

acutt & greet

PROPERTY POST

Big Changes Are Coming to Property Transactions in 2026

Buying or selling property in Australia is about to involve a lot more paperwork. From July 2026, new anti-money laundering laws will change how real estate transactions are handled across the country.

The new Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) reforms will bring real estate agencies, buyer's agents and property developers into the same compliance system already used by banks and financial institutions.

The changes are designed to reduce money laundering through Australian property and increase transparency across the industry. So, what does this mean for buyers and sellers?

Under the new laws, agencies will be required to properly verify the identity of clients, assess transaction risks and report suspicious activity to

AUSTRAC, Australia's financial crime regulator.

Clients may notice additional compliance checks during property transactions, including requests for:

- Driver licences or passports
- Company or trust documentation
- Verification of ownership structures
- Information regarding source of funds

Transactions involving overseas funds, complex ownership structures, unexplained payments or unusual urgency may also attract additional scrutiny.

For real estate businesses, the reforms will introduce significant new obligations, including formal compliance programs, staff training, risk assessment procedures and long-term record keeping requirements.

While the changes will increase administration across the industry, they will apply to all agencies nationally and are expected to become a standard part of buying and selling property moving forward.

Key dates to know:

- March 2026 AUSTRAC enrolments open
- 1 July 2026 — New AML laws commence for real estate
- Late July 2026 — Businesses must complete AUSTRAC enrolment

The reforms represent one of the biggest operational changes to the real estate industry in decades and will significantly reshape how property transactions are managed in Australia.

At Acutt & Greet Real Estate, we'll continue preparing early so we can guide our clients smoothly through these upcoming changes.

We Asked Georgia...

"Great real estate agents understand that in today's market, their real value isn't access to listings - it's their ability to interpret the market, manage emotion, and create certainty in uncertain conditions.

The best agents are incredibly strategic. They know how to read buyer behaviour, position a property correctly from day one, negotiate beyond just price, and

What's one piece of advice you wish every seller understood before going to market?

communicate in a way that keeps people confident throughout the process. They're proactive, data-informed, and highly relationship-driven.

What really separates them, though, is that they stop acting like salespeople and start acting like trusted advisors. Anyone can open doors or upload a property online, but great agents guide people through one

of the biggest financial and emotional decisions of their lives with clarity, honesty, and leadership.

That's exactly what's different about our agency. We focus on relationships over transactions, strategy over shortcuts, and creating an experience where clients feel informed, supported, and genuinely looked after from start to finish."

Missed last months?
Scan here to view.

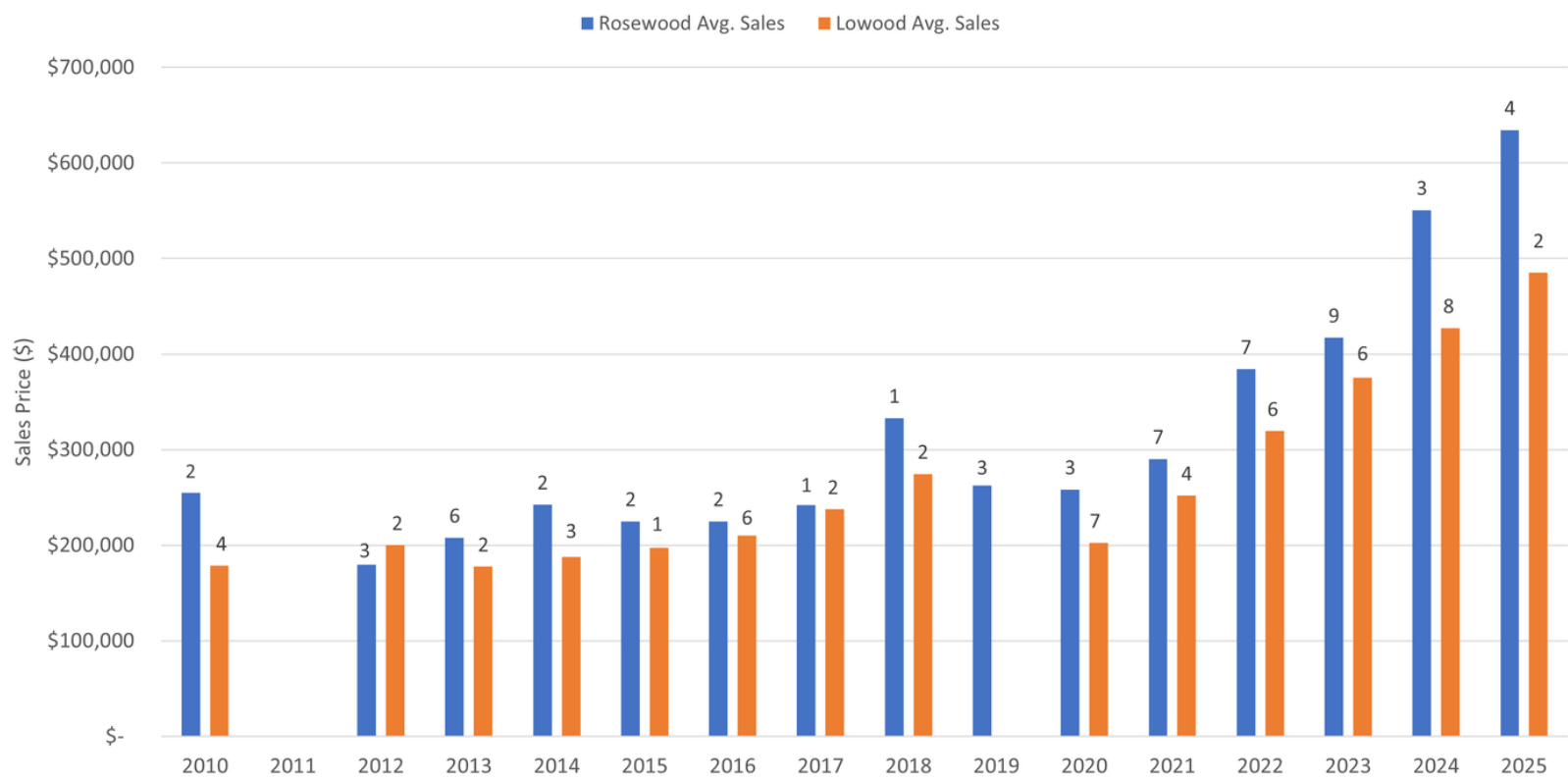


What is your property worth?
Book your free appraisal here.



Rosewood Vs. Lowood

All sales are based on 3 bedroom, 1 bathroom, 1 car properties on land sizes between 500m² and 1400m².



Disclaimer: The information contained in this report has been prepared using sales data believed to be reliable at the time of compilation. While care has been taken to ensure accuracy, no guarantee or warranty is given regarding the completeness, correctness, or suitability of the information for any particular purpose. Market conditions, property presentation, location nuances, improvements, and individual sale circumstances may materially affect sale prices and outcomes. This analysis is intended for general informational purposes only and should not be relied upon as formal valuation advice.

We Asked Michala...



What do you think makes great customer service in real estate today?
“Simple, always honesty and communication.”

What’s something people would be surprised to learn about you outside of work?
“Above all, in my free time I enjoy spending time with my family – they are my world. And when I get a bit of downtime, I don’t mind having a quiet beverage or three, watching NRL (up the Broncos) and a little flutter now and then.”

If you weren’t working in real estate, what do you think you’d be doing?
“I think I’d go back to hospitality – not so much pubs, but I’d love to run my own café one day.”

After 6 years working together, what’s the funniest or most memorable moment you’ve had at Acutt & Greet?
“My most memorable moment was earning my Real Estate License. When I first started working for Megan, I was doing pamphlet drops, so becoming licensed felt like a huge achievement. I never imagined this journey was possible for me.”

What’s the biggest lesson you’ve learned working in real estate over the years?
“No matter how easy or challenging the sale of a

property may be, being part of someone’s journey as they buy or sell and begin their next chapter is the greatest reward. I am truly honored to be a part of it.”

What’s one local business, café, or hidden gem in the community you think everyone should know about?
“The Grandchester Hotel – having lived in Grandchester and worked behind the bar many moons ago – holds many fond memories for me, although some of them are a little hazy... LOL. Thank you, Rachael.”

new to the market

FOR SALE

235 Edwards Street, Flinders View

FOR SALE

20A Marian Street, Booval

FOR SALE

33 Long Gully Road, Sommerholm

FOR SALE

6 Pender Street, North Ipswich

recently sold

SOLD | \$805,000

39 Nimmo Street, North Booval

SOLD | \$815,000

38 Tawney Street, Lowood

Scan here for our active listings



Business Spotlight | Elly – Rae Fashions

What’s one piece of advice you’d give to women wanting to feel more confident in what they wear?

“Buy something that you are comfortable in as when you are comfortable, you are confident.”

Rosewood has such a strong community feel – what do you love most about being part of it?

“Knowing people when you’re walking up the street & the number of new customers who come to ER Fashions & comment on the lovely old buildings & as they say “Rosewood has a nice feel about it”. I feel that initially comes from community spirit.”

What makes Elle Rae Fashions feel different from other boutiques?

“I feel it’s our customer service, our selection of stock & colours.”

If your wardrobe could only contain three items forever, what are you keeping?

“Ohh my gosh... Have you seen my wardrobe!!! 3 pretty dresses!!”

If you could raid one celebrity’s wardrobe for a day, whose would it be?

“Meryl Streep - sophisticated & understated style.”

What fashion trend are you loving right now – and which one do you hope never makes a comeback?

“I’m loving the simplicity of garments at the moment, put them on & wear them (the garment does all the work) and I hope leg warmers never ever come back in fashion.”

When you’re not at the boutique, how do you like to spend your weekends?

“Watching movies on telly.”

What’s one thing people would be surprised to learn about you outside of fashion?

“I love Karaoke.”

What’s been one of your funniest or most memorable moments with a customer?

“Well, it wasn’t a customer but an old gentleman sitting outside on the seat (when I was down the bottom shop) I had just been to the ladies before I was walking up the street to go to the bank. Walking past this gentleman he said to me “Excuse me love, is your skirt supposed to be like that”!!! Whoops... Embarrassment plus, but I just laughed & made a quick adjustment to my dress before going any further. A moment I haven’t forgotten in 22 years.”

What’s next for Elly Rae Fashions – any exciting plans, dreams, or surprises coming up?

“It surprises me how far & wide ladies come from to buy at ER Fashions.

Elly - Rae Fashion’s will just keep doing what we do best, dressing ladies to be their best selves & loving what they wear.”

“Thank you Acutt & Greet for wanting my store to be part of your wonderful newsletter.”

- Elly Rae

The 23rd Annual Somerset Rail Trail Classic

The 23rd Annual Somerset Rail Trail Race is fast approaching, taking place on Sunday, 12 July 2026, and is set to once again bring the community together for a day of activity, connection, and incredible scenery.

Delivered by Somerset Regional Council, this much-loved event is all about encouraging a healthy, active lifestyle while showcasing the very best of the Somerset region.

Set along Australia’s longest recreational rail trail, the iconic Brisbane Valley Rail Trail, participants will experience sweeping views of the Brisbane

Valley and the Brisbane River as they make their way along this historic track. With a range of options including 3km and 8km run or walk events, as well as 20km and 44km bike rides, there’s something for everyone whether you’re a seasoned competitor or just looking to enjoy the day at your own pace.

Proudly supported by Georgia, this year’s event continues to grow as a highlight on the local calendar, offering the perfect opportunity to get outdoors, get active, and be part of a vibrant community atmosphere.

Scan here to get more information on the event, or to register with the early bird perks



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Market Pause or Market Reset?

Over the past few weeks, the local property market has certainly taken its foot off the accelerator – but contrary to some headlines, this isn’t a case of doom and gloom. In reality, several outside influences have combined to create a temporary slowdown across the region. International uncertainty surrounding ongoing conflict overseas has understandably affected consumer confidence, while a run of public holidays including Easter, Labour Day and Ipswich Show Day disrupted the rhythm of inspections, buyer activity and decision-making. Add to that what many Australians are calling one of the toughest Federal Budgets in recent memory and it’s

no surprise some buyers and sellers chose to pause and reassess. We’ve seen enquiry levels soften slightly and open home attendance fluctuate, but importantly, the market hasn’t stopped. Quality homes that are priced correctly and presented well are still attracting genuine buyers and achieving strong results. More encouragingly, the signs of recovery are already appearing. Buyer enquiry is beginning to rise again, appraisal numbers are increasing, and confidence appears to be slowly returning to the market. Real estate has always moved in cycles – and this feels far more like a short breather than a long-term decline.



Chocolate self-saucing pudding

INGREDIENTS:

- Melted dairy spread, to grease
- 150g (1 cup) self-raising flour
- 240g (1 1/2 cups, lightly packed) brown sugar
- 50g (1/2 cup) cocoa powder
- 125ml (1/2 cup) skim milk
- 40g reduced-fat dairy spread, melted
- 500ml (2 cups) boiling water
- Reduced-fat ice-cream, to serve

METHOD:

Step 1

Preheat oven to 180°C. Brush a 1.5L (6-cup) capacity ovenproof dish with melted dairy spread to lightly grease.

Step 2

Combine the flour, half the sugar and half the cocoa in a medium bowl. Add the milk and dairy spread and stir until well combined. Pour into the prepared dish.

Step 3

Sift the remaining sugar and cocoa into a bowl. Sprinkle pudding with sugar mixture. Gently pour in boiling water.

Step 4

Bake in oven for 35-40 minutes or until a cake-like top forms and a skewer inserted halfway into the centre comes out clean. Remove from oven and set aside for 5 minutes to cool slightly. Serve immediately with reduced-fat ice-cream.

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The House That Knew Too Much – Ep 3

Mia stared at the screen as the phone rang through the silent office. Tom instinctively reached for it, but she grabbed his wrist before he could answer. Something about the call felt wrong. The ringing stopped on its own, and a voicemail notification appeared immediately after. There was no number attached. “You’re seriously going to play that?” Tom asked. Mia ignored him and pressed play. At first there was only static, then a woman’s quiet voice whispered through the speaker. “Look at the walls.” The message cut off. Tom rubbed a hand over his face uneasily, but Mia was already zooming back into the image attachment.

She ignored the blurred figure in the corner and focused on the room itself. Near the doorway, faint marks hidden beneath layers of white paint caught her attention. “Can you sharpen that?” Tom asked. Mia adjusted the image until the scratches slowly formed words.

Not All Rooms Stay Empty

A chill settled over the room. “That definitely wasn’t in the listing photos,” Tom muttered. “No,” Mia said softly. “Someone painted over it.” She reopened the archived property records and searched through old renovation permits until one from 2003 stood out: Interior wall modification — east wing. The permit had no contractor listed and was marked withdrawn.

That same word again. Mia dug deeper until she found an old blueprint of Alder Ridge. Comparing it to the current layout, she realised part of the house had been hidden. The hallway dimensions were wrong. There was space missing inside the walls. “There’s supposed to be another room there,” Tom whispered. Then Mia spotted handwriting in the corner of the blueprint.

E. Voss – Do not seal again

Her pulse quickened as she zoomed in further and uncovered another message beneath it.

She’s still inside.

The office lights went out.

Next episode: Mia realises the hidden room may not have been built to keep something out—but to keep something in.