

FORTH QUARTER 2025

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LOGOVIK

property | lifestyle

Number 1 property and lifestyle magazine in Tarragindi

TARRAGINDI LIVING FEATURE

THE SUBURB STATUS REPORT

HOME STYLING AND RENOVATION GUIDE

COMMUNITY SPOTLIGHT

2026 SELLER PLAYBOOK + INVESTMENT CORNER



2025 Christmas Colouring Competition

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ACCURATE INFORMATION. SMART STRATEGIES. CLEAR COMMUNICATIONS.



'Elevating the way property knowledge is shared in our community.'

MATTHEW LOGOVIK

Sales Agent, Team Logovik of EXP Australia

Tarragindi has always been about community, connection, and the feeling of finally coming home. This edition of the Logovik Property and Lifestyle Magazine celebrates the people, homes, and stories that make our suburb such an incredible place to live.

2025 was a year of growth for Tarragindi, surpassing the expectations of many. With a rapidly changing facade, heavy development has changed the landscape for Tarragindi forever. \$3.5 Plus million dollar sales have become common, and a new suburb record was set, driving prices high.

Buyers are motivated, sellers are preparing early, and lifestyle trends continue to influence the way we design, renovate, and enjoy our homes. Whether you're planning your next move or simply refreshing your space for the new year, the insights in this edition will help you make better decisions with clarity and confidence.

Later in this edition we will have a closer look into the Tarragindi market, a practical styling and renovation guide, and a curated suburban lifestyle feature highlighting what locals love most about living here. We also explore community stories and future opportunities for homeowners ready to make 2026 their year.

MATT'S GOALS

The goal is simple: elevate the way property knowledge is shared in our community with

- Accurate information.
- Smart strategies.
- Clear communication

Thank you for reading and for supporting everything we do at Team Logovik. Have a wonderful Christmas and a prosperous new year.

TARRAGINDI LIVING

A Suburb That Just Feels Good

Tarragindi is one of Brisbane's most cherished pockets, known for its leafy streets, generous blocks, and village-like atmosphere. Families settle in for the long term because it offers a lifestyle that's grounded, calm, and refreshingly unpretentious.

The heart of Tarragindi is its outdoor appeal. Locals enjoy morning walks through the lush Wellers Hill Reserve, relaxed weekends in shaded parks, and the ease of slipping down the motorway for quick access into the CBD. It strikes a rare balance: peaceful residential living with genuine convenience.

The café culture keeps growing, with warm, community-driven venues that know locals by name. Busy families appreciate the quality schools, easy transport links, and the safety that comes with a tightly held suburb. Young couples love the blend of charm and modernisation, while downsizers are drawn to the comfort and reliability the suburb offers.

What stands out most is the pride homeowners take in their homes. From renovated Queenslanders to contemporary family houses, the suburb's architecture feels curated and cared for. This pride has helped drive strong performance in property values, and demand from buyers continues to rise.

Tarragindi isn't just a place to live. It's a lifestyle of simplicity, connection, and long-term stability.



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THE SUBURB STATUS REPORT



Tarragindi Property Metrics (last 12 months)

Median Property Sale Price ≈ \$1,630,000

Annual Property Price Growth ≈ 16.5%

Number of Property sold in past 12 months ≈ 149

Typical days on market ≈ 33 days average

What this means

Demand is genuine and fast-moving. Well-presented homes in Tarragindi sell quickly. The growth rate of ~16% and the ~\$1.63 m median underline how strongly this suburb is performing compared to many in Brisbane's south-east.

Seller advantage

If you list early in 2026 with strong presentation and targeted marketing, you will be well-positioned to capitalise on this momentum. Low volumes on market plus high buyer interest create competitive conditions.

Buyer insight

Buyers in Tarragindi are paying a premium not just for location but for presentation, lifestyle, and future growth potential. Time on market is just over 30 days which means readiness and clarity matter for serious buyers.

Obligation Free Appraisal

Matthew Logovik 0434 108 208
Tarragindi Property Specialist



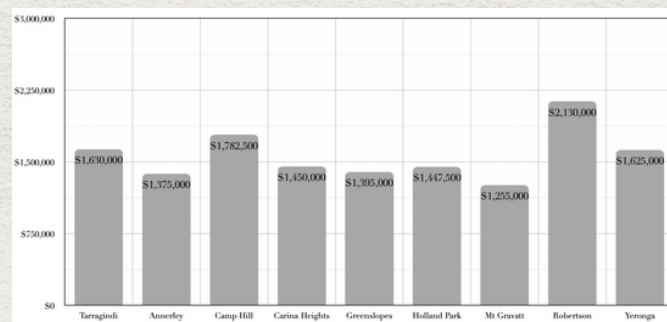
Tarragindi Market Snapshot: 2025 Overview

The 2025 Tarragindi property market has shown strength despite national fluctuations. Homeowners benefited from steady buyer competition, limited local supply, and rising demand from families aiming for well-positioned suburbs.

Renovated homes continue to achieve standout results. Buyers are prioritising move-in-ready properties with natural light, quality finishes, and appealing outdoor spaces. Even modest renovations are creating significant increase in value when paired with strong marketing.

Median prices have risen across most property types this year. Days on market remain low, especially for homes listed early in the year or coming to market after targeted preparation. Investor activity is also increasing as rental shortages pressure vacancy rates and drive more robust returns.

Tarragindi & Surrounding Suburbs Median Price



The price of a property that falls in the middle of the total number of properties sold over a period of time, based on number of property sales over the preceding 12 months (November 2024 - October 2025). Source: www.realestate.com.au

Looking ahead to early 2026

Looking ahead to early 2026, the outlook remains positive. February and March consistently deliver some of the strongest buyer activity, making it a prime opportunity window for homeowners looking to make a move.

The best selling strategy isn't just about listing a property, but preparing it thoughtfully. Presentation, photography, and digital advertising have become major value drivers. The properties achieving premium prices are those that emotionally connect with buyers from the first scroll. Homeowners wanting clarity around timing, preparation, or market positioning should consider an end-of-year appraisal to plan effectively for 2026.

Spotlight: Local Business Making A Difference

Meet Mathew (with one t)

Mathew has been my barber for the past two years, and he continues to set the standard for what a modern barbershop experience should feel like. Operating out of Zenith Lounge Barber and Café on Ekibin Road East, the team has created a space that feels more like a community hub than a traditional barbershop.

The moment you walk in, the atmosphere stands out. It's relaxed, welcoming, and designed for people to genuinely enjoy being there. For most of my life, getting a haircut felt like something I had to do. Since finding Mathew and the Zenith team, it's become something I actually look forward to.

Mathew is a competitive athlete, and you can see that discipline in his craft. His attention to detail, high standards, and consistency mean every cut is delivered with precision. He's easy to talk to and always brings great energy, especially when we inevitably end up diving into conversations about boxing or the UFC.

If you don't have a regular barber you trust, I strongly recommend giving these guys a visit. They embody the Tarragindi spirit through genuine service, pride in their work, and a welcoming atmosphere. Plus, the coffee from the café before or after your cut is outstanding. Head in, support a great local business, and experience the difference for yourself.



MEET THE A TEAM



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Known for its friendly culture, high-calibre coaching, and family-focused environment.

This is Kennet

WE'RE PROUD TO PARTNER WITH A-TEAM BJJ, ONE OF BRISBANE'S MOST RESPECTED BRAZILIAN JIU-JITSU ACADEMIES. Known for its friendly culture, high-calibre coaching, and family-focused environment. Led by Kennet, the academy welcomes students of all ages and experience levels. Whether you're brand new or refining advanced techniques, their structured coaching system makes training safe, empowering, and genuinely enjoyable. Parents love the discipline, focus, and teamwork their kids develop. Adults appreciate the stress relief, physical conditioning, and tight-knit community that forms on the mats.

Exclusive Reader Offer

To celebrate this edition of the Logovik Magazine, Team BJJ is offering

- 50% OFF ALL APPAREL
- 5 FREE TRIAL CLASSES

HOME STYLING

and Renovation Guide



Styling that captures buyers attention

Styling that captures buyer attention

Strong results begin with thoughtful styling. Buyers connect instantly with homes that feel cohesive, balanced, and visually calm. Small styling choices often create the most dramatic sense of transformation, and understanding the cost makes planning far easier.

Begin with your colour palette. Soft neutrals form a clean, inviting base that makes rooms feel larger and more harmonious. Update décor with coordinated tones, swap dated accessories for contemporary pieces, and curate each space so the eye moves smoothly without distraction. Lift the ambience with thoughtful light and texture. Use sheer curtains to soften the windows, layer natural fabrics such as linen and cotton, and position mirrors to enhance brightness. Add greenery for freshness and choose cushions with depth and tonal variation.

If styling isn't your forte, you can have your home fully styled professionally from:

Three Bedroom \$2,200 to \$3,000

Four Bedroom \$3,000 to \$4,200

Five Bedroom \$4,500 to \$6,000

Partial styling often falls between \$900 and \$2,000. We also provide in-house styling service for a refined look at only a fraction of the cost. Please reach out and we can discuss a budget that suits you.

Simple Improvements That Add Real Value

Thoughtful renovation planning creates meaningful uplift without the need for major construction. Buyers respond to homes that feel updated, well-maintained, and move-in ready. Even modest improvements can deliver significant impact.

Begin with surface upgrades. Fresh interior paint in warm neutrals instantly modernises and appeals to a broad buyer pool. Replace outdated lighting, update tapware and handles, and consider resurfacing cabinetry to give kitchens and bathrooms a more contemporary feel without a full renovation.

Exterior improvements hold equal weight. Refresh gardens, tidy retaining walls, mulch garden beds, and pressure-clean driveways and paths. These simple works create strong street appeal and set clear expectations before buyers enter the home.

Keep renovations targeted. Avoid overcapitalising by focusing on high-return spaces. Kitchens, bathrooms, and outdoor living areas consistently deliver the strongest value growth when upgraded thoughtfully and cost-effectively. Before you embark on your renovation journey, speak with our team so we can guide you on the upgrades that deliver the highest return and ensure every dollar is working toward your sale result.

Team Logovik

Principle | EXP Australia

Matthew - 0490 660 538



Your 2026 Selling Game Plan

Successful selling in 2026 requires market knowledge, timing, and strategy. Start by defining your ideal move, whether you want to sell, what you hope to achieve, and your next property goal.

Preparation is key. Light cosmetic improvements create strong first impressions. Homes presented with warmth, simplicity, and space consistently outperform those rushed to market.

Timing matters. February and March historically attract the most motivated buyers. Listing in these months often shortens days on market and increases competition.

2026 Seller Playbook

SALES APPRAISAL



RENTAL APPRAISAL



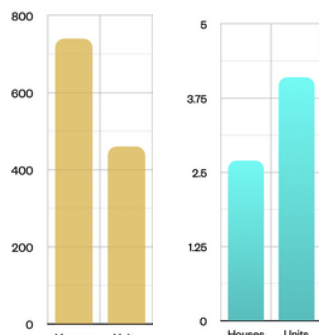
Marketing continues to be a major value lever. High-quality photography, video, and targeted digital advertising build buyer emotion and broaden your reach. The best results happen when buyers fall in love before they even walk through the door.

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Investors Corner

- The median weekly rent for houses in Tarragindi is approximately \$740 per week, resulting in a gross annual yield of around 2.7% for median-valued homes.
- For units in the suburb, typical rent is around \$460 per week, delivering a gross annual yield of 4.1%.

- Available rental listings currently number around 34 properties across the suburb. realestate.com.au
- Despite premium entry price-points (median house price ~ \$1.63 m) the rental market remains tight, supporting stable occupancy.



What this means for investors

Given the relatively lower yield on houses ($\approx 2.7\%$), investors targeting cash-flow should consider the followings:

- Select smaller homes or units where yield approaches the 4% + mark
- Focus on capital growth — high-demand locations like Tarragindi continue to see strong price escalation
- Prioritise homes with rent-premium features (modern finishes, low maintenance, desirable outdoor spaces) to boost net yield

Strategic action points

1. Evaluate units in appealing parts of Tarragindi — the higher yield band ($\approx 4.1\%$) makes them more immediately income-generating.
2. Add value upgrades to houses—nice finishes, maintenance reduction, and renter-ready features reduce vacancy and improve return.
3. Run scenario modelling — compare a house @2.7% yield vs a unit @4.1%, include tax, maintenance and holding costs, to identify your best match for your portfolio.
4. Monitor market shifts as supply remains low and rental demand strong, Tarragindi is well-positioned for sustained growth rather than high yield.

source: realestate.com.au



Matt Logovik

A Message to Tarragindi Homeowners

Thank you for being part of our growing Tarragindi community.

Whether you're dreaming, planning, renovating, or preparing for a move in 2026, we're here to guide you every step of the way. Our goal is to elevate the standard of property service in Brisbane's south with Clear advice, Strategic planning, and Stronger outcomes for families who value their next move as much as we do.

If you're considering selling or simply want clarity around your property's current value, request your complimentary digital appraisal. It's fast, accurate, and tailored to your home. We look forward to supporting you in the new year.

Matthew Logovik

Lead Agent | Team Logovik

Christmas Colouring Competition 🎄🖍️

Prizes:

- 1st prize: \$100 Rebel Sport voucher
- 2nd prize: \$50 Kmart voucher
- 3rd prize: \$30 Smiggle pack

How to Enter:

Colour in your sheet using pencils, textas, crayons or paint.

Take a clear photo of the finished artwork.

Email your entry to matthew.logovik@expaustralia.com.au
with your child's name and age.

Kids of all ages are invited to take part. Simply download the colouring sheet from our website or use the copy included in this edition of Logovik Magazine.

Winning entries will be featured in our January social media and showcased on our website.
Entries close 20 December 2025 Winners will be announced 22 December.

It's a fun way to celebrate the festive season and bring a little community joy to Tarragindi.
We can't wait to see the creativity.

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