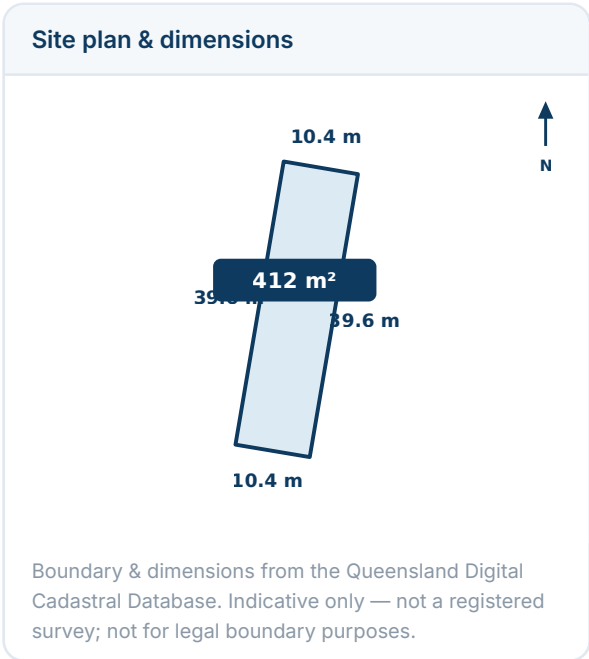


# Your property at a glance

237 VULTURE Street, South Brisbane, QLD, 4101

3RP11692 • 412 m<sup>2</sup> • Brisbane City

FREE PROPERTY REPORT



## At a glance

Land area	412 m <sup>2</sup> (cadastre)
Approx. dimensions	39.6 × 10.4 m
Lot / Plan	3RP11692
Zone	LMDR — Low-medium density residential
Council	Brisbane City
Postcode	4101

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237 VULTURE Street, South Brisbane, QLD, 4101 · Free Property Report · Generated 7 June 2026

## 1 Your Property

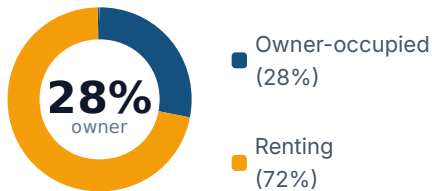
### 237 VULTURE Street, South Brisbane, QLD, 4101

3RP11692 • 425 m<sup>2</sup> • Brisbane City

Source: QLD cadastre (computed from polygon) · guide only — verify with a surveyor before reliance

#### Freehold Title

Neighbourhood Tenure Mix



#### Zone: Low-medium density residential

This is a residential property — you can live here and potentially develop further.

Planning objectives for this zone:

- The purpose of the low-medium density residential zone is to provide for a variety of low to medium density dwelling types; and community uses, and small-scale services, facilities and infrastructure, to support local residents.

## 2 What You Can Do

#### Your property is zoned LMDR — Low-medium density residential

Here's what this means for what you can do with your property.

#### ! Subdivision

Subdivision is permitted with consent. No minimum lot size control is mapped for this location — check with council.

## 3 What's Allowed on Your Land

Low-medium density residential (LMDR) has 0 land use classifications.

## 4 Improvement Options

### ✘ Granny Flat

Secondary dwellings are not permitted in your zone.

### i Swimming Pool

Pools are generally exempt development (no DA needed) if they meet setback and fencing requirements under the planning scheme's self-assessable code.

### ! Subdivision

Subdivision is permitted with consent. No minimum lot size control is mapped for this location — check with council.

## 5 Neighbourhood Context

Population  
**14,243 (7063/km<sup>2</sup>)**

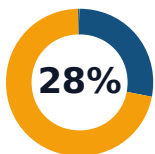
Median household income  
**\$95,212/yr**

Dwelling mix  
**93.5% apartments, 4.4% houses**

Tenure  
**27.6% owner, 70.2% renting**  
→ High rental demand — relevant for dual occupancy / boarding house

Median age  
**29.0**

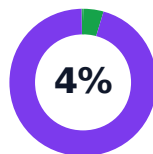
Tenure



Owner  
(28%)

Renter  
(72%)

Housing Type



Houses  
(4%)

Apartments  
(96%)

Population density 7063/km<sup>2</sup> — above metro average. Relevant to Clause 4.6 density arguments and infrastructure capacity assessments.

Median weekly rent: \$850/wk (2BR unit), \$887.45/wk (house) — postcode 4101

**Community safety:** 321 offences per 100,000 / month **↑ 18% YoY**

441 property · 87 person (per 100k/mo)

Source: Queensland Police Service reported offences — Brisbane City LGA (12 months to 2026-04-01)

#### MARKET & DEVELOPMENT MOMENTUM

Median price (Greater Brisbane) — House \$1,100,000 **↑ 17.6%** 12mo · Unit \$793,000 **↑ 21.1%** 12mo

Sales volume **↓ 11.3%** 12mo

DA lodgements (Brisbane City) 527/mo avg → **0.5%** YoY

Supply pipeline — 1,142 dwellings approved (qtr) **↑ 16.0%** YoY · pipeline-to-stock 36.9%

Price & volume at Greater-Capital-City grain (QLD has no free per-suburb sale price); development pipeline at LGA grain. Price series to 2025-10-01.

#### NEARBY SCHOOLS & HEALTH

Somerville House Aquatic Centre (unknown) · 193 m

TAFE Queensland - South Bank (unknown) · 347 m

Somerville House (South Brisbane) (independent) · 361 m

Nearest public health facility — Queensland Children's Hospital (public\_acute\_hospital) · 907 m

ICSEA = ABS Index of Community Socio-Educational Advantage (state mean 1000). Source: ACARA / Queensland Health.

#### SITE RISK PROFILE

**low** (composite 19/100)

Main factors: Industrial emitter proximity, Heritage, Flood, UPSS proximity

Consolidated hazard screen across 20 dimensions (flood, bushfire, contamination, coastal, heritage, acquisition, ...). Indicative only — confirm with a site-specific assessment.

Source: ABS Census 2021 (SA2: South Brisbane)

## 6 Defined Terms

### Brisbane City Plan 2014 — Defined Terms

The defined terms of **Brisbane City Plan 2014** are reproduced in full in a free companion glossary, so this report stays focused on your property. The glossary is shared across every report under this instrument and updated with it.

**Download the full defined-terms glossary (PDF)** → <https://zonedss.com/glossary/brisbane-city-plan-2014.pdf>

UNLOCK THE FULL PICTURE

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- ✓ DA insights — approval rates, determination timelines & neighbour outcomes
- ✓ Risk & constraints — flood, bushfire, heritage & contamination overlays
- ✓ Planning references — clause-level citations, ready for your solicitor

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**Sources.** the Queensland Digital Cadastral Database (boundaries, areas & dimensions), Queensland planning schemes (zoning & overlay codes) and ABS Census 2021 (demographics). All figures are **indicative only and are not legal, survey, or valuation values** — they may contain errors and must not be relied on for development, financial, or legal decisions. This automated summary is general information, not professional advice; verify current operative provisions against Queensland Legislation ([legislation.qld.gov.au](https://legislation.qld.gov.au)) and confirm with Brisbane City and a qualified professional before acting. © 2026 ZoneDSS.