bldWealth.

INVESTMENT COMPARISON

Dual Key vs Rooming House $1M–$1.5M Comparison

CASE STUDY DATA

	DUAL KEY 1 Joyner QLD 4500	DUAL KEY 2 Logan Reserve QLD 4133	ROOMING 1 Southport QLD 4215	ROOMING 2 Wynnum West QLD 4178
Purchase price	$1,266,900	$1,279,475	$1,395,000	$1,466,900
Rental income	$1,090–$1,140pw combined (2-bed $490–510 + 3-bed $600–630)	$1,010–$1,090pw combined (3-bed $580–620 + 2-bed $430–470, estimated, not a formal appraisal)	$2,000pw (4 rooms x $500pw)	$2,330pw (5 studios x $460pw)
Gross rental yield	4.58%	4.10–4.43%	7.46%	8.11%
Suburb 12-month growth	+14.4% (Cotality/HtAG, Jul 2026)	+16.6% (Cotality/HtAG, Jul 2026)	+19.8% (PRD, houses, Q4 2025)	+11.8–16.5% (CoreLogic/HtAG, mid-2026)
Suburb median house price	$993,000 (Cotality)	$870,000 (CoreLogic)	$1,264,000 (PRD, Q4 2025)	$1,185,000 (CoreLogic/YIP)
Suburb vacancy rate	1.0%	2.24%	0.7% (Dec 2025)	0.56–0.8%
Suburb median house rent	$700pw	$650pw	$850pw (YIP)	$720pw (CoreLogic/YIP)
Days on market	13 days	18 days	24 days (YIP/CoreLogic)	14 days (CoreLogic/YIP)

AVERAGES ACROSS THE TWO EXAMPLES OF EACH STRUCTURE

	DUAL KEY (AVG OF 2)	ROOMING HOUSE (AVG OF 2)
Purchase price	$1,273,188	$1,430,950
Gross rental yield	4.43%	7.79%
Suburb 12-month growth	+15.5%	+16.98% (Wynnum West range midpoint)
Suburb median house price	$931,500	$1,224,500

Median House Price: The Overlooked Gap

ROOMING SUBURBS VS DUAL KEY SUBURBS

+31.5%

HIGHER AVG. SUBURB MEDIAN HOUSE PRICE ($1,224,500 VS $931,500)

DUAL KEY AVG. PREMIUM OVER OWN SUBURB MEDIAN

37.3%

ROOMING AVG. PREMIUM OVER OWN SUBURB MEDIAN

17.1%

The rooming house suburbs in this set carry meaningfully higher median house prices than the dual key suburbs, roughly 31.5% higher on average. Despite that, the two structures' purchase prices land much closer together (roughly 12% apart). The gap shows up instead in how far each package sits above its own suburb's established-home median: dual key packages average a 37.3% premium over their local median, more than double rooming house's 17.1%, and Logan Reserve alone sits 47.1% above its suburb median. Dual key buyers are paying a steeper premium over local market value than rooming house buyers, even though rooming house sits in the pricier suburbs.

> ***Our take on the data:*** *growth doesn't split cleanly by structure here, Southport leads at +19.8% but the rest sit within a few points of each other regardless of dual key or rooming house. Yield splits cleanly: rooming house averages 7.8%, dual key averages 4.4%, close to half. Price discipline splits the same way. Dual key pays a 37.3% premium over its own suburb's median, rooming house pays 17.1%. One structure wins on yield and value. It isn't dual key.*

bldWealth.

DUAL KEY INVESTMENT PACKAGE

JOYNER

QLD 4500

Fixed price. Dual income.

DUAL OCCUPANCY | 2-BED + 3-BED

TOTAL PRICE

$1,266,900

Land + Build, fixed price turnkey

KEY INVESTMENT FIGURES

RENTAL INCOME $1,090–$1,140pw combined 2-bed $490–510 + 3-bed $600–630	GROSS RENTAL YIELD 4.58%
SUBURB MEDIAN HOUSE PRICE $993,000 Cotality	SUBURB MEDIAN HOUSE RENT $700pw
SUBURB VACANCY RATE 1.0%	DAYS ON MARKET 13 days

LOCAL MARKET SNAPSHOT · QLD 4500

+14.4%	1.0%	$700pw	13 Days
12-MONTH GROWTH	VACANCY RATE	MEDIAN HOUSE RENT	AVG. TIME ON MARKET

Source: Cotality (CoreLogic) & HtAG Analytics suburb data, July 2026.

bldWealth.

DUAL KEY INVESTMENT PACKAGE

LOGAN RESERVE

QLD 4133

Fixed price. Dual income.

DUAL OCCUPANCY | 3-BED + 2-BED

FULL TURNKEY BUILD PRICE

$1,279,475

Fixed price, full turnkey package

KEY INVESTMENT FIGURES

RENTAL INCOME $1,010–$1,090pw combined* 3-bed ~$580–620 + 2-bed ~$430–470	GROSS RENTAL YIELD 4.10–4.43%
SUBURB MEDIAN HOUSE PRICE $870,000 CoreLogic	SUBURB MEDIAN HOUSE RENT $650pw
SUBURB VACANCY RATE 2.24%	DAYS ON MARKET 18 days

LOCAL MARKET SNAPSHOT · QLD 4133

+16.6%	2.24%	$650pw	18 Days
12-MONTH GROWTH	VACANCY RATE	MEDIAN HOUSE RENT	AVG. TIME ON MARKET

Source: Cotality (CoreLogic) & HtAG Analytics suburb data, July 2026. *Rental income is a market-comparable estimate, not a formal appraisal.

bldWealth.

ROOMING HOUSE INVESTMENT

SOUTHPORT

QLD 4215

One title. Multiple incomes.

QUALITY ROOMING ACCOMMODATION | 4 ROOMS

PURCHASE PRICE

$1,395,000

Quality rooming accommodation

KEY INVESTMENT FIGURES

RENTAL INCOME $2,000pw 4 rooms x $500pw	**GROSS RENTAL YIELD** 7.46%
SUBURB MEDIAN HOUSE PRICE $1,264,000 PRD, Q4 2025	**SUBURB MEDIAN HOUSE RENT** $850pw YIP
SUBURB VACANCY RATE 0.7% Dec 2025	**DAYS ON MARKET** 24 days YIP/CoreLogic

LOCAL MARKET SNAPSHOT · QLD 4215

+19.8%	0.7%	$850pw	24 Days
12-MONTH GROWTH	VACANCY RATE	MEDIAN HOUSE RENT	AVG. TIME ON MARKET

Source: PRD Southport Market Update (Q4 2025) & YourInvestmentProperty (YIP) suburb data.

bldWealth.

ROOMING HOUSE INVESTMENT

WYNNUM WEST

QLD 4178

One title. Multiple incomes.

QUALITY ROOMING ACCOMMODATION | 5 STUDIOS

PACKAGE PRICE

$1,466,900

Fixed price, full turnkey

KEY INVESTMENT FIGURES

RENTAL INCOME $2,330pw 5 studios x $460pw	**GROSS RENTAL YIELD** 8.11%
SUBURB MEDIAN HOUSE PRICE $1,185,000 CoreLogic/YIP	**SUBURB MEDIAN HOUSE RENT** $720pw CoreLogic/YIP
SUBURB VACANCY RATE 0.56–0.8%	**DAYS ON MARKET** 14 days CoreLogic/YIP

LOCAL MARKET SNAPSHOT · QLD 4178

11.8–16.5%	0.56–0.8%	$720pw	14 Days
12-MONTH GROWTH	VACANCY RATE	MEDIAN HOUSE RENT	AVG. TIME ON MARKET

Source: CoreLogic & HtAG Analytics, Wynnum West suburb data, mid-2026.