

# The Acutt & Greet Property Post

## 4 Months in: Building Momentum, Delivering Results



Acutt & Greet was founded by experienced agents Megan Acutt (since 2008) and Georgia Greet (since 2017), combining deep industry knowledge with a genuine, client-first approach. After years within large agencies, they set out to create a boutique business focused on relationships, authenticity, and doing things differently. In just four short months, the results speak for themselves—over 40 properties listed, 21 sold, and plenty more coming soon

### What Is Your Property Worth?

Book Your Free Appraisal Here



If you've been thinking about selling, or even just wondering what your home might be worth, it's a great time to arrange a free, no-obligation appraisal. This gives you an accurate, up-to-date understanding of your property's value in today's market, based on current buyer demand and recent local sales. There's absolutely no pressure to make a move. An appraisal is simply an opportunity to gather the information you need, so you can make confident decisions when the time is right for you. Whether you're considering selling in the near future or just planning ahead, having a clear idea of your home's value now can be incredibly beneficial.

The property market can shift over time, so what your home is worth today may look different in a few months. By getting an appraisal, you'll be in a stronger position to understand your options, plan your next steps, and take advantage of the market when it suits you. When you're ready, we're here to help - until then, it's all about giving you the knowledge and confidence to move forward on your terms.

### We Asked ChatGPT:

#### Why Inflation Is Rising in Australia?

Inflation just means prices are going up. In Australia, one big reason is that everything costs more to produce and deliver. Fuel prices, shipping costs, and wages have all gone up, so businesses charge more to cover those higher costs. When it costs more to run a business, those extra costs get passed on to you at the checkout.

Another reason is strong demand—people are still spending. Even though interest rates have risen, many Australians are still buying homes, eating out, and shopping. When lots of people want to buy things at the same time, businesses can raise prices because they know someone will pay. Think of it like an auction—more bidders, higher prices.

Finally, housing is a major driver. Rent and mortgage costs have jumped due to higher interest rates and a shortage of homes. Landlords increase rent, homeowners pay more on loans, and those costs ripple through the economy. So even if you're not buying a house, you still feel it—because housing affects almost everything else.

# MARKET UPDATE

Rosewood's property market continues to perform strongly, with steady price growth driven by consistent buyer demand and limited housing supply. Median house prices are currently sitting in the mid-\$700,000 to low-\$800,000 range, reinforcing Rosewood's reputation as an affordable option within the greater Ipswich Region. Homes are selling well, with properties generally spending only a short period on the market before securing a sale, highlighting strong competition among buyers. The suburb's appeal lies in its relaxed country-town lifestyle, larger block sizes, and convenient access to Ipswich and Brisbane, making it particularly attractive to families and owner-occupiers seeking value without sacrificing connectivity. Overall, the Rosewood market remains well-balanced and confidently positioned for continued, steady growth.



## JUDY'S PIE VAN IS SELLING

Judy's Pie Van is selling and ready for its next owner. A great opportunity to own a well-known pie van business. Perfect for someone wanting to step straight into a ready-to-run mobile food business. Comes with all current stock. Coffee machine included. Extra equipment included. Recommendations for stock suppliers. Advice on large weekend events and good locations to trade.



Contact Judy directly  
0409 901 825

**\$60,000**

## Form Somerset Pilates

'live local, move well'

Just one week after launching, Form Somerset Pilates has already made a strong impression within the local community. Offering both reformer and mat Pilates, the studio provides a welcoming and inclusive space for people of all fitness levels, quickly establishing itself as a place not just for movement, but for connection. Georgia recently joined forces with the team



at Form to host a "Pilates & Prosecco" evening, designed to bring locals together for a relaxed, social, and feel-good experience. The event was a great success, with a fantastic turnout and plenty of positive feedback, highlighting just how much the community values opportunities to connect in a fun and supportive environment.

Building on that momentum, Georgia has decided to introduce a monthly "walk club," set to take place on the last Sunday of each month. The idea is simple—create a consistent, welcoming space for locals to come together, get moving, and enjoy the outdoors while meeting new people. It's another step toward fostering a strong sense of community, and everyone is invited to be part of it.

## Horse Agistment Available Rosewood Area

offering a large shared paddock with plenty of space for horses to graze and move freely. This is a self-care agistment arrangement, suitable for owners who prefer to manage their own horses while providing them with a spacious paddock environment.

### Features:

- Large paddock suitable for multiple horses / Good natural feed available / Reliable water supply / Relaxed rural setting / Reasonable rates

### Requirements:

- Horse owner insurance required

This agistment is best suited to owners with several horses, as the paddock is intended for multiple horses running together. Small numbers are not preferred.



For further information or to enquire about availability, please contact Stuart and Maree, on 0413 328 251. Serious enquiries only.

## Recently Sold



3 Madden Lane,  
Rosewood

SOLD FOR \$820,000  
2 bed | 1 bath | 4 car | 1194m<sup>2</sup>

**megan acutt** | 0488 773 001



93 Kruger Road,  
Coleyville

SOLD FOR \$755,000  
shed | 4047m<sup>2</sup>

**megan acutt** | 0488 773 001



88 Mt Berryman Road,  
Mt Berryman

SOLD FOR \$920,000  
2 bed | 1 bath | 2 car | 51.8ha

**georgia greef** | 0429 950 398



23 Alfred Street,  
Grandchester

SOLD FOR \$880,000  
4 bed | 1 bath | 2 car | 3.83 acres

**megan acutt** | 0488 773 001

## New To The Market



45 Peregrine Drive, Lowood  
FOR SALE

4 bed | 2 bath | 2 car | 700m<sup>2</sup>

**georgia greef** | 0429 950 398



25 Perrys Crescent, Rosewood  
FOR SALE

4 bed | 2 bath | 2 car | 795m<sup>2</sup>

**megan acutt** | 0488 773 001



4 Malabar Drive, Forest Hill  
FOR SALE

5 bed | 2 bath | 5 car | 1.81ha

**georgia greef** | 0429 950 398

Scan For New Listings



# Our Team Is Expanding

You might recognise this face...

After years of serving locals at Drakes, Jayden is starting an exciting new chapter - joining Acutt & Greet Real Estate in just a few weeks!

Born and raised here, Jayden knows the community inside and out, and he genuinely cares about the people in it. That connection can't be taught; and it's exactly why we're so thrilled to have him on board.

Over the coming weeks, you'll see him learning the ropes and preparing to hit the ground running. If you spot him around town, be sure to congratulate him on his new adventure!



Welcome to the team, Jayden!

Marissa Stapleton was born and raised in Rosewood, Queensland, giving her deep roots and strong connections throughout the community. Known locally for her friendly and approachable nature, Marissa has always loved being part of the town she calls home.

Excited to begin her journey into real estate, she is eager to learn from experienced professionals like Megan and Georgia, soaking up knowledge and skills that will one day allow her to confidently guide people through the Rosewood property market. With her passion for the area and genuine care for the people in it, Marissa is building the foundation to make a meaningful impact in the local property community while helping buyers and sellers feel supported every step of the way.

## Awarded Agent of the Year - Rosewood 2026



We're proud to share that Megan Acutt has been recognised as Agent of the Year for Rosewood 2026 by RateMyAgent - an achievement based entirely on client feedback, results, and consistency. This award reflects not just strong sales performance, but a commitment to delivering genuine service, clear communication, and outstanding outcomes for every client. In a competitive market, being recognised at this level is a testament to the trust and support of the local community.

Since launching Acutt & Greet, this recognition reinforces exactly what the business was built on - authentic relationships, local expertise, and a results-driven approach without the corporate feel. With strong

momentum already in the first few months, this award is just the beginning, and the focus remains the same: delivering exceptional service and results for sellers and buyers across Rosewood and beyond.

## GLUTEN FREE BANANA & BLUEBERRY BREAD

- 3 medium-sized ripe bananas
  - 60 g (1/4 cup) coconut oil (or sub olive or vegetable oil)
  - 1 teaspoon apple cider vinegar
- \*(ensure gluten-free if necessary)
- Pinch salt
  - 1/2 teaspoon ground cinnamon (optional)
  - 150 g (1 1/4 cup) ground almonds (almond meal)
  - 150 g (1 1/4 cup) gluten-free flour blend (or sub plain flour if not gluten-free)
  - 2 heaped teaspoons baking powder (ensure gluten-free if necessary)
  - 1/4 teaspoon bicarbonate of soda (baking soda)
  - 20 ml (1/2 cup) unsweetened almond milk (or any other plant-based milk)
  - 100 g (1 cup) fresh blueberries
  - To decorate (optional):
  - 3 tablespoons flaked almonds or coconut

1. Preheat oven to 180 degrees Celsius (350 degrees Fahrenheit)
2. Peel the bananas and place in a wide-bottomed bowl, then use a fork to mash until you get a smooth paste
3. Place the coconut oil in a separate large bowl and melt over a saucepan of boiling water or in the microwave (skip this step if using any other oil)
4. Once melted, add the vinegar to the same bowl along with the salt (and cinnamon if using) and ground almonds
5. Sift in the flour, baking powder and bicarbonate of soda
6. Add the mashed bananas, and mix well, adding the milk a small amount at a time until you get a loose batter. You may not need to use it all depending on how liquidy your bananas are - you may also need to add a little more milk if your bananas are dry
7. Add the blueberries and fold them in gently to make sure you don't crush them
8. Transfer the mixture into a loaf tin lined with greased baking paper (I used a one-pound loaf tin)
9. Scatter over flaked almonds or coconut, if desired
10. Bake in oven for around 45 minutes until risen and golden brown and an inserted skewer comes out clean
11. Once out the oven, leave to cool completely before cutting
12. Keeps covered in the fridge for up to a few days - best reheated in the toaster!
13. Notes
14. \*The acidity of the vinegar reacts with the alkali bicarbonate of soda to make the bread fluffy. If you can't get hold of vinegar, substitute it with lemon juice.

# Message From The Directors

Megan Acutt & Georgia Greet



We'd like to take a moment to sincerely thank our clients, community, and supporters for the incredible backing since launching Acutt & Greet. The encouragement, referrals, and trust you've placed in us over the past few months have been nothing short of amazing. We're proud to be building something different - focused on genuine relationships, strong results, and a personalised approach, and we're excited for what's ahead. Thank you for being part of the journey.

Y P L N L G L X B U Y E R I A  
 S A N T F I G E D M P H U V C  
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SOLD BUYER PROPERTY  
 CONTRACT LISTING APPRAISAL  
 VIEWING BUSINESS UNCONDITIONAL  
 AGENT DEED ACUTT AND GREET

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## THE HOUSE THAT KNEW TOO MUCH — EPISODE 1

The house on Alder Ridge should've sold in a week. Water views. Architectural design. The kind of place buyers fight over. Instead... it sat. "Probably overpriced," Tom muttered, flipping through the listing. "It's not," Mia replied, already grabbing the keys. "And you know it." The first couple arrived right on time. Young, excited, already talking about where they'd put the baby's cot. Twenty minutes later, they walked out in silence. No smiles. No questions. Just... gone. By that afternoon, their offer—well above asking—was withdrawn. No explanation. "Cold feet," Tom said. "Maybe," Mia replied.

"But when the second buyer cancelled mid-inspection the next day... and the third refused to even step inside... Mia started paying attention. That night, she pulled up the property file again. One detail she'd skimmed over before suddenly felt heavier. Previous owner: Elena Voss Status: Missing — 2003 Mia stared at the screen. Then her phone rang. Unknown number. She hesitated... then answered. A voice, barely above a whisper: "Stop showing that house." The line went dead. Mia slowly turned back to the listing photos. For the first time... the house didn't look empty. It looked like it was waiting.

Next month: Why does everyone walk out... and what really happened to Elena Voss?