



**Preston
Rowe
Paterson**

Valuation, Advisory &
Property Management
Intelligence

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Transactions in Review

July 2026



ABOUT THIS REPORT

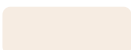
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.



Sales Transaction



HIGHLIGHTS

Commercial

480 Queen Street
Brisbane City QLD 4000

Barings has acquired a premium -grade CBD office tower from *Dexus Wholesale Property Fund* for \$657.3 million.

Industrial

Stockland Industrial
Portfolio

M&G Real Estate have acquired a 49.9% interest in the *Coopers Paddock* and *Willawong* Distribution Centre logistics assets from *Stockland* for approximately \$439 million.

Retail

Oreana Retail Portfolio

IFM Investors has acquired the Oreana Retail Portfolio from *Oreana Group* for \$300 million on a yield of 6.00%.



Commercial

480 Queen Street Brisbane City QLD 4000

- \$657.3 million
- \$11,572 per sqm of NLA

Barings has acquired a premium-grade CBD office tower from *Dexus Wholesale Property Fund* for a net sale price of **\$657.3 million**. The 56,799 sqm NLA asset was fully occupied at the time of reporting and includes 1,661 sqm of ground-floor retail space. The property has a WALE of 3.8 years and is leased to tenants including IGP Visa Center, BHP Coal, DLA Piper and PwC. The transaction was struck at a **rate of \$11,572 per sqm of NLA**. (AFR, 30.07.26)

123 Albert Street Brisbane City QLD 4000

- \$464 million
- \$13,556 per sqm of NLA

Investa Property Group and *BGO* have acquired a premium-grade CBD office tower from *Dexus* for **\$464 million**. The 39,299 sqm NLA asset was 96% occupied at the time of sale and had a WALE of 5.5 years. Major tenants include Rio Tinto, Bentleys Chartered Accountants & Business Advisors and Betty's Burgers. Located within Brisbane's CBD office market, the property was acquired on a 50:50 basis by *BGO* and *Investa*. The transaction was struck at a **rate of \$11,807 per sqm of NLA**. (AFR, 27.07.26)

100 Market Street Sydney NSW 2000

- \$451.8 million
- 6.50% Yield
- \$15,917 per sqm of NLA

Aware Super has acquired a 50% interest in a premium-grade CBD office asset from *Link REIT* for **\$451.8 million**. The 28,385 sqm NLA property was fully occupied at the time of sale and had a WALE of 5.9 years. Major tenants include ASIC and Scentre Group, with Link REIT retaining a management interest in the asset. Positioned within Sydney's core CBD office market, the office asset forms part of the Westfield Sydney complex. The transaction was struck on a **yield of 6.50% at a rate of \$15,917 per sqm of NLA**. (AFR, 22.07.26)





Residential Development

84 Sheaffes Road Kembla Grange NSW 2526



\$76 million



\$245 per sqm of site area

NEX Property has acquired a 31-hectare residential development site from *BlueScope Steel* for **\$76 million**. The site is located within the West Dapto Urban Release Area and is earmarked for a masterplanned residential community comprising more than 400 homes. The development is expected to be delivered in partnership with McDonald Jones Homes and Mojo Homes, with a development application to be lodged in due course. The transaction was struck at a **rate of \$245 per sqm of site area**. (MSCI RCA, 28.07.26)

Specialised Property

250-254 Terrigal Drive Terrigal NSW 2260



\$9.5 million



5.26% Yield



\$5,231 per sqm of land area

A *private investor* has acquired the Viva Energy Shell Terrigal service station for **\$9.5 million**. The asset comprises a fuel and convenience retail facility situated on a 1,816 sqm corner landholding. The property is leased to Viva Energy under a renewed 10-year net lease expiring in 2035, with options extending to 2055. The asset is the only service station within the broader Terrigal and North Avoca catchment. The transaction was struck on a **yield of 5.26% at a rate of \$5,231 per sqm of site area**. (MSCI RCA, 28.07.26)

Hotels & Leisure

561-585 Flinders Lane Melbourne VIC 3000



\$74.9 million



\$370,792 per room

JD Properties has acquired Hotel Indigo Melbourne on Flinders from *Pro-Invest Group* for **\$74.9 million**. The hotel comprises 202 rooms and includes 844 sqm of meeting space. The property underwent a major refurbishment in 2023 and operates under the Hotel Indigo brand managed by IHG and EVT. Located near Southern Cross Station, the asset occupies a prominent corner site within the western CBD precinct. The transaction was struck at a **rate of \$370,792 per room**. (MSCI RCA, 13.07.26)

Lot 4102 Burlington Road Hallett Cove SA 5158



\$45 million



\$375 per sqm of site area

BMD has acquired a residential development site from *the Roche family* for **\$45 million**. The 11.99-hectare site is approved for a masterplanned residential community comprising 169 allotments and two super lots. Located within Adelaide's southern growth corridor, the property is zoned General Neighbourhood and is positioned near Hallett Cove Beach Railway Station, Hallett Cove Shopping Centre and the Adelaide coastline. The transaction was struck at a **rate of \$375 per sqm of site area**. (MSCI RCA, 20.07.26)

357 Brisbane Street West Ipswich QLD 4305



\$9.3M



6.79% Yield



\$3,138 per sqm of land area

A *private investor* has acquired the 7-Eleven & Oporto West Ipswich convenience retail asset for **\$9.3 million**. The asset comprises a fuel and convenience retail facility and fast-food drive-through situated on a 2,964 sqm corner site. The property is leased to 7-Eleven under a 15-year net lease expiring in 2033 and to Oporto under a 12-year lease expiring in 2037. The transaction was struck on a **yield of 6.79% at a rate of \$3,138 per sqm of site area**. (MSCI RCA, 13.07.26)

239 Wickham Terrace Brisbane City QLD 4000



\$28.6 million



\$408,571 per room

Samdoo Corporation has acquired the Madison Tower Mill Hotel from *Madison Hotel Group* for **\$28.6 million**. The limited-service hotel comprises 70 rooms and includes 14 gaming entitlements. Located on the fringe of Brisbane's CBD, the property offers accommodation, gaming and food and beverage facilities, with potential for further repositioning and redevelopment. The transaction was struck at a **rate of \$408,571 per room**. (MSCI RCA, 12.07.26)



Industrial

Stockland Industrial Portfolio

 \$439 million

M&G Real Estate has acquired a 49.9% interest in the Coopers Paddock and Willawong Distribution Centre logistics assets from *Stockland* for approximately **\$439 million**. Stockland has retained a 50.1% interest and will continue to manage the portfolio. The assets comprise approximately 154,000 sqm of logistics space across Sydney and Brisbane, including Coopers Paddock at Warwick Farm and the Willawong Distribution Centre.
(MSCI RCA, 13.07.26)

39 Gravel Pit Road Darra QLD 4076

 \$70.15 million

 5.75% Yield

 \$3,157 per sqm of GLA

Charter Hall has acquired the Australia Post logistics facility from *Australia Post* for **\$70.15 million**. The industrial asset comprises 22,222 sqm of office/warehouse and 8000 sqm of hardstand and is fully leased to Australia Post under a new 10-year triple-net sale-and-leaseback arrangement. The asset is located within Brisbane's western industrial corridor. The transaction was struck on a **yield of 5.75%** at a **rate of \$3,157 per sqm of GLA**.
(MSCI RCA, 31.07.26)

7-31 Keys Road Moorabbin VIC 3189

 \$38.3 million

 \$1,978 per sqm of GLA

Westbridge Funds Management has acquired the Keys Road Distribution Centre from *Centennial* for **\$38.3 million**. The industrial asset comprises 19,360 sqm of warehouse and distribution space within Melbourne's south-eastern industrial precinct. The property is fully leased to Amcor and occupies a substantial site known as the former Amcor printing facility. The transaction was struck at a **rate of \$1,978 per sqm of GLA**.
(MSCI RCA, 01.07.26)





Retail

Oreana Retail Portfolio

 \$300 million

 6.00% Yield

IFM Investors has acquired the Oreana Retail Portfolio for **\$300 million**. The portfolio comprises four neighbourhood shopping centres in Melbourne's growth corridors, including Botanical Village, Deanside Central, Riverwalk Town Centre and Eynesbury Village. The centres provide a combined 28,699 sqm of retail space and are anchored by major supermarket and convenience retail offerings. Three of the assets were under development at the time of sale. The transaction was struck on a **yield of 6.00%**. (AFR, 26.07.26)

52 Soldiers Parade Edmondson Park NSW 2174

 \$248M

 \$10,122 per sqm of GLAR

PGIM Real Estate and *Assembly Funds Management* have acquired Ed.Square Town Centre from *Frasers Property* for **\$248 million**. The neighbourhood shopping centre comprises 24,501 sqm of GLAR and was 99% occupied at the time of sale. Located within Sydney's south-west growth corridor, the asset is anchored by Coles, TK Maxx and Event Cinemas, and includes nine mini-major tenants and 78 specialty stores. The transaction was struck at a **rate of \$10,122 per sqm of GLAR**. (MSCI RCA, 02.07.26)

42-44 Park Street Yeppoon QLD 4703

 \$65.3 million

 6.50% Yield

 \$4,802 per sqm of GLAR

Charter Hall has acquired Yeppoon Central Shopping Centre from *Laurence Lancini* for **\$65.3 million**. The sub-regional shopping centre comprises 13,600 sqm of GLA and was fully occupied at the time of sale. Located on Queensland's Capricorn Coast, the asset is anchored by Woolworths, Big W and The Reject Shop and includes specialty retailers and kiosks. The transaction was struck on a **yield of 6.50% at a rate of \$4,802 per sqm of GLA**. (MSCI RCA, 10.07.26)

354-360 Flushcombe Road Prospect NSW 2148

 \$42 million

 4.25% Yield

 \$7,000 per sqm of GLAR

Revelop has acquired Prospect Central from *Bakhita Affairs* for **\$42 million**. The neighbourhood shopping centre comprises 6,000 sqm of GLA and is anchored by Woolworths, with additional tenants including 7-Eleven and BWS. Located within Western Sydney, the asset occupies a site exceeding 15,000 sqm and was fully occupied at the time of sale. The transaction was struck on a **yield of 4.25% at a rate of \$7,000 per sqm of GLA**. (MSCI RCA, 10.07.26)



Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

Accountants, auditors & insolvency practitioners
Banks, finance companies & lending institutions
Commercial & residential non-bank lenders
Co-operatives
Developers
Family Offices
Finance & mortgage brokers
Hotel owners & operators
Institutional investors
Insurance brokers & companies
Investment advisors
Lessors & lessees
Listed & private companies & corporations
Listed & unlisted property trusts
Local, state & federal government departments & agencies
Mining companies
Mortgage trusts
Overseas clients
Private investors
Property syndication managers
Real Estate Investment Trusts (REITS)
Rural landholders
Solicitors & barristers
Sovereign wealth funds
Stockbrokers
Superannuation funds
Trustee & custodial companies.

We have **real estate** covered

We regularly provide valuation, advisory, research, acquisition, due diligence management, asset and property management, consultancy and leasing services for all types of Real Estate, including:

Metropolitan & CBD commercial office buildings
Retail shopping centres & shops
Industrial, office/warehouses & factories
Business parks
Hotels (accommodation) & resorts
Hotels (pubs), motels & caravan parks
Residential developments projects
Residential dwellings (houses/apartments/units)
Property Management
Rural properties
Hospitals & aged care
Special purpose properties
Extractive industries & resource based enterprises
Infrastructure including airports & port facilities.

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

Mining & earth moving equipment/road plant
Resort & accommodation, hotel furniture, fittings & equipment
Office fit outs & equipment
Farming equipment
Transport equipment
Industrial/factory equipment
Licensed club furniture, fittings & equipment
Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, plant and machinery) services for a multitude of reasons, including:

Acquisitions & Disposals
Alternative use & highest and best use analysis
Asset Management
Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
Compulsory acquisition and resumption
Corporate merger & acquisition real estate due diligence
Due Diligence management for acquisitions and sales
Facilities management
Feasibility studies
Funds management advice & portfolio analysis
Income & outgoings projections and analysis
Insurance valuations (replacement & reinstatement costs)
Leasing vacant space within managed properties
Listed property trust & investment fund valuations & revaluations
Litigation support
Marketing & development strategies
Mortgage valuations
Property Management
Property syndicate valuations & re-valuations
Rating and taxing objections
Receivership, Insolvency & liquidation valuations & support/advice
Relocation advice, strategies and consultancy
Rental assessments & determinations
Sensitivity analysis
Strategic property planning.

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.



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We have **property** covered.

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