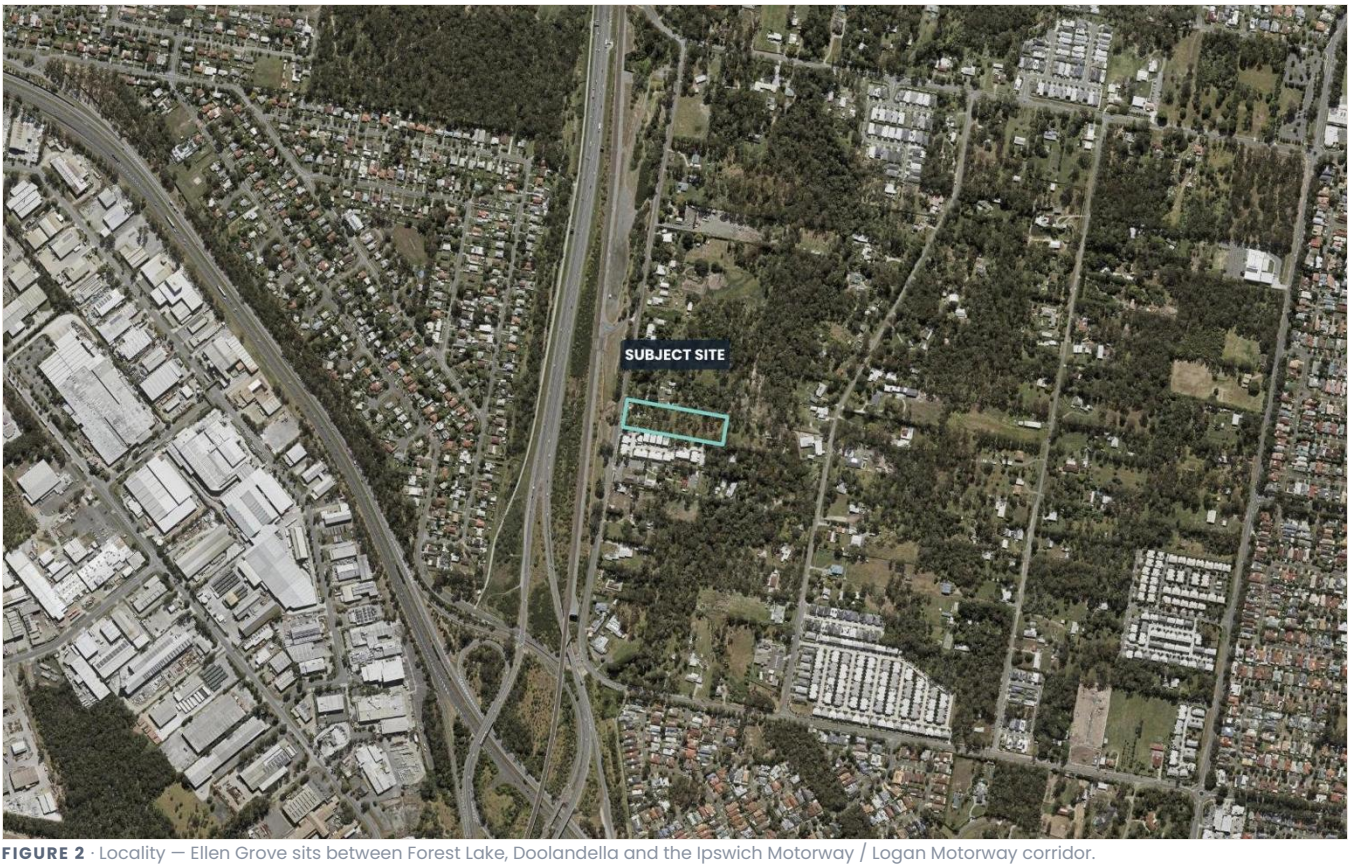


FIGURE 2 · Locality — Ellen Grove sits between Forest Lake, Doolandella and the Ipswich Motorway / Logan Motorway corridor.

02 · PLANNING

Zone and assessment

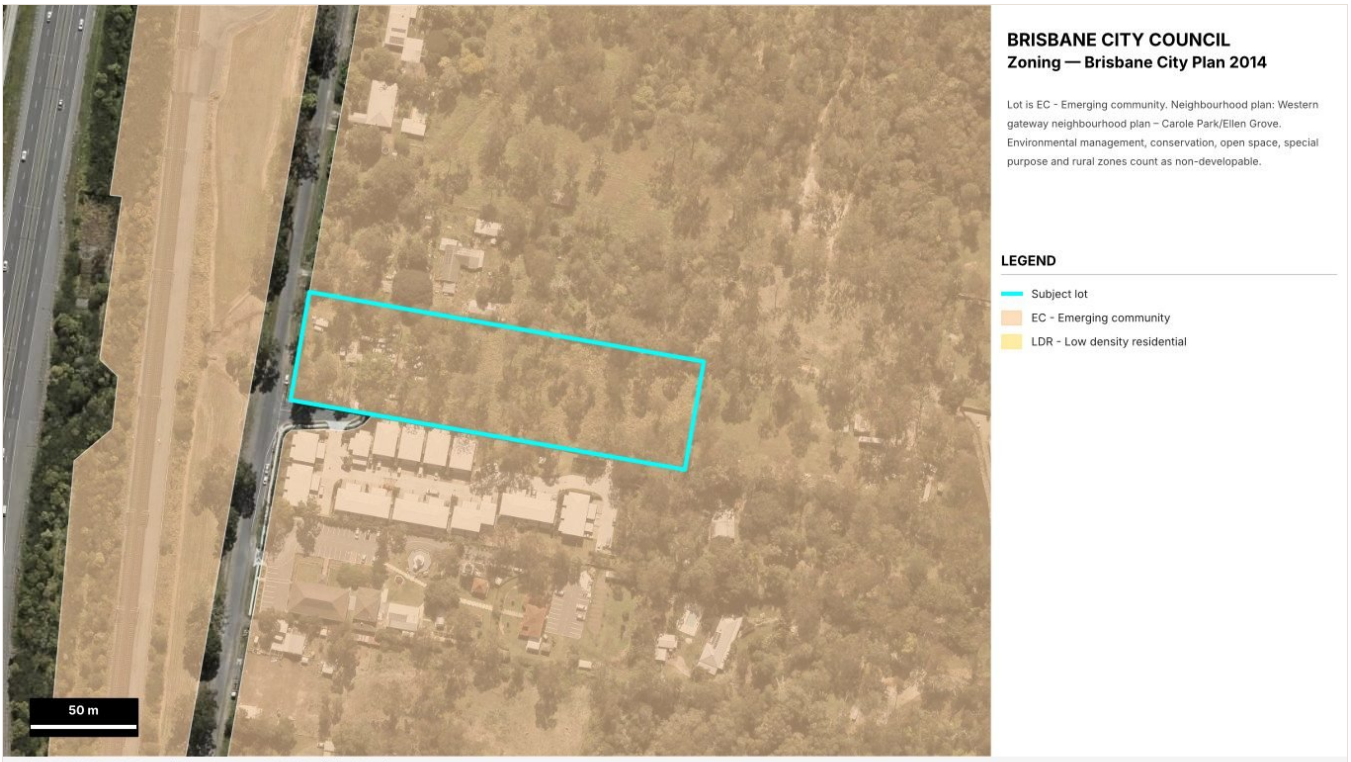


FIGURE 3 · Brisbane City Plan 2014 zoning. The whole lot is Emerging Community; the townhouse estate to the south shows what the zone delivers once it converts.

TEST	WHAT APPLIES	EFFECT
Zone purpose	Emerging Community identifies land intended for urban use and provides for its timely conversion, informed by structure planning.	Supports urban development
Use	Multiple dwelling (townhouses) on Emerging Community land is impact assessable — publicly notified and assessed against the whole plan.	Approval required; ~18–24 months typical
Neighbourhood plan	Western Gateway NPP-005: siting and design to minimise impacts on Ellen Grove's biodiversity values.	No mapped values on the lot
Structure plan	Sites over 1 ha must show how the layout connects to neighbouring land.	Driveway alignment allows for it

Source: Brisbane City Plan 2014 (v37). Paraphrased — refer to the plan for exact wording. Development outcomes are subject to council approval; buyers should obtain their own town-planning advice.

02B · PRECEDENT

Approved townhouse developments nearby

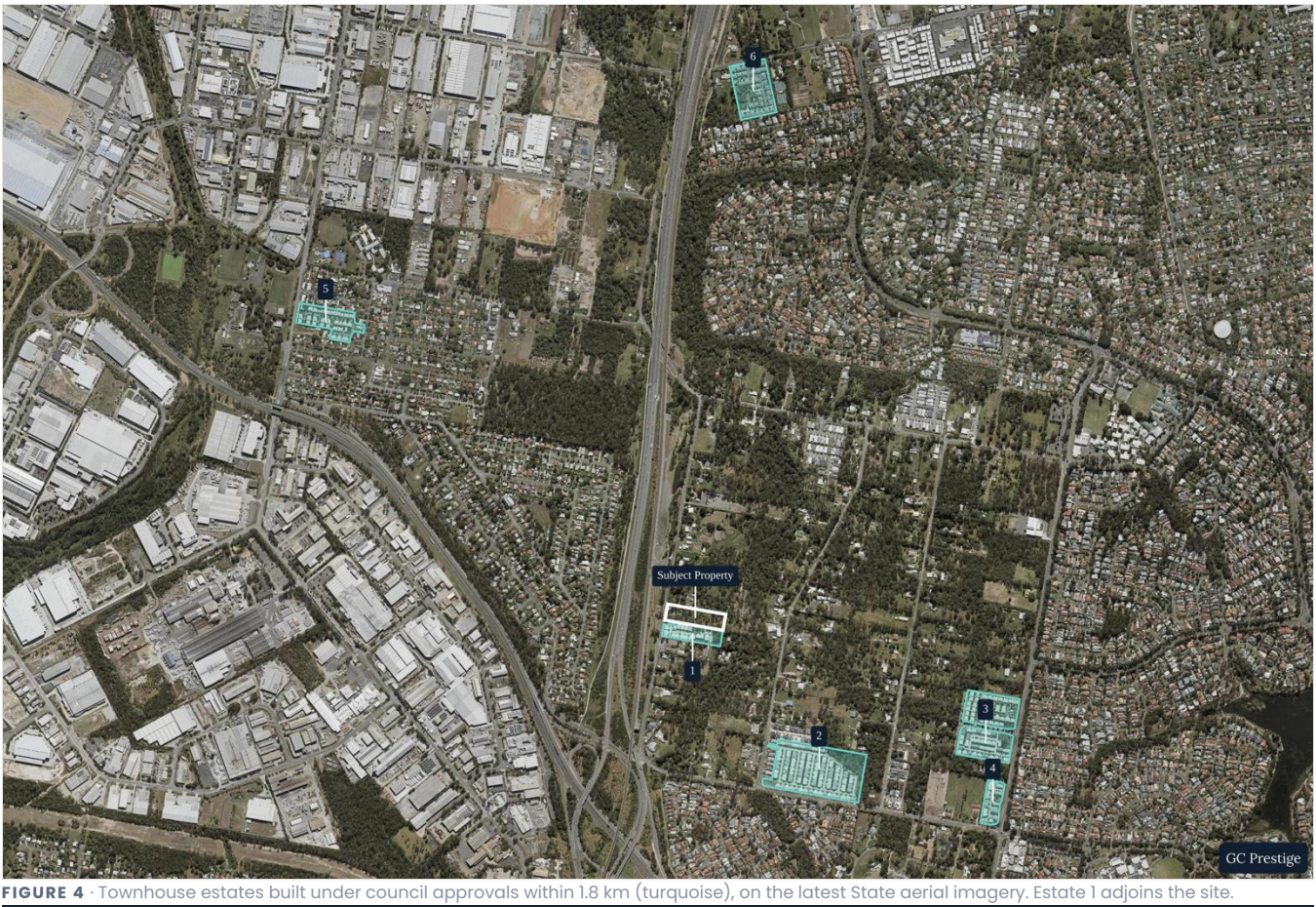


FIGURE 4 · Townhouse estates built under council approvals within 1.8 km (turquoise), on the latest State aerial imagery. Estate 1 adjoins the site.

#	ADDRESS	APPROVAL	DECIDED	ASSESSMENT	LOTS ON TITLE*	SITE*	DENSITY*
1	**106 Considine St, Ellen Grove** — adjoins the site	A004398595 · Multiple dwelling	Sep 2017	Impact	~36	~1.03 ha	~35 / ha
2	**150 Bagnall St, Ellen Grove**	A003896344 · Multiple dwelling	Dec 2015	Impact	~198	~5.3 ha	~38 / ha
3	**139 & 153 Woogaroo St, Ellen Grove**	A003169779 · A003311489	2012–13	Impact	~156	~3.8 ha	~41 / ha
4	**7 Roxwell St, Ellen Grove**	A001989796 · A002252808	2008–09	Impact	~38	~0.8 ha	~46 / ha
5	**16 Bluebird Ave, Ellen Grove**	A002097029 · Multiple dwelling	May 2009	Impact	~62	~1.9 ha	~32 / ha
6	**280 Government Rd, Richlands**	A003851936 · A004826873	2015–18	Impact	~78	~2.2 ha	~36 / ha
	100 Considine St — indicative concept	—	—	—	**34**	**1.06 ha**	**~32 / ha**

The indicative 34-townhouse concept (~32 per hectare) sits at the lower end of the density council has already approved around it — including the estate next door at 106 Considine Street, approved on impact assessment in 2017.

Source: Brisbane City Council Development.i (application register) and the Queensland DCDB. *Lots on title counted from the registered survey plans (may include a common-property lot); site area from the estate boundary — approximate. Two other Ellen Grove townhouse applications, 150 Lovat St

(A004666584) and 35 Roxwell St (A004644569), were refused in 2019; buyers should review council's decision notices for all applications. Past approvals do not guarantee a future approval.

03 · CONSTRAINTS

Overlays on the lot

OVERLAY	SHARE OF LOT	TREATMENT
Flood planning areas (FPA 1–5)	0%	None
Overland flow	0%	None mapped
MSES · ecological significance · wetlands	0%	None
Biodiversity — strategic (HSS)	78%	Assessment trigger; ecological report and landscaping
Waterway corridor	2%	Minor edge at the frontage
Bushfire — high / high buffer / medium	9 / 46 / 44%	Asset protection zone (rear reserve) and building standards
Koala habitat	0%	None

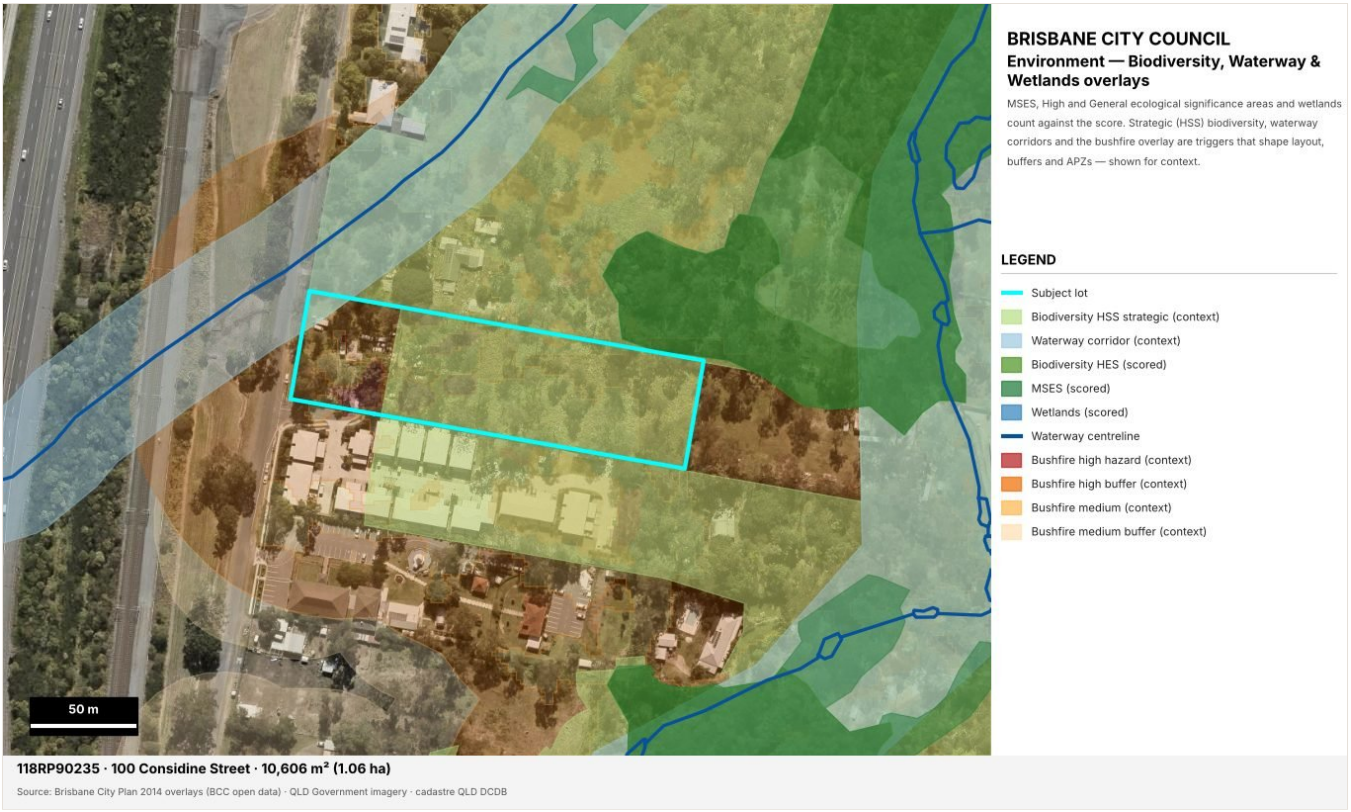


FIGURE 5 · Environment and bushfire overlays. Mapped ecological significance sits on the neighbouring land to the east, not on this lot.

04 · SERVICES

Services

- Water main in Considine Street at the frontage.
- The site falls about 4 m from the street (RL 45) to the rear (RL 41).
- Sewer connection point and method to be confirmed — an Urban Utilities Services Advice Notice will settle it for any buyer. How the adjoining townhouse estate at 106 Considine Street was serviced is worth reviewing.

Indicative only — buyers should obtain their own engineering and Urban Utilities advice.



INDICATIVE MASTERPLAN — 34 TOWNHOUSES

100 Considine Street, Ellen Grove QLD 4078 · Lot 118 on RP90235 · 10,606 m² · Indicative concept

N

0 10 20 30 40 50 m SCALE 1:850 @ A3

Type A · 3 bed + 2.5 bath + double garage (26)

Type B · 4 bed + 2.5 bath + double garage (8)

Private courtyard & patio

Private driveway (common property)

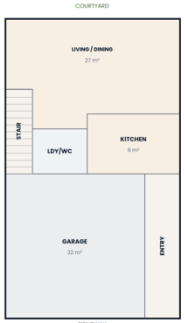
Communal recreation · BBQ shelter · play

Landscape / bushfire APZ

Bioretention basin

Visitor parking

TYPICAL TOWNHOUSE TYPES — 7.0 m × 12.0 m, TWO STOREY · 1:200



TYPE A & B — GROUND

Double garage · entry · kitchen · living



TYPE A — FIRST

3 bed · bath · ensuite · WIR



TYPE B — FIRST

4 bed · bath · ensuite

UNIT SCHEDULE

Type	Beds	Baths	Car	Qty	Ground	First	Total*
A	3	2.5	2	26	84 m²	84 m²	168 m²
B	4	2.5	2	8	84 m²	84 m²	168 m²
Total			**68**	**34**			

*Gross building area incl. garage, external walls. Indicative only — floor plans are schematic layouts to test yield, not designs. Private courtyard ~66 m² avg (min ~62 m²) · 3.0 m patio per unit.

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PROJECT

Proposed Multiple Dwelling
(34 Townhouses) — Indicative Concept

100 Considine Street, Ellen Grove QLD 4078
Lot 118 on RP90235 · Brisbane City Council

DEVELOPMENT SCHEDULE

Site area	**10,606 m²**
Zone	**Emerging Community**
Neighbourhood plan	**Western Gateway**
Townhouses	**34 indicative (two storey)**
Type A — 3 bed	**26 · ~168 m² incl. garage**
Type B — 4 bed	**8 · ~168 m² incl. garage**
Density	**32 dw / ha**
Site cover	**~27%**
Resident parking	**68 (double garage each)**
Visitor parking	**6**
Private open space	**~66 m² avg**
Communal open space	**418 m²**
Driveway / common prop.	**1,590 m² (15%)**
Landscape / APZ reserve	**1,730 m² (16%)**

NOTES

1. Indicative concept for marketing only — not a design.
2. Subject to survey, engineering and Brisbane City Council approval (impact assessable).
3. Boundaries from Qld DCDB; dimensions approximate.
4. Water main in Considine Street; sewer connection point subject to Urban Utilities advice.
5. Bushfire overlay — APZ and building standards to rear reserve; stormwater via bioretention basin.
6. Adjoining estate (106 Considine St) approved for townhouses in 2017 (A004398595).

DRAWING
MASTERPLAN

DWG NO.
SK-01

REV
D

DATE
11.11.2026

SCALE
AS SHOWN @ A3

STATUS
PRELIMINARY

GC Prestige · Oktay Properties Pty Ltd
Concept prepared for marketing discussion only.

05 · YIELD

Why 34 townhouses — indicative

COMPONENT	AREA / COUNT	NOTES
Site	10,606 m²	Lot 118 on RP90235
Townhouses (indicative)	34	26 × 3 bed (Type A) · 8 × 4 bed (Type B), two storeys, 7.0 m × 12.0 m, ~168 m² incl. double garage
Private driveway / common property	1,590 m² (15%)	8 m reserve, 6.5 m carriageway, turning head for refuse and fire vehicles
Communal recreation area	418 m² (4%)	At the street end, beside 6 visitor parks and the bin store
Rear reserve	1,730 m² (16%)	Bushfire asset protection zone and bioretention basin
Private open space	~66 m² avg	Per townhouse
Density	**~32 dw / ha**	**Comparable with the townhouse estate to the south**

HOW THE NUMBER IS REACHED

Two rows of townhouses face a central private driveway: 17 on the northern side (blocks of 5, 5, 4, 3) and 17 on the southern side (4, 5, 5, 3), with 3 m breaks between blocks for access and services. Every unit has a double garage, a front apron off the driveway and a rear courtyard. The front of the site holds the visitor parking, bins, mail and recreation area; the rear 16% is kept for bushfire separation and stormwater, so the yield does not depend on building into the constrained end.

Indicative concept only (SK-01 Rev D, 11 Nov 2026) — not surveyed, not a design, not assessed by council. Fewer dwellings would result if council requires a wider driveway, more open space or a larger bushfire buffer; buyers should rely on their own planning and engineering advice.

06 · MARKET EVIDENCE

What the market has paid

1 · The same streets, the same size

SALE	DISTANCE	LAND	PRICE	$/M²	DATE
163 Lovat St, Ellen Grove	0.8 km	10,570 m²	$4,000,000	$378	May 2026
138 Bagnall St, Ellen Grove	0.5 km	10,520 m²	$3,980,000	$378	May 2025
145 Bagnall St, Ellen Grove	0.4 km	10,700 m²	$3,350,000	$313	Apr 2025

The two most recent Ellen Grove one-hectare sales both sold at $378/m² — without a townhouse concept prepared. This site comes with an indicative concept for 34 dwellings.

2 · The development sites that have sold higher

SALE	DISTANCE	PRICE	$/M²	DATE
92 Redhead St, Doolandella	3.4 km	$6,100,000	$599	Sep 2025
66 Crossacres St, Doolandella	3.7 km	$5,600,000	$550	Oct 2025
76 Crossacres St, Doolandella	3.6 km	$5,600,000	$550	Sep 2025
74 Redhead St, Doolandella	3.5 km	$4,400,000	$432	Oct 2025
8 Redhead St, Doolandella	4.0 km	$4,150,000	$408	Jul 2025

One-hectare development sites in neighbouring Doolandella have sold for $4.15M–$6.1M ($408–$599/m²) over the past 18 months.

3 · What an indicative 34 townhouses support

A new three-bedroom townhouse at 36 Philong Street, Doolandella went under contract at $775,000 in January 2026 (117 m² lot, single garage). At an indicative average of $720,000–$780,000 per townhouse, 34 dwellings represent gross realisation of roughly $24.5M–$26.5M.

Sources: RP Data Pty Ltd trading as Cotality (sales and land areas); LJ Hooker listing for 60/36 Philong St. $/m² calculated by GC Prestige. The townhouse value range is an indicative assumption for discussion, not a valuation or feasibility study.

07 · SALES EVIDENCE

One-hectare sales within 10 km



FIGURE 6 · One-hectare sales above $2 million within 10 km, on the latest State aerial imagery. Most sit within 4 km of the site.

08 · SALE PROCESS

How to buy

- **Method:** Expressions of Interest.
- **Offers:** unconditional offers and offers on terms (due diligence, development approval, extended settlement) are all welcome and will be put to the seller side by side.
- **Inspections:** by private appointment.
- **Data room:** zoning and overlay maps, services data, concept site plan SK-01 and sales evidence are available on request.

Submit an offer online

Lodge your offer in under 2 minutes at **gcprestige.au/eoi**

Disclaimer

This Information Memorandum has been prepared by Oktay Properties Pty Ltd trading as GC Prestige for marketing purposes only. It does not constitute an offer or contract. All information, including site areas, dimensions, planning, overlays, services, yield and values, is indicative, has been obtained from third-party sources (including Brisbane City Council, the State of Queensland, Urban Utilities and RP Data Pty Ltd trading as Cotality) and has not been independently verified. Any development outcome is subject to council approval. The concept site plan is not a design and has not been surveyed or assessed by any authority. Nothing in this document is a valuation. Prospective purchasers must rely on their own enquiries and obtain independent legal, planning, engineering and financial advice.

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TRACK RECORD · SOLD SITES

A portfolio of *delivered outcomes* across South East Queensland.

— RECENT SALES

Sold. *Settled.* Delivered.

A live record of commercial and development sites taken to market by GC Prestige Commercial. All addresses and sold prices listed are matters of public record on gcprestige.au.

590 Chambers Flat Road
Logan Reserve · QLD 4133
$8,500,000
SOLD

600 Chambers Flat Road
Logan Reserve · QLD 4133
$5,165,000
SOLD

53 Park Ridge Road
Park Ridge · QLD 4125
$4,050,000
SOLD

185 Park Ridge Road
Park Ridge · QLD 4125
$3,400,000
SOLD

19 Pelham Street
Logan Reserve · QLD 4133
$3,400,000
SOLD

733–743 Logan Reserve Road
Logan Reserve · QLD 4133
$3,350,000
SOLD

170 Loganview Road
Logan Reserve · QLD 4133
$3,000,000
SOLD

78 Glen Road
Logan Reserve · QLD 4133
$2,960,000
SOLD

82 Glen Road
Logan Reserve · QLD 4133
$2,300,000
SOLD

80 Glen Road
Logan Reserve · QLD 4133
$1,800,000
SOLD

81 Blewers Road
Morayfield · QLD 4506
$1,320,000
SOLD

1587 Stapylton–Jacobs Well Rd
Jacobs Well · QLD 4208
EOI
SOLD · PRICE CONFIDENTIAL

1–17 Lindenthal Road
Park Ridge · QLD 4125
EOI
SOLD · PRICE CONFIDENTIAL

81 Lindenthal Road
Park Ridge · QLD 4125
EOI
SOLD · PRICE CONFIDENTIAL

95 Lindenthal Road
Park Ridge · QLD 4125
EOI
SOLD · PRICE CONFIDENTIAL

DISCLOSED SOLD VALUE
$39.2M
Across 11 publicly recorded sold prices

SITES LISTED
15
Sold commercial & development sites on record

PRIMARY CATCHMENT
LCC
Logan City Council corridor — Park Ridge, Logan Reserve

— ABOUT GC PRESTIGE COMMERCIAL

$200M+ acquired. 454 homes underway.

GC Prestige Commercial has actively sourced development sites and investment-grade commercial assets for over *four years* — acquiring or selling *21 sites* across Logan City Council and broader South East Queensland with combined value exceeding *$200 million*.

21	$200M+	4,500+	454	$500M+
SITES ACQUIRED OR SOLD	TOTAL ACQUISITION VALUE	BUYER NETWORK ACTIVE	NEW HOMES UNDERWAY	TOTAL END VALUE

Across our portfolio these sites are being transformed into *454 new homes* across Logan City Council with combined end value exceeding *$500 million*. Each campaign is matched to a maintained network of *4,500+* developers, investors and capital partners actively transacting with GC Prestige Commercial.

Property Owners

Discreet, structured marketing campaigns and direct access to qualified investors and developers — off-market positioning where required.

Developers & Investors

Investment-grade sites with clear value and technical work done — sourcing, negotiation discipline, transactional support through to settlement.

Investor Groups

Partnerships on medium-to-large investment opportunities — local intelligence, deal sourcing, execution across SEQ.

OUR APPROACH *Source → Qualify → Position → Secure the deal.* A disciplined four-phase process backed by direct market intelligence and a deep South East Queensland network.

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100 CONSIDINE STREET, ELLEN GROVE

Talk to us about the site.

Oktay Vali

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Submit an offer online — lodge your offer in under 2 minutes
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