

APRIL 2026

TROPHY PERTH TOWER POISED FOR \$200M SHOWDOWN  
(PICTURED: 256 ST GEORGES TERRACE, PERTH)

CAPITAL GROWTH RETURNS TO COMMERCIAL PROPERTY MARKETS

SERVICE STATIONS EMERGE AS CRITICAL INFRASTRUCTURE IN  
AUSTRALIA'S ELECTRIC TRANSITION





# Welcome to the April edition of *Portfolio Magazine*

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**James Linacre**  
CEO  
RWC Australia and New Zealand

There's no doubt the headlines are a bit noisy at the moment, but when you look a little closer, there are some genuinely encouraging signs emerging across the commercial property market in Australia and New Zealand.

Despite all the noise around interest rates and what's happening globally, the reality in large segments of the market in Australia and New Zealand feels a lot more constructive.

Pricing has adjusted and has created a level of realism on both sides of the table that we haven't seen for a few years. All of that pent up capital that we often speak of hasn't disappeared, it's just become more selective, which is actually a positive for those running good campaigns and bringing quality assets to market.

Leasing activity is holding up, particularly where there's genuine demand, and in a lot of sectors we're

still dealing with a shortage of well-located, functional stock. When you layer in population growth and ongoing infrastructure spend, there's a pretty solid base forming. It's not without its challenges, but it feels to me like a disciplined and believe it or not some what sustainable market and one where buyers can really get on the front foot again and secure assets with a strong value add profile.

We have our bi-annual RWC Auction Showcase coming up for the whole month of June. Please feel free to contact me if you would like to learn about how you can take advantage of thousands of dollars worth of extra marketing, and get in front of the most buoyant buyers in the country.

Have a great month ahead.

# Quick jump to a region



## The year of the “clever play”



In a market defined by “clever plays” and a shift toward high-utility assets, the 2026 Australian commercial property landscape is proving that the era of easy money has been replaced by an era of strategic operations.

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According to the latest insights from Vanessa Rader, Ray White’s head of research, and Su-Lin Tan of Green Street News, the narrative for the year ahead is about more than just owning land.

“The lines between commercial and residential investment are expected to blur,” Vanessa Rader explained during the Between the Lines Live session.

“Purpose-built student accommodation, co-living, and modern boarding houses will emerge as legitimate sectors as investors recognise the structural under-supply in housing and the defensive income these assets deliver.”

Reflecting on the volatility of the past year, Su-Lin Tan noted that global factors remain the primary “X-factor” for domestic stability.

“My forecast is entirely dependent on how crazy things get in America!” Su-Lin Tan said. “It all really matters... the more turbulence there is, the more disruption there is to supply chains, and that has repercussions throughout all economies.”

One of the most surprising success stories of 2026 is the resilience of the retail sector. “Retail’s not dead,” Vanessa said. “The combination of constrained supply, steady foot traffic recovery, and rental growth will make retail one of the standout performers in 2026. Neighborhood and convenience-based centers will shine as consumers prioritise local shopping experiences over destination retail.”

The office sector, however, presents a more complex puzzle, with a widening gap between top-tier and lower-grade buildings. “The divergence between premium and secondary office assets will continue to widen dramatically in 2026,” Vanessa said. “Premium grade office buildings with strong

ESG credentials, modern amenities, and prime locations will continue to outperform... while lower quality secondary stock faces genuine obsolescence.”

For those with an appetite for risk, Su-Lin suggested there is still a window for the bold. “If you can manage the risk and you have a play that is slightly different to someone else’s play, there is an opportunity in the office market right now. It’s the ultimate contrarian move.”

Looking at the broader economic picture, the duo noted that the market is watching the Reserve Bank closely. “This year, the consensus is that if interest rates are going to move, they may go upwards, albeit later on in the year,” Vanessa said.

“Inflation numbers are going to be the numbers that everybody looks at super, super carefully -because if someone was going to buy and then the interest rates hike up, that obviously changes the return profile of whatever they were looking to buy.”

Ultimately, the message for 2026 is one of disciplined, selective growth. As Vanessa concluded: “Construction activity will pick up as investors recognise the sector’s recovery is genuine rather than temporary... but projects commencing in 2026 will be well-considered and pre-leased, reflecting a more disciplined approach than previous cycles.”

# Rick Silberman joins RWC retail to lead Victorian expansion



RWC Retail has officially launched in Victoria, increasing its national presence with the appointment of Rick Silberman as partner & head of Victoria.

With an established footprint in Queensland and NSW, the move into Melbourne represents what managing director Lachlan O’Keeffe describes as “the natural progression of a business built to outperform.”

“We started our retail careers in Queensland over a decade ago and have built something incredibly strong in the retail space,” Mr O’Keeffe said.

“Two years ago we expanded into New South Wales; Victoria was always the next step. It was also largely driven by necessity as we were receiving a significant volume of enquiries from vendors seeking to list their retail assets in Victoria.

“We recognised the need to appoint a dedicated head of Victoria to lead the team and properly service this important market. The stars aligned in terms of timing, opportunity and finding the right partner.”

That partner is Rick Silberman - one of Victoria’s most accomplished retail investment agents - who joins after a 12-year career that has seen him sell shopping centres above the \$80 million mark and a plethora of huge retail names including KFCs, Bunnings, Kmart, Woolworths, Coles and Officeworks.

For Mr Silberman, the move was about raising the bar in a market he believes deserves more.

“Victoria has been through a trying period and some challenging times,” Mr Silberman said.

“Despite this, retail has consistently proven to be one of the most sought after asset classes. In both strong and challenging market conditions, national retailers backed by long-term leases remain highly attractive investments.

“Retail can be summed up in one word right now: resilient. Record yields are still being achieved across asset classes, and Melbourne vendors are operating from a position of strength. There’s no reason to settle for average outcomes.”

Mr Silberman’s track record includes the three sharpest fast food yields in Australia, with Red Rooster in Pascoe Vale at a 2.3 per cent yield - a national record, the KFC in Niddrie at 2.4 per cent, and the KFC in Thornbury at 2.77 per cent.

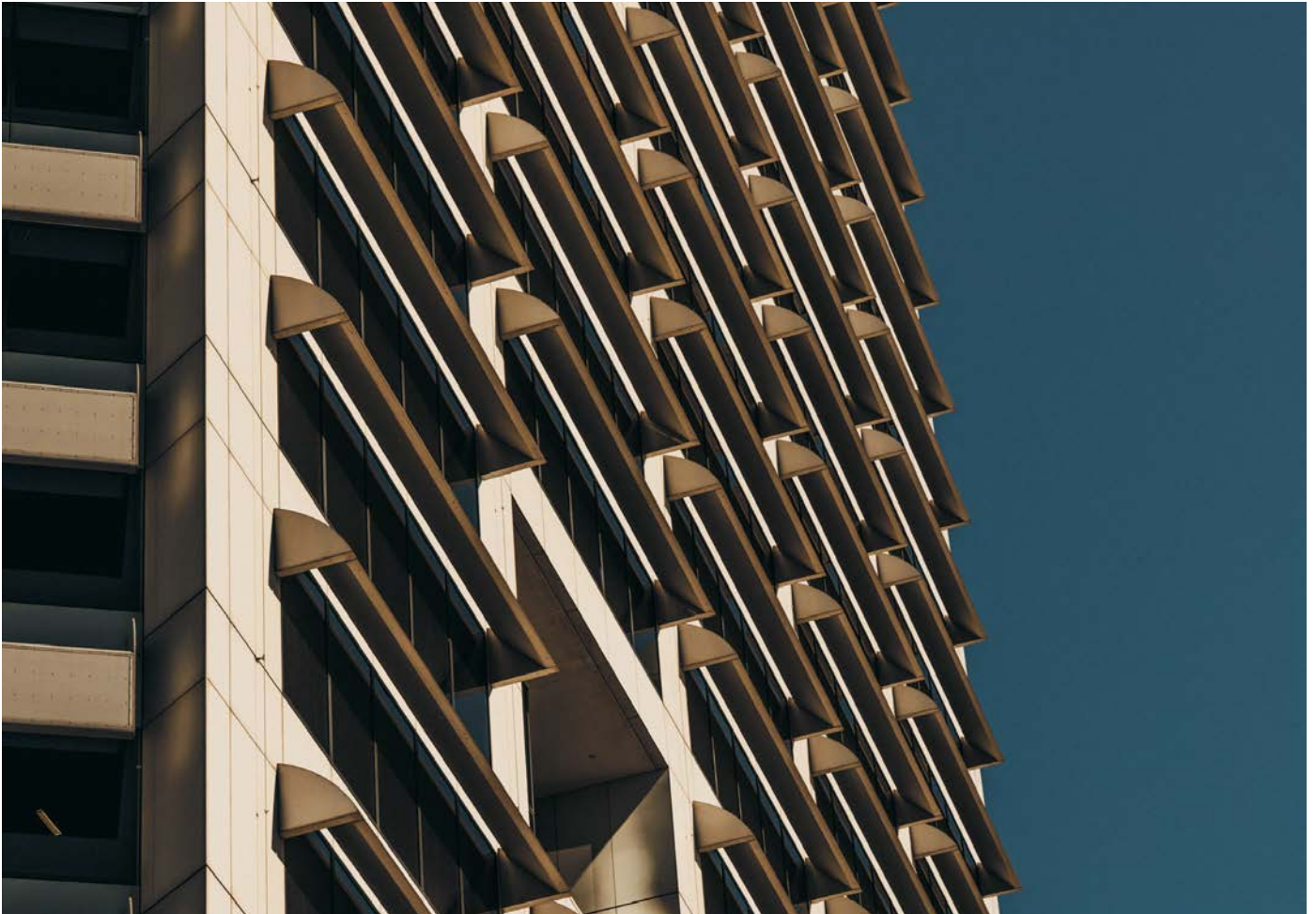
“Some of these fast-food investments traded at sub-3 per cent yields. That’s almost unheard of,” Mr Silberman said. “Those outcomes don’t happen by accident.”

He said one of the earliest conversations with Lachlan O’Keeffe, along with partner & head of Queensland Michael Feltoe ultimately sealed the decision to join.

“The technology and systems really drew me in early on,” Mr Silberman said.

“To be frank, that’s something that’s been lacking elsewhere. Everything had to be manually canvassed. Hearing that RWC Retail achieved 722 enquiries on the Hungry Jack’s Coopers Plains campaign - an Australian record - genuinely caught my attention.

## LATEST NEWS FROM AROUND THE GROUNDS



“I’ve never heard numbers like that from any campaign. On average they’re generating 300 enquiries per campaign. That’s extraordinary. Record enquiry doesn’t come out of nowhere - it comes from systems, databases and cutting-edge marketing.”

Mr Feltoe said that capability sits at the core of the group’s point of difference.

“We simply get more buyers,” he said.

“More enquiry drives more competition. More competition achieves higher prices. It’s that simple.

“Too often we see stock-standard campaigns that don’t give vendors a return on their marketing investment. We are at the absolute cutting edge in how we engage buyers.”

Looking ahead, the leadership team is unapologetically ambitious about what the Victorian launch represents.

“We are here to make Melbourne retail property perform as best as it possibly can,” Mr Silberman said.

Head of commercial at RWC James Linacre said the appointment signals a significant moment for the broader group.

“Rick’s record-breaking performances combined with RWC Retail’s systems and scale creates something that we are excited to watch unfold in Victoria,” Mr Linacre said.

“Rick has made an excellent decision to partner with operators he is well-aligned with and we are thrilled to have him in our group.”

# RWC's top female agent is just getting started

In the high-stakes world of commercial real estate, where the air has historically been thin for women, Emily Pendleton is currently breathing rarefied air.

As the number one top-performing female agent at RWC internationally, Emily has spent the last year shattering the industry's most persistent myths.

In a sector often described as a boys' club, where deals are struck on golf courses and success is measured by round-the-clock availability, Emily has just recorded her strongest year to date, achieving over \$39 million in sales and leasing value, all while navigating her first seven months of motherhood.

"My biggest achievements have come in the past 12 months," Emily says, reflecting on a period that would have traditionally been seen as a "career pause." Instead, she utilised the systems and team she spent years cultivating to maintain an elite level of service while on maternity leave. "Through building the right team and structure, the business has continued to operate exactly as I would want it to. Being able to achieve that level of performance while prioritising motherhood has been incredibly rewarding and is something I'm particularly proud of."

This record-breaking performance serves as a powerful backdrop for International Women's Day, proving that the supposed choice between high-octane career success and a fulfilling family life is a false dichotomy. For Emily, real estate was a second language



spoken fluently around the family dinner table long before she ever signed a contract. "I'd always had an interest in property, largely because my family owned real estate and it was something that was constantly discussed," she said. "It felt familiar and natural to me from a young age."

Critical to this success has been the environment in which Emily operates. She is quick to point out that individual drive can only go so far without a culture that fosters it, and she credits much of her ability to scale her business to the leadership at RWC Northern Corridor Group.

Under the guidance of Michael Shadforth, Emily found the structural support and psychological safety necessary to thrive during major life transitions. "Leadership sets the tone for everything," Emily said. "When leaders are willing to call things out, support flexibility, and

genuinely back women, you feel it immediately - the culture shifts and behavior changes."

For Emily, having a leader like Michael meant that her pregnancy and return to work were met with empathy rather than outdated assumptions. "When they don't [support women], and poor behaviour is brushed off as 'just how the industry is,' it becomes normalised. Culture doesn't just happen; it's created by what leaders are willing to challenge or ignore."

That early exposure blossomed into a career when she entered the industry at just 17 years old. Starting as a receptionist, she spent her formative years learning the business from the ground up - mastering everything from the mechanics of a lease to the nuances of deal strategy - before evolving into an associate agent and eventually stepping out as a standalone powerhouse.

## LATEST NEWS FROM AROUND THE GROUNDS

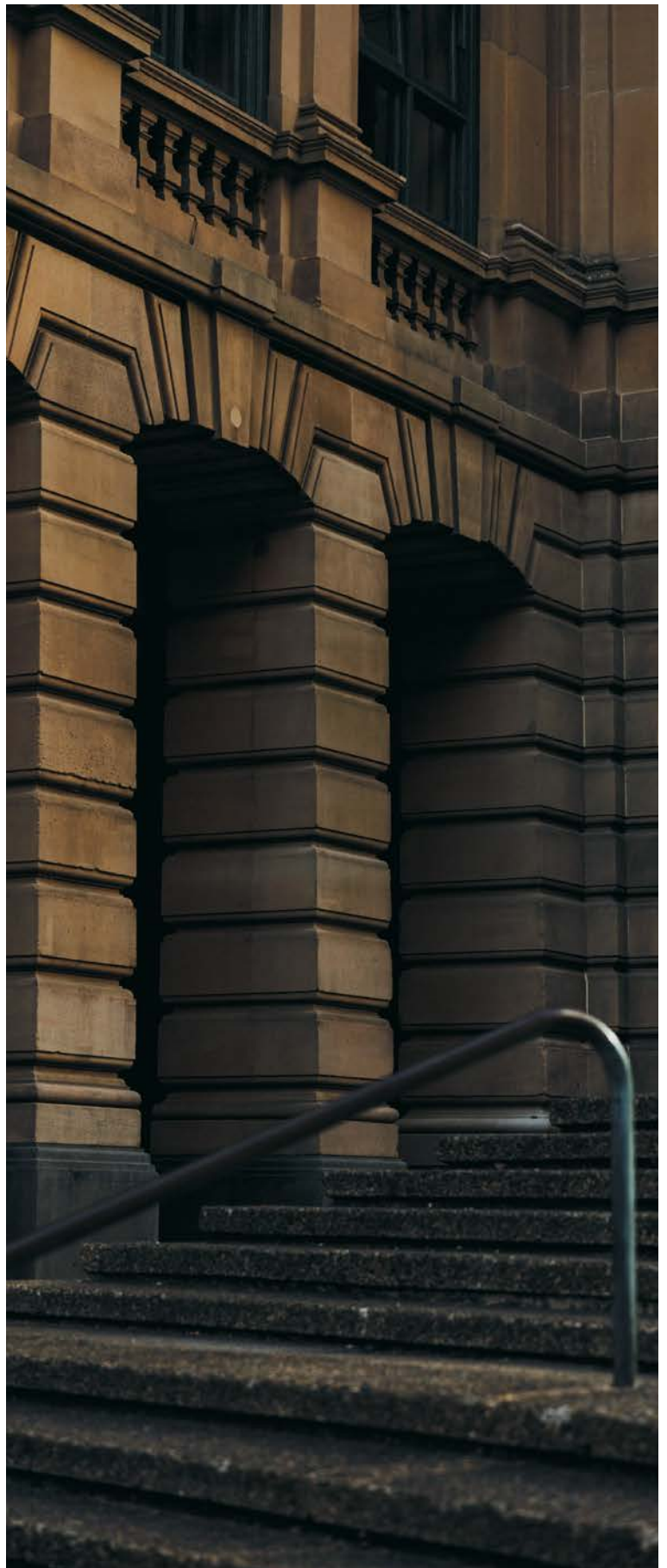
However, the ascent wasn't without its systemic friction. Emily is candid about the "credibility gap" she faced early on.

"I felt that as a woman I wasn't automatically afforded the same credibility, so I had to prove myself through consistent results rather than being given the benefit of the doubt," she said. "Male colleagues were often able to establish trust and momentum more quickly through relationships alone."

The mental tax of "working twice as hard just to be seen" nearly led her to walk away from the industry more than once. Emily admits she considered leaving because of the exhaustion of breaking into impenetrable networks. "What made me stay was backing myself, surrounding myself with strong women, and realizing that if women who are performing at a high level keep leaving, nothing actually changes," she says. "I wanted to be someone other women could see and think, 'okay, it is possible.'"

Today, Emily leads with an authenticity that she once felt pressured to hide. In her earlier years, she moderated her tone and carefully timed personal milestones around market momentum. Now, she views her role as a leader as a platform to shift the industry's "weather." She believes that when leaders support flexibility and call out poor behavior, the culture shifts immediately. "When flexibility is offered with trust rather than judgement, women don't pull back - they rise to the occasion," she notes.

As she looks toward the future, Emily's advice to young women is a call to action: "Just go for it and not be afraid to back yourself. Find a mentor early, ask questions and don't wait until you feel ready to take opportunities when they come." She remains a fierce advocate for the next generation, believing that performance-based respect is finally replacing old-school hierarchies. "I genuinely believe the next generation of leadership will look very different, but only if we keep having honest conversations like this and backing women through all stages of their careers."



# RWC kicks off 2026 with AI, compliance and 18% growth surge

More than 300 members of the RWC network gathered across Brisbane, Sydney and Melbourne for the inaugural RWC Symposium, marking a strong start to 2026 and reinforcing the group's focus on innovation, compliance and continued growth.

Opening the event, head of commercial James Linacre congratulated the national network on what he described as a phenomenal year, revealing the group is up 18 per cent on transaction value year-on-year.

"These are incredibly healthy numbers," Mr Linacre said. "Everyone in this room should be really proud."

He acknowledged standout performers across the country and thanked sponsor RealCommercial, noting that RWC now holds a large percentage of national listings on the platform, dominating the marketplace in many regions.

The headline session was delivered by leading real estate AI specialist Samantha McLean, who provided a high-energy and practical exploration of how artificial intelligence is reshaping the commercial property industry.

"I originally started using ChatGPT to help me with my writing. I thought it might be my own little secret," Ms McLean said. "But I was wise enough to know what was coming."

Her session featured live demonstrations of AI-generated headshots, with attendees



taking selfies that produced both hilarious and impressive results, as well as examples of how empty development sites can be visually transformed into fully realised projects using AI tools. She showcased AI-created songs, humorous videos of pets "talking," and demonstrated how dramatically AI is changing the way people search for and consume information.

"AI is changing the way we search, and it's changing rapidly," she said.

Ms McLean highlighted that AI is already being used in ways that overlap with traditional roles.

"In some cases, AI has sometimes replaced, for better or for worse, doctors, personal trainers, HR professionals, lawyers, recipe books and even vets," she said.

In a powerful moment during her presentation, she revealed she was recording her session in real time.

"I am recording every word that I'm saying right now," she told the audience. "Every word will be put into Gemini and a summary will be sent. There's no need to take notes anymore."

However, she cautioned that rapid advancements have created what she described as significant "AI noise."

"The earth is constantly moving with AI. It's changing at light speed," she said.

Ms McLean walked attendees through what she described as the five stages of disruption - fear, resistance, gradual adoption, transformation, and ultimately "how did we ever live without this?" - sharing that she personally experienced the fear stage when considering the impact of AI on her Elite Agent writing business.

## LATEST NEWS FROM AROUND THE GROUNDS



“We are currently at the gradual adoption stage,” she said. “Only one per cent of commercial real estate agencies have no interest in AI. Most agencies aren’t ignoring it - they’re wrestling with implementation.”

She warned against assuming AI automatically delivers efficiency gains.

“We can fall into the trap of feeling like we’re working faster with AI,” she said. “But studies show it can actually make businesses 19 per cent slower if you’re not getting quality outputs.”

Using examples of automated fast-food drive-throughs gone wrong, she illustrated the risks of removing human oversight.

“The failures happen when there is no human in the loop. AI left to its own devices can be very bad news,” she said, also sharing examples of real estate agencies making costly mistakes by relying solely on AI-generated content without review.

“At the moment, most people are using AI like a freelancer,” she said. “But the real power comes when you use it as a real-time collaborator, for brainstorming, coaching, role-playing and strategy.”

“Last week AI saved me \$5,000 by telling me how to set up my SEO instead of paying an agency,” she said.

When assessing a development site on the Gold Coast, she asked Gemini to prepare a 15-page dossier and then generate a personalised podcast briefing.

“You could do this before meeting a potential client; create your own podcast, listen, study and learn everything you need to know,” she said.

Her message to agents was clear: “AI was never meant to be an auto-pilot, it’s meant to be your co-pilot.”

“You don’t want to give up when you’re halfway through your AI journey and not yet fully reaping or understanding the benefits,” she said.

“In the future, you will be AI-enabled and your customer will be AI-enabled,” she said. “But it will still be two humans working together. Use AI to make yourself smarter - but remember, being human in a transaction matters. Humans still want to work with other humans.”

The symposium also addressed the critical issue of Anti-Money Laundering reform, with Shaun Doyle, head of compliance at Ray White,

delivering an engaging and practical session on compliance obligations.

“One in four property transactions are being paid for in cash and mortgage-free, which is a statistic the authorities are very interested in,” Mr Doyle said. “Australia is one of the last countries to fully implement these reforms. This is such an important topic, and we are proud to be at the forefront.”

He encouraged every commercial office to begin discussions around appointing a dedicated compliance officer.

“Everyone needs to start having the conversation about who their compliance officer will be,” he said. “This needs to be the go-to person for salespeople to discuss any red flags.”

Mr Doyle said strong compliance frameworks would become a defining feature of leading agencies.

“We want to be known as the absolute leaders in the industry and set the standard,” he said.

He outlined key focus areas including developing internal AML policies, implementing customer due diligence procedures, designing transaction monitoring systems, building reporting processes and establishing robust record-keeping frameworks.



# Capital growth returns to commercial property markets



**VANESSA RADER**  
Head of Research  
Ray White Group

The latest PCA/MSCI property returns data for the quarter ending December 2025 reveals encouraging signs of market stabilisation, with capital growth returning across most sectors after two years of adjustment. While all property total returns reached 7.4 per cent nationally, the return of positive capital growth at 2.0 per cent marks a decisive shift from the correction phase that dominated 2023, 2024 and much of 2025.

## National capital returns back in positive territory

Rolling annual (% pa)

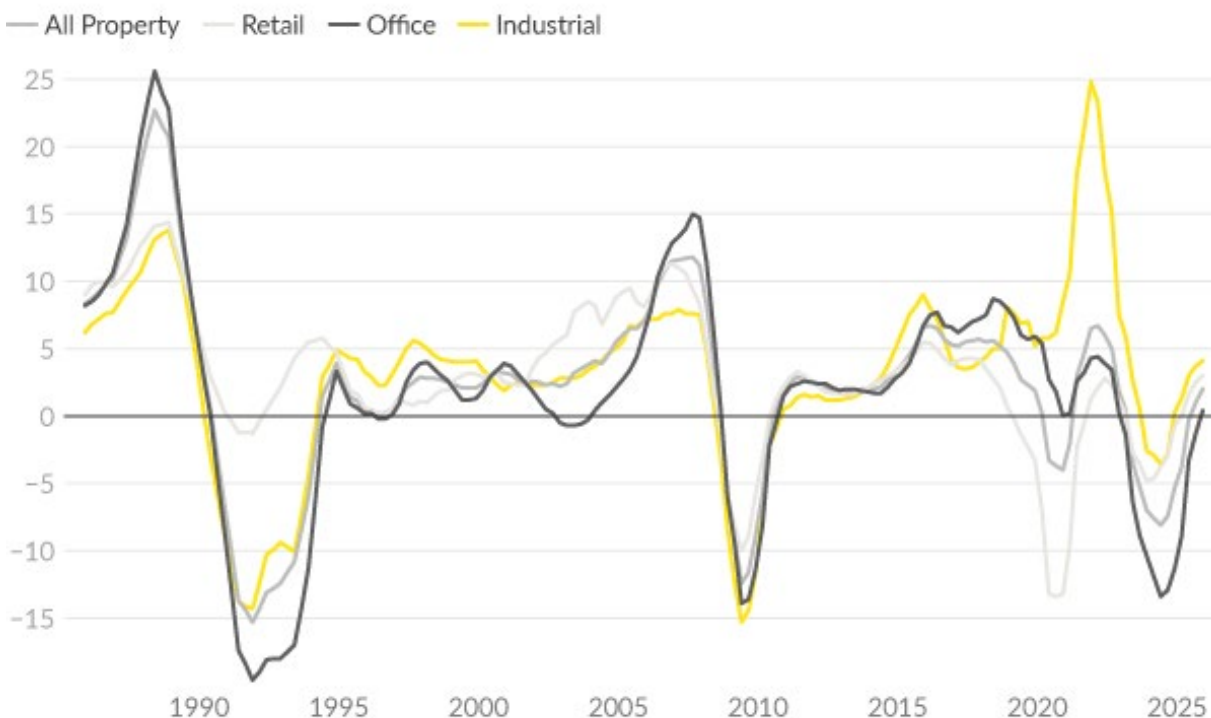


Chart: Ray White • Source: MSCI



The retail sector continues its leadership position, delivering total returns of 9.2 per cent driven by capital growth of 3.0 per cent alongside income returns of 6.0 per cent. This performance contrasts sharply with late 2023 when most retail categories remained in negative territory. Sub-regional centres lead the sector at 10.9 per cent total returns with capital growth of 3.9 per cent, while regional centres recorded 10.5 per cent returns. Even super regional and major regional



centres achieved 8.5 per cent, suggesting larger format retail is stabilising after adjustment. Neighbourhood centres posted 8.5 per cent total returns with capital growth of 2.7 per cent, demonstrating the strength of convenience-focused retail.

The consistency of performance across all retail subcategories indicates the sector's structural recovery is broad-based rather than concentrated in specific property types.

Industrial assets recorded total returns of 8.6 per cent, with capital growth strengthening to 4.1 per cent alongside income returns of 4.3 per cent. While this represents a moderation from the sector's exceptional 2020-2022 performance, the sustained positive capital movement confirms industrial's structural advantages remain intact. Distribution facilities and warehouse assets both delivered returns above 8.4 per cent, maintaining the sector's reputation for balanced total return strategies.

Geographic variations within industrial reveal where the strongest capital growth is occurring. Queensland industrial led with total returns of 10.8 per cent and capital growth of 5.7 per cent, driven by population influx and expanding logistics requirements.

New South Wales industrial recorded total returns of 9.7 per cent with capital growth of 5.6 per cent. Western Australia industrial posted exceptional returns of 10.0 per cent with capital growth of 4.2 per cent, reflecting resource sector strength and supply constraints that continue to attract east coast investors seeking compelling risk-adjusted returns.

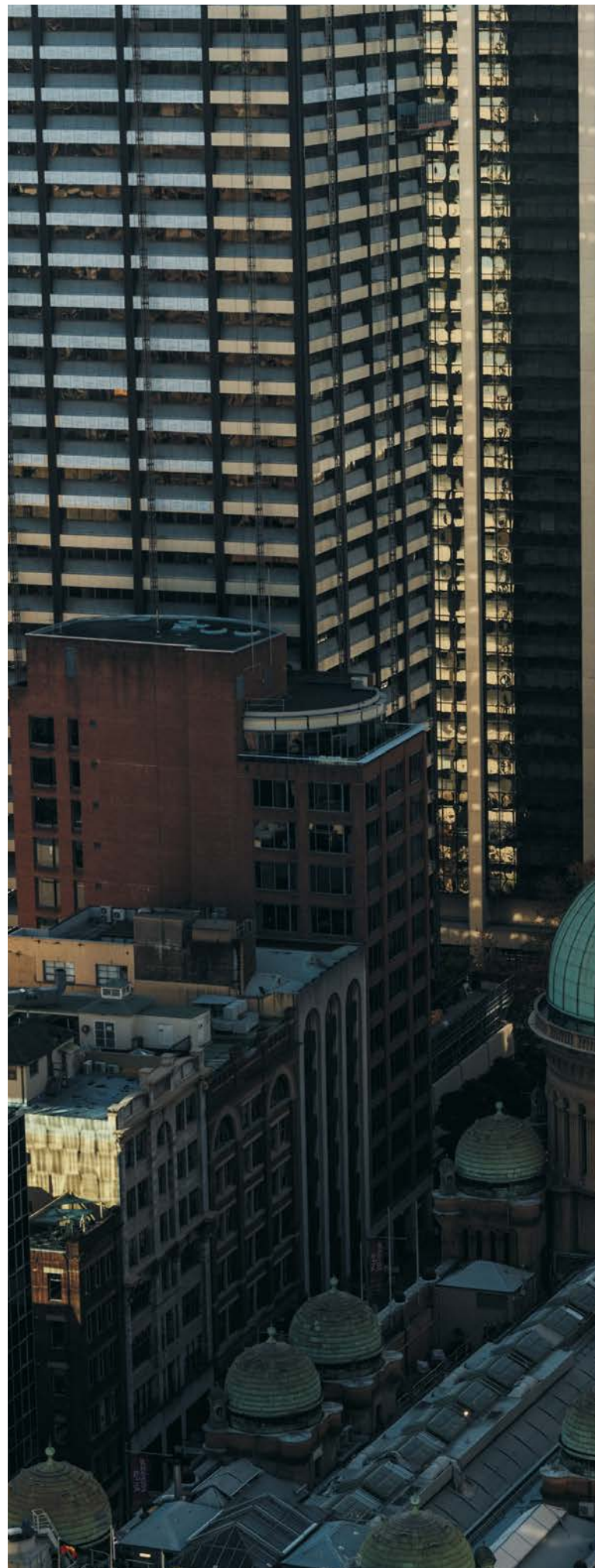
Office markets remain under pressure from structural challenges, though notable regional variations reveal how fundamentals are driving dramatically different outcomes. Total returns reached 5.9 per cent, supported by steady income returns of 5.5 per cent, but capital growth remained subdued at just 0.4 per cent nationally. Brisbane CBD office delivered the strongest performance with total returns of 10.6 per cent, driven by capital growth of 4.4 per cent. The combination of vacancy below 11 per cent, pre-committed Olympic infrastructure activity, and limited new supply continues to support valuations in the Queensland capital. Sydney CBD recorded respectable total returns of 7.7 per cent with capital growth returning to positive territory at 2.4 per cent, suggesting premium assets in supply-constrained markets are finding value support.

Melbourne CBD office remains the notable underperformer with total returns of just 3.8 per cent and capital growth declining by 1.6 per cent. The combination of elevated vacancy rates of 19 per cent, significant new supply in the pipeline, and persistent hybrid work adoption continues to pressure valuations. Melbourne represents the clearest example of how vacancy and oversupply dynamics directly impact capital values. Perth CBD continues its steady recovery with total returns of 2.9 per cent, though capital values declined 2.3 per cent. The city's construction activity is likely to now stall and gradual improvement in leasing fundamentals position it well for future capital appreciation as the cycle matures.

Western Australia's performance across asset classes reveals the impact of relative affordability and economic confidence on commercial property. WA retail delivered total returns of 10.2 per cent with capital growth of 3.2 per cent, matching NSW's performance despite lower absolute pricing. This reflects growing investor recognition that WA markets offer compelling risk-

adjusted returns. The state's combination of resource sector strength, controlled supply pipelines, and improving population growth creates conditions that support both rental and capital appreciation.

Premium CBD office has narrowed capital decline to just 0.4 per cent with total returns of 6.0 per cent, suggesting these assets are approaching value stabilisation. Premium Sydney CBD office achieved 8.8 per cent total returns with capital growth of 3.7 per cent, while Premium Brisbane CBD office posted 10.6 per cent returns with 4.4 per cent capital growth. Grade A CBD office recorded 5.9 per cent total returns with capital growth of just 0.3 per cent, indicating the quality gap matters significantly in current market conditions.





The return to positive capital growth validates strategic positioning many investors adopted during the downturn. Those who acquired quality assets at expanded cap rates are now seeing both strong income yields and emerging capital growth, delivering the total return equation that makes commercial property compelling. However, capital growth isn't returning uniformly across all assets. The data clearly demonstrates quality and positioning matter more than ever, with premium assets in strong sectors achieving meaningful capital appreciation while secondary assets in challenged sectors continue facing value pressure.

The December 2025 data represents more than incremental improvement, it marks the transition from yield adjustment to capital growth. However, upward inflationary pressures on interest rates seen in 2026 may put a dampener on urgency in the marketplace. Despite this, capitalisation rates are likely to remain in their holding pattern, suggesting the return of capital growth reflects genuine improvement in asset fundamentals rather than yield compression alone. For investors seeking to position portfolios for the next growth phase, understanding which specific markets and property types are leading capital growth will be critical to generating superior returns.

# Service Stations emerge as critical infrastructure in Australia's electric transition



VANESSA RADER

Head of Research

Ray White Group



As Middle East conflict drives petrol prices to an above \$2.20 per litre average across Australian cities, the nation's accelerating shift toward electric vehicles has never been more apparent, with wait times for new EVs stretching to as much as three months. Yet for a growing cohort of drivers unable to charge at home, that shift has thrust service stations into the spotlight for their unexpected role: essential charging infrastructure at the heart of Australia's energy transition.

Electric vehicle sales reached 13.1 per cent of new car sales in 2025, up from 9.6 per cent the previous year, with more than 157,000 EVs sold including over

103,000 battery electric vehicles, exceeding that milestone for the first time. The total Australian EV fleet now stands at over 454,000. Yet approximately 30 per cent of Australians live in apartments or homes without dedicated parking, creating a fundamental infrastructure gap that service stations are uniquely positioned to fill. Body corporate approval processes, retrofit costs running into tens of thousands of dollars per building, and the technical complexity of upgrading electrical infrastructure in older apartment blocks create structural barriers unlikely to be resolved quickly. With EV sales forecast to reach as much as 19 per cent of new car sales in 2026, the demand for accessible public charging is only set to grow.

# Electric vehicle sales rebound

% proportion of new car sales which are electric

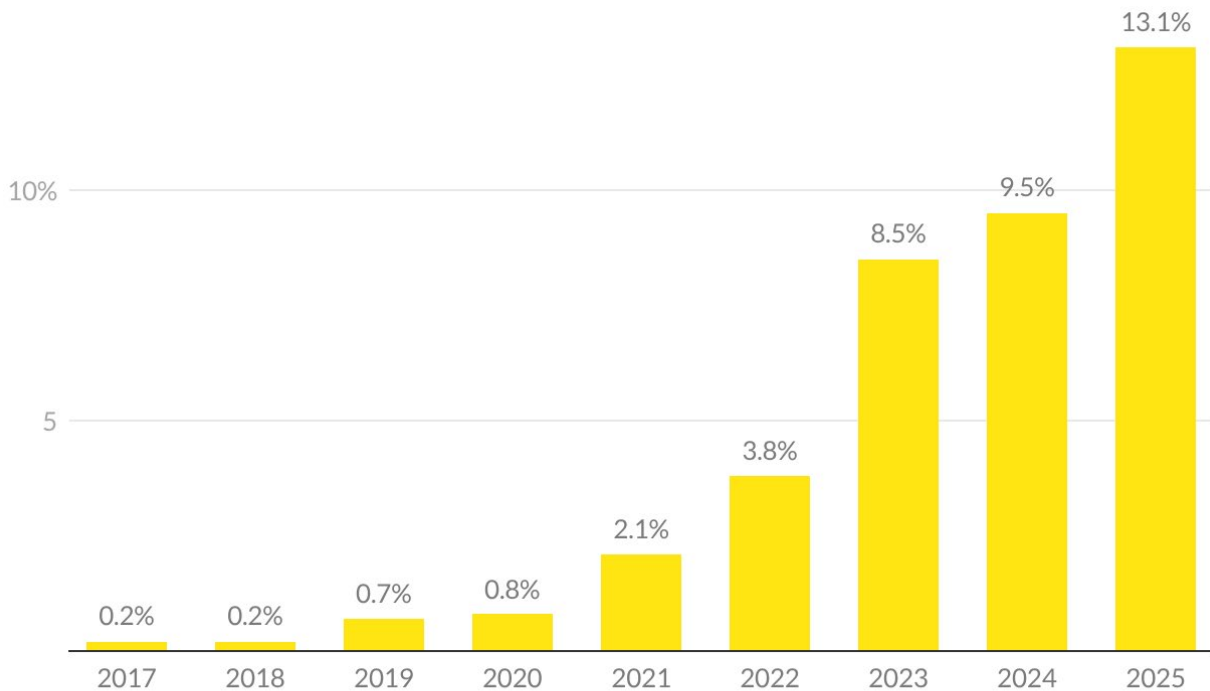


Chart: Ray White • Source: Electric Vehicle Council, VFACTS 2025



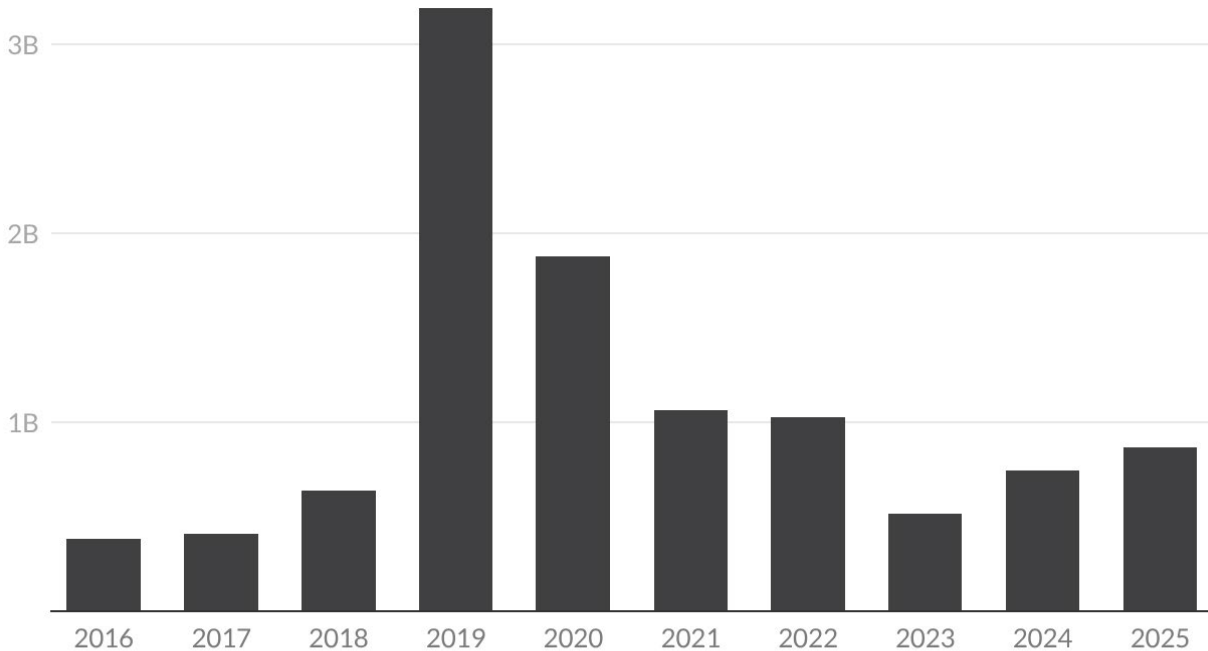
This convergence of soaring fuel costs, rapid EV adoption and residential charging constraints has fundamentally altered the investment thesis for service station assets. Far from facing obsolescence in an electric future, these properties have emerged as critical dual-purpose infrastructure, and the transaction market reflected that confidence. Total volume reached \$867.9 million across 175 properties in 2025, a 16.5 per cent increase from 2024 and a continuation of the recovery from the trough recorded in 2023, when tighter lending conditions weighed on activity across most commercial

property sectors. While still well below the peaks recorded in 2019 and 2020, the trajectory is encouraging and the buyer composition has broadened, with private investors representing 85.1 per cent of acquisitions alongside listed funds and private syndicates. Average capitalisation rates compressed to 6.0 per cent, albeit can range between 4.0 and 9.0 per cent depending on location and lease covenant, suggesting growing confidence in the sector's long-term viability.



## Service station investment slowly levels up

(\$) National investment volume



Source: Real Capital Analytics, Ray White

**RWn**

The most valuable service station transactions in 2025 reflected this evolution toward integrated quick service restaurant offerings, demonstrating that investors increasingly value service stations not merely as fuel retail sites but as strategically located properties anchored by quality QSR tenants. Quick service restaurants have emerged as an asset class in their own right, with investors attracted to their predictable cash flows, strong tenant covenants and proven performance through economic cycles. When combined with fuel retail on high-traffic sites, these properties create diversified income streams less dependent on any single revenue source. The presence of established QSR operators like McDonald's, KFC, Hungry Jack's and major coffee chains alongside fuel retail has become a key value driver in service station transactions.

The longer dwell times associated with electric vehicle charging, typically 20 to 40 minutes compared to five minutes for fuel stops, create enhanced opportunities for QSR, coffee and convenience retail. Several 2025 transactions specifically highlighted expanded retail

offerings commanding premium valuations, with properties that successfully integrate these elements trading on cap rates as tight as 4.0 per cent for well-positioned assets featuring quality tenants.

Two consecutive interest rate increases already recorded in 2026 will put some strain on financing conditions, though the depth of the 2025 market suggests the investment case is not rate-dependent. The 175 properties transacted mostly attracted private buyers, with strong activity in Brisbane and Adelaide demonstrating that well-located suburban nodes can attract institutional-quality capital regardless of market size. Service stations occupy prominent main road sites, generate diversified income streams, and are structurally positioned to capture the growing EV charging market as residential solutions remain years away for much of the apartment-dwelling population. The \$867.9 million transacted in 2025 reflects investors who have moved well beyond fuel retail alone, viewing these assets instead as necessary urban infrastructure.



# Assets under management

RWC manages properties across all asset classes right across Australia. Take a look at some of our top managements from across the nation. RWC will have a management specialist located right near your property, so enquire with us today.

**CONTACT HERE**



## RWC ASSET MANAGEMENT (QLD)

UPPER COOMERA, QLD

This impressive new 549 sqm\* large format retail asset, completed in 2023, features an expansive retail showroom and mezzanine floor with a long term lease in place to 99 Bikes.



## RWC SYDNEY NORTH

BOX HILL, NSW

Coles anchored shopping centre with Aldi as the mini-major and over 30 specialty tenants.



## RWC BALLARAT

DELACOMBE, VIC

A well-presented triple-tenancy commercial asset under management, providing diversified income across three established occupiers. The property offers strong main road exposure, ample on-site parking, and a flexible mix of showroom and warehouse improvements within the thriving commercial precinct of Ballarat.



## RWC SOUTHWEST

BUNDAMBA, QLD

A brand new complex comprising a mix of owner occupiers and tenants, with multiple units under management by RWC Southwest.

QLD



7/183 Hume Drive,  
Bundamba, 4304

# Long Term Investment

Single-tenanted Investment Leased to Cafe 63

Lease Commencing Annual Income: \$132,000\* PA Gross

Estimated Annual Outgoings: Refer to IM for breakdown

3% Annual Fixed Rental Increases

Options: 1 x 10 Years

Current Term Expiry: April 2035

## Auction

Friday 10th April at 10am (AEST)  
RWC Corporate Office  
Contact Agent for Details



## Neal Orpin

0484 550 876  
neal.orpin@raywhite.com

## Isaac Sarra

0426 880 193  
isaac.sarra@raywhite.com

RWC Collective

raywhitecommercial.com



\*Approx

170-174 Clarke Road,  
Crestmead, 4132

# Crestmead Benchmark Warehouses | Q2 2026

- Unit Sizes: Ranging from 140m<sup>2</sup> to 400m<sup>2</sup>
- Seamless Navigation: Full drive-through accessibility
- Increased Floor to Mezzanine Height for Improved Functionality
- Container height roller doors with 6.5m - 7.5m internal clearance
- 3.5m Wide Commercial Grade Roller Doors
- Each unit includes toilet, shower connections, kitchenette & mezz area
- Power: 3-phase power available on site
- SRV Loading Bays
- Dedicated and Visitor Parking
- Security: Secure gated access
- Tenant Led Design

Expressions Of Interest  
Contact Agent for Details



**Neal Orpin**  
0484 550 876  
neal.orpin@raywhite.com

**Isaac Sarra**  
0426 880 193  
isaac.sarra@raywhite.com

RWC Collective  
raywhitecommercial.com



292 Waterford Road,  
Wacol, 4076

# Waterford Business Park Practical Completion Imminent

Remaining sizes range from 132m<sup>2</sup> to 486m<sup>2</sup>\*

Industrial/ Commercial Use, Warehousing, or Storage

Dual driveway access

Container height electric roller doors

6-7m internal height

Amenities: toilet, kitchenette & mezz

3-phase power available

Expressions Of Interest  
Contact Agent for Details



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0426 880 193  
isaac.sarra@raywhite.com

Neal Orpin  
0484 550 876  
neal.orpin@raywhite.com

RWC Collective  
raywhitecommercial.com



\*Approx

3/64 Sugar Road,  
Maroochydore, 4558

Sale

Offers over \$780,000 + GST  
(if applicable)



## High profile showroom/office

Strata-titled unit in modern, well-presented complex

145m<sup>2</sup>\* NLA - functional showroom/office configuration

68m<sup>2</sup>\* secure basement parking and storage area

Highly visible position with excellent street exposure

Central location in established commercial precinct

Easy access to major arterial roads and Sunshine Plaza

Suitable for owner-occupiers or investors

Rachel Cadamy

0455 902 627

rachel.cadamy@raywhite.com

David Brinkley

0448 594 361

david.brinkley@raywhite.com

RWC Noosa & Sunshine Coast

raywhitecommercial.com



\*Approx. Outline indicative only.

8, 10 & 12 Lanyana Way,  
Noosa Heads, 4567

# Noosa Heads freehold trio: Develop, invest or occupy

Three properties - available individually or in one line

Total 1,636m<sup>2</sup>\* landholding | 58.7m\* street frontage

Major Centre: Mixed Use Commercial/Residential\*

Prime location in the Junction's retail & dining hub

Long term land value and redevelopment potential

Expressions Of Interest  
Closing 24 April 2026



**David Brinkley**  
0448 594 361  
david.brinkley@raywhite.com

**Paul Butler**  
0418 780 333  
paul.butler@raywhite.com

RWC Noosa & Sunshine Coast  
raywhitecommercial.com



\*Approx. ^Subject to Council Approval. Outline indicative only.

45-47 Allen Street,  
Moffat Beach, 4551

## Moffat Beach industrial freehold on two titles

1,446m<sup>2</sup>\* land area across two lots of 723m<sup>2</sup>\* each

Total warehouse area 500m<sup>2</sup>\*

Excellent street frontage

Extensive concrete hardstand

Fully fenced and secure

Low Impact Industrial zoning

12m build height allowance (STCA)

Sale  
\$2,600,000 + GST  
(if applicable)



Adam Morley  
0476 168 712  
adam.morley@raywhite.com

Brenton Thomas  
0407 693 467  
brenton.thomas@raywhite.com

RWC Noosa & Sunshine Coast  
raywhitecommercial.com



\*Approx. Outline indicative only.

2/7-9 Gibson Road,  
Noosaville, 4566

## Multi-tenanted investment – Central Noosaville

First floor commercial investment opportunity

Net lettable area: 395m<sup>2</sup>\*

Prime Gibson Road location above major retail and café operators

Established health, fitness & wellness tenant mix

Anchor tenant: Club Pilates (secure lease to 2030 + 10 year option)

Additional income streams incl. allied health rooms & EFM Health Club

Passing net income: \$132,875.48pa\* with strong tenant retention

Sale  
\$2,400,000 + GST  
(if applicable)



Rachel Cadamy  
0455 902 627  
rachel.cadamy@raywhite.com

David Brinkley  
0448 594 361  
david.brinkley@raywhite.com

RWC Noosa & Sunshine Coast  
raywhitecommercial.com



\*Approx. Outline indicative only.

16 Civil Court,  
Harlaxton, 4350

# Modern industrial strata units in high-demand North Toowoomba location

- Positioned within the high-demand North Toowoomba commercial corridor
- Five strata units available, all incorporating mezzanine levels (TBC)
- All units feature 5m RAD (Roller Access Door) access for ease of logistics
- Unit areas ranging from 162.75sqm\* to 480sqm\*
- Zoned 'Medium Impact Industry'
- Closest substantial industrial site to the CBD
- Easy vehicle and logistics access to the New England and Warrego Highways
- Well suited to both owner-occupiers and investors
- Anticipated availability for occupation in Q4, 2026

Sale

Expressions of Interest

Sheds from 162sqm\* to 480sqm\*



**Paul Schmidt-Lee**

0499 781 455

[paul.schmidt-lee@raywhite.com](mailto:paul.schmidt-lee@raywhite.com)

RWC Toowoomba

[raywhitecommercial.com](http://raywhitecommercial.com)



\*Approx

Lot 99, Goondiwindi-Millmerran Road,  
Millmerran, 4357

# Unlock the potential of this substantial development opportunity

Zoned Low-Medium Density Residential, this property presents an outstanding opportunity for developers, investors or land bankers seeking to capitalise on future residential demand in a well-established community.

## Key features:

- Expansive 4.54ha\* land parcel
- Zoned Low-Medium Density Residential
- Flexible development potential^
- Strong appeal for subdivision development
- Convenient access to local amenities
- Growing demand for regional housing
- Position yourself to deliver a much-needed residential project in a tightly held area with limited new supply

Sale

Expressions of Interest

Land Area: 4.54 hectares\*



Paul Schmidt-Lee

0499 781 455

paul.schmidt-lee@raywhite.com

RWC Toowoomba

raywhitecommercial.com



\*Approx ^Subject to Council Approval

11 Ballow Road,  
Dunwich, 4183

# Trophy island investment with essential service tenants

685m<sup>2</sup>\* Neighbourhood Centre zoned land parcel

473m<sup>2</sup>\* single-level retail building

Three fully leased retail tenancies

Nett income of \$185,530.91\* p.a.

High-exposure position on the island's key thoroughfare

Established essential service tenants

Proven trading location with a history of full occupancy

Expressions Of Interest  
Closing Thursday 23 April, 4pm



**Alex Sinclair**  
0487 183 573  
alex.sinclair@raywhite.com

**Nathan Moore**  
0413 879 428  
nathan.moore@raywhite.com

RWC Bayside  
raywhitecommercial.com



\*Approx

Shop 3/15 East Coast Road,  
Point Lookout, 4183

# High-profile retail investment with secure income stream

68m<sup>2</sup>\* retail space + 30m<sup>2</sup>\* licensed alfresco dining area

Nett income of \$44,286.12\* per annum

Long-term lease commenced December 2025

Annual 4% fixed rental increases

Tenant responsible for all outgoings

Three-month security bond plus personal guarantees

High-traffic tourism precinct on North Stradbroke Island

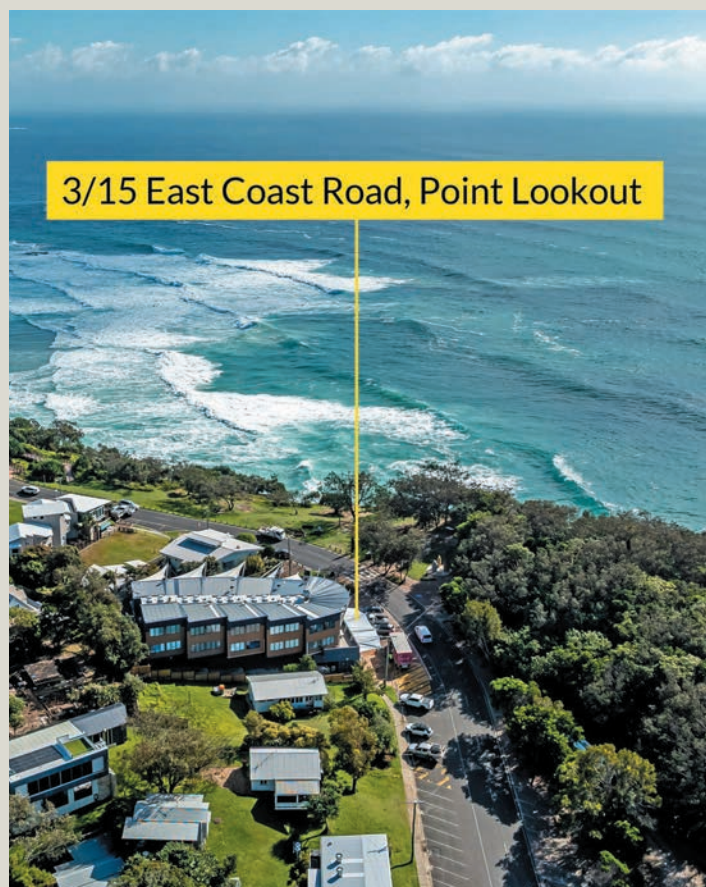
Expressions Of Interest  
Closing Thursday 23 April, 4pm



**Alicia Harpur**  
0429 583 765  
alicia.harpur@raywhite.com

**Nathan Moore**  
0413 879 428  
nathan.moore@raywhite.com

RWC Bayside  
raywhitecommercial.com



3/15 East Coast Road, Point Lookout



\*Approx

102 Anzac Avenue,  
Redcliffe, 4020

# First Time on the Market in 75 Years - Redcliffe Hospital Precinct

Positioned within a key Redcliffe Peninsula growth node, 102 Anzac Avenue is a substantial main road site within the established health and commercial precinct. Flexible zoning and scale support future development or land-banking, with limited comparable sites remaining on the Peninsula. With greenfield land now scarce, opportunities of this scale and positioning are increasingly limited on the Peninsula.

## Property Highlights:

- 4,047m<sup>2</sup> landholding with dual street frontage
- Holding income of approx. \$165,000 p.a. across 5 tenancies
- Centre (Health) zoning allowing mixed-use, medical, residential or short-term accommodation (STCA)
- 21m height allowance with multiple service points

Offers To Purchase

Closing Friday 24th April at 4pm



**Grant Simpson**

0422 587 143

[grant.simpson@raywhite.com](mailto:grant.simpson@raywhite.com)

**Aaron Canavan**

0447 744 948

[aaron.canavan@raywhite.com](mailto:aaron.canavan@raywhite.com)

RWC Northern Corridor Group - Brendale Location

[raywhitecommercial.com](http://raywhitecommercial.com)



Outline and locations indicative only



3/20 Dover Drive,  
Burleigh Heads, 4220

## 362 sqm- Must Be Sold

Size 260m<sup>2</sup>\* plus 100m<sup>2</sup>\* Offices

5 undercover car parks, gated security complex

Signage exposure, 3 phase power

10kw solar system installed

Office can be converted back to workshop

Low impact zoning

Ideal for investor or owner occupier

Sale  
Contact Agent



Adam Roberts  
0422 443 565  
[adam.roberts@raywhite.com](mailto:adam.roberts@raywhite.com)

RWC Robina  
[raywhitecommercial.com](http://raywhitecommercial.com)



1307 Kingsford Smith Drive,  
Pinkenba, 4008

Sale/Lease  
Price on Application

# Eagle Farm Corporate Park

Units from 145sqm\* - 415sqm\*

90m\* frontage to busy Kingsford Smith Drive

Ultra-modern design by Sparc Architects

Air conditioned offices + amenities in each unit

Full height concrete tilt panel construction

Fenced & gated site + security cameras & patrols

Fantastic Australia TradeCoast location



Jared Doyle  
0408 160 570  
jared.doyle@raywhite.com

Jack Gwyn  
0424 807 166  
jack.gwyn@raywhite.com

RWC Gateway  
raywhitecommercial.com



\*Approx

Park Ridge, Queensland, 4125

Expressions Of Interest  
Closing 3pm  
Wednesday 6 May 2026

# 1.5ha\* Medium Impact Industrial Lot | Off-the-Plan

RWC Queensland is proud to present the opportunity to secure a 15,548sqm\* industrial land parcel forming part of a DA-approved industrial subdivision at Hubner Road, Park Ridge.

## FEATURES (ON TITLE REGISTRATION):

- 15,548sqm\* freehold industrial allotment (Lot 2A)
- Medium Impact Industry zoning
- Not part of a Community Management Scheme
- Regular-shaped lot with 137.7m\* frontage
- Approved access via Crestmead Logistics Estate
- Serviced industrial allotment upon completion
- Suitable for logistics, warehousing, manufacturing and owner-occupiers (STCA)



**Paul Anderson**  
0438 661 266  
p.anderson@raywhite.com

**Andrew Doyle**  
0412 853 366  
andrew.doyle@raywhite.com

RWC Queensland  
raywhitecommercial.com



\*Approx

31-33 Verran Street,  
Bellbird Park, 4300

# 4,128m<sup>2</sup>\* Low-Medium Density Site, Western Growth Corridor, SEQld

Potential to develop townhouse or terrace housing<sup>^</sup>

Improved with a 3 bedroom, 1 bathroom residence

Current DA & OPW approved for 3 large residential lots

Connected to urban services

Outstanding proximity to educational and retail amenity

Expressions Of Interest  
Closing Wed, 15 April 2026 4pm  
(AEST)

**Chris Czernik-Wojcicki**  
0413 481 971  
chris.cw@raywhite.com

**James Hanley**  
0408 999 755  
james.hanley@raywhite.com

RW Special Projects Queensland  
raywhitecommercial.com



\*Approx <sup>^</sup>Subject to Council Approval

29 Millers Road,  
Eight Mile Plains, 4113

Expressions Of Interest  
Closing Wednesday 22 April

# The Pivot Site: DA Approved Childcare or The Ultimate LMR2 Play? You Decide

2,184m<sup>2</sup>\* vacant land

DA-approved 65-place childcare centre

Expansion potential to 75 places (STCA)

Minutes from Eight Mile Plains Satellite Hospital

Easy Access to Pacific and Gateway Motorways

Endless potential; build now, land-bank, or reposition



**Grant Turner**  
0457766812  
grant.turner@raywhite.com

**Mukhtaar Hashim**  
0433364786  
mukhtaar.h@raywhite.com

RWC CSR  
raywhitecommercial.com



\*Approx

19 Gill Street,  
Charters Towers City, QLD, 4820

# Flagship Regional Bank Investment

Westpac Banking Corporation (Top ASX-listed tenant)

Renewed lease to late 2028 with options to 2043

Current net rental \$95,075 pa\* + GST

Freestanding 522 sqm GLA on 862 sqm allotment

Additional improvements: 4 bedroom residence

Immaculately maintained property with onsite parking

Act now to secure a strong blue-chip investment

Expressions Of Interest  
Closing 8th of May 2026 at 5pm  
(if not sold prior)

**Adrian Pascoe**  
0417 622 240  
adrian.pascoe@raywhite.com

**Stacie Stockham**  
0474 419 166  
stacie.stockham@raywhite.com

RWC Townsville  
raywhitecommercial.com



299 Sandgate Road,  
Albion, 4010

# Unmissable exposure: 200m<sup>2</sup> 'Billboard' Tenancy in the Heart of the Albion Boom

Stop paying for digital ads when your storefront can do the work for you. Located directly on the Sandgate Road arterial corridor, 299 Sandgate Road, offers a high-impact, dominant branding opportunity that captures the eyes of over 40,000 passing cars every single day.

Surrounded by the iconic Albion Hotel, an established pharmacy and a rapidly expanding catchment of high income young professionals and new apartment developments, this location is built for brands that thrive on visibility.

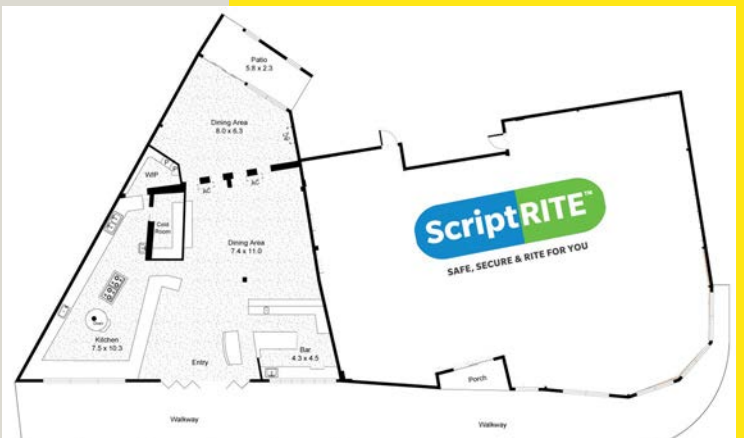
Positioned close by the Albion Train Station which is to undergo a massive government and private precinct upgrade, this site sits at the epicenter of Brisbane's most active urban renewal corridor.

Lease



**David Peterson**  
0451 309 940  
david.peterson@raywhite.com

RWC Asset Management Queensland  
raywhitecommercial.com



4/62 Abbott Street,  
Cairns City, 4870

## High-Foot Traffic CBD Hospitality Asset

The property features a fully equipped commercial kitchen, cold room, and internal seating for up to 60 patrons, allowing an incoming operator to significantly reduce setup time and capital outlay. Street presence is enhanced by an approved front-footpath dining area, ideal for outdoor trading and visibility. One on-title car park.

- 98 sqm strata-titled premises in a tightly held CBD hospitality precinct
- Fully fitted commercial kitchen, cold room, and services in place
- Internal seating capacity for up to 60 patrons
- Approved front footpath dining area
- High-exposure Abbott Street frontage with exceptional pedestrian traffic
- Vacant possession - ready for immediate occupation,

Sale

\$1,600,000

First Time on market for 28 years

Sold as vacant possession



**Grant Timmins**

0422 534 044

[grant.timmins@raywhite.com](mailto:grant.timmins@raywhite.com)

**Susan Doubleday**

0408 038 380

[susan.doubleday@raywhite.com](mailto:susan.doubleday@raywhite.com)

RWC Cairns

[raywhitecommercial.com](http://raywhitecommercial.com)



19 Mungomery Street,  
Childers, 4660

# DA approved for 14 Lots in Stage 1 of a 90 Lot, Five Stage Development

12.95\* hectare residential development site

Low Density Residential zoning

DA for 13 residential lots & 1 balance lot

Master plan for 90+ lots in future stages

Full water, sewer and communication services

Infrastructure charges deferred to February 2028

Flood-free land with no bushfire constraints

Auction

Thursday 7 May at 11am  
CBD33, 33 Scarborough Street,  
Southport



**Stirling McInnes**

0481 303 783  
stirling.mcinnnes@raywhite.com

**Gregory Bell**

0414 380 555  
greg.bell@raywhite.com

RWC Gold Coast

raywhitecommercial.com



\*Approx. Outline indicative only.

9 Tank Street,  
Gladstone, 4680

## 759m2\* CBD Development Site

This 759m2\* parcel offers a blank canvas for investors and developers alike. With its central location, the property is ideally situated to take advantage of the growing demand for commercial space in the Gladstone CBD.

### Features:

- 759m2\* total site area
- Currently used as overflow parking
- Corner block with frontage to Tank Street and Off Lane
- Exposure to daily high traffic flows
- Zoned 'Mixed Use'

Don't miss out on the chance to secure a valuable piece of real estate in the Gladstone CBD.



Sale  
\$300,000 + GST (if applicable)



Andrew Allen  
49723288  
andrew.allen@raywhite.com

David Fawkes  
0422 913 869  
david.fawkes@raywhite.com

RWC Gladstone  
raywhitecommercial.com

\*Approx

27 Scenery Street,  
Gladstone, 4680

## Dawson Hwy - Rare offering in highest profile location

- 664 m2\* floor area
- Combination retail, office and workshop tenancies
- 1,434m2\* site area
- 16 onsite car parks
- Vacant possession available

### Ideal for^:

- Amalgamate for single use
- Fast food / Drive-thru
- Medical / Allied health
- High profile office or Showroom



Sale  
\$1,200,000 + GST



Andrew Allen  
49723288  
andrew.allen@raywhite.com

John Fieldus  
4972 3288  
john.fieldus@raywhite.com

RWC Gladstone  
raywhitecommercial.com

\*Approx ^Subject to Approval

# NSW | ACT



Shops 1 & 2/31 Falcon Street,  
Crows Nest, 2065

# Occupy or invest in new luxury development

Shop 1 - 107.5 sqm\*

Shop 1 - 2x Secure underground car spaces

Shop 2 - 80.4 sqm\*

Shop 2 - 1x Secure underground car space

Internal Bathroom

Grease Trap & Exhaust Provision

120m\* to Woolworths & Council Car Park

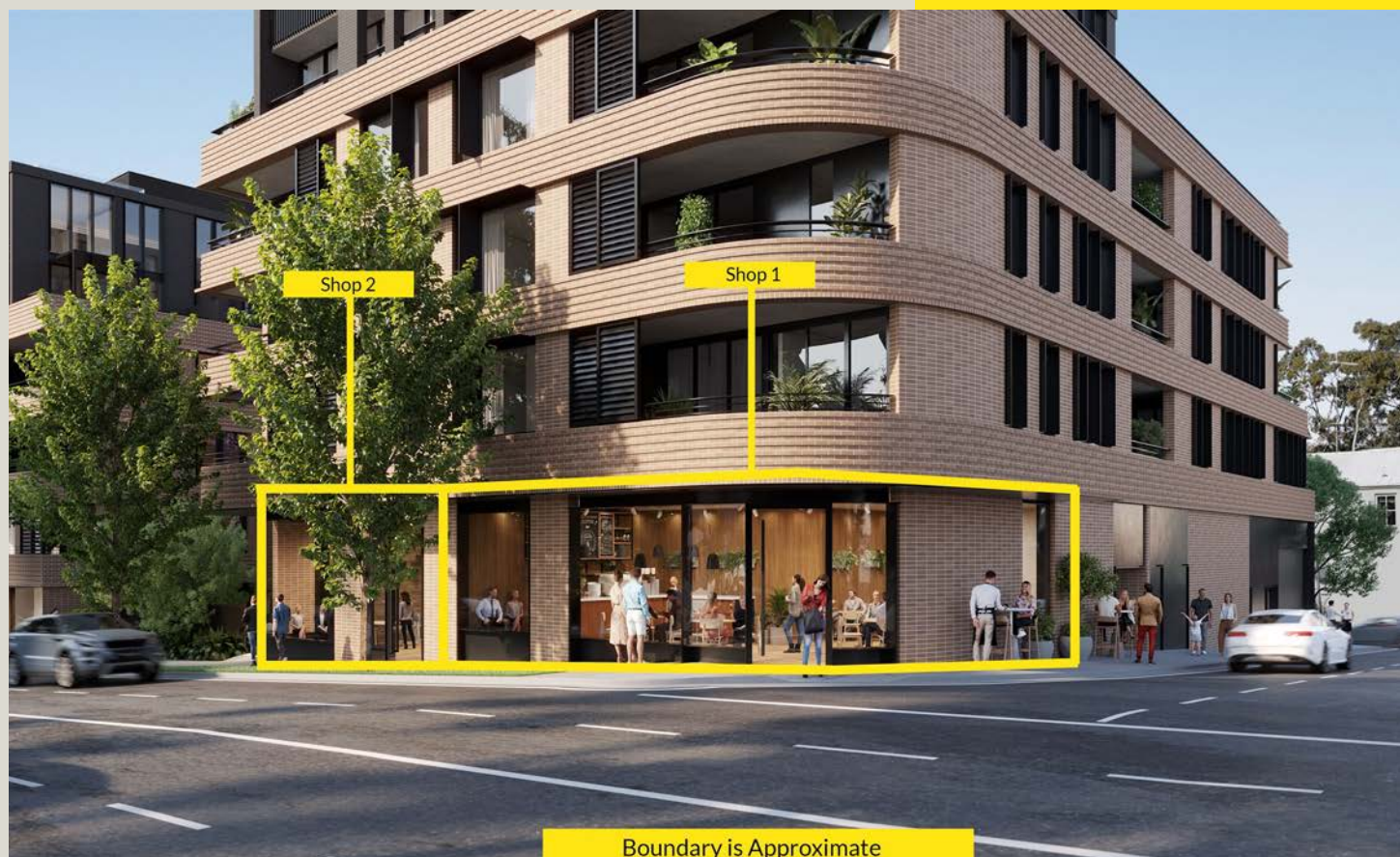
Sale  
Contact Agent



**Logan Grisaffe**  
0403 916 433  
logan.grisaffe@raywhite.com

**Scott Stephens**  
0434 341 001  
scott.stephens@raywhite.com

RWC Sydney North  
raywhitecommercial.com



\*Approx

Suite 301, 66 Clarence Street,  
Sydney, 2000

## Brand new fitout

66 Clarence Street is a B Grade 11 level office tower on the corner of Erskine Street and Clarence Street. The building features end of trip facilities and parking in the basement. 4.0 star NABERS. The top 2 floors provide co-working spaces

- Brand new spec completed, accommodating 38 staff
- Arrival area, 12p boardroom, 2 meeting & 2 focus rooms
- Open plan with 38 to 40 workstations and 1 executive office.
- Quality kitchen with open plan cafe style seating

Video Tour:

<https://www.youtube.com/watch?v=5OhEXe0KVCQ>

### Lease

Area m2: 398.4 approx

Rent \$/m2: \$1,025 Gross

Rental Per Annum Ex GST:

\$408,360 Gross

Rental Per month Ex GST:

\$34,030 Gross



**Anthony Harris**

0409 319 060

[aharris@raywhite.com](mailto:aharris@raywhite.com)

RWC Sydney Office Leasing  
[raywhitecommercial.com](http://raywhitecommercial.com)



2e. Union Street,  
Tempe, 2044

# Freehold Inner West opportunity with vacant possession

Freestanding three-level commercial building

Flexible layout suitable for office, showroom

613m<sup>2</sup>\* building area across three levels

Rooftop terrace with CBD & Botany Bay views

Excellent natural light

Strong underlying land value

E3 Productivity Support zoning

Auction  
28th April 2026



**William Gathercole**  
0403 618 757  
william.gathercole@raywhite.com

**Marcus Schraag**  
0431038291  
marcus.schraag@raywhite.com

RWC Industrial City South  
raywhitecommercial.com



\*Approx

18 Molonglo Mall,  
Fyshwick, 2609

# Molonglo Mall all rounder

640m<sup>2</sup> land area

589m<sup>2</sup> total GFA

Air conditioned open plan and private offices

Warehouse area with electric roller door

Secure yard + storage

Fyshwick's best parking and loading

Sale  
\$2,050,000 + GST



**Frank Giorgi**  
0403 839 822  
frank.giorgi@raywhite.com

**Bella Andrews**  
0499 719 321  
bella.andrews@raywhite.com

RWC Canberra  
raywhitecommercial.com



147 St Johns Road,  
Glebe, 2037

# Mixed-use terrace with rear lane access

Building Area: 225sqm\* Land Area 196sqm\*

Land Zoning E1 - Local Centre (Mixed use)

60sqm\* retail space with excellent street exposure

3-bedroom residence + Attic or additional 4-bed

North-facing garden, rear lane access to street parking

Ideal live/work or home plus income

1km to the new Sydney Fish Market, minutes to CBD

Auction  
Onsite  
Saturday 18th April at 10:00am



Kristian Morris  
0411 415 297  
kristian.morris@raywhite.com

RWC Sydney City Fringe  
raywhitecommercial.com



\*Approx

22A O'Connell Street,  
Parramatta, 2150

# Government Surplus Land - 3,073m<sup>2</sup>\* Land benefitting from MU1 Mixed Use Zoning

RWC Western Sydney is pleased to present 22A O'Connell Street, Parramatta, on behalf of NSW Government, representing a strategically located landholding within the core of Sydney's second CBD. The property will be offered for sale via a Request for Tender process.

## Highlights of the Site:

- Site Area 3,073m<sup>2</sup>\*
- Zoned MU1 Mixed Use
- Building Height 18m & 54m
- Floor Space Ratio (FSR) 3:1
- Mixed use zoning allowing a multitude of future developments<sup>^</sup>

Sale

Request for Tender, closing  
Wednesday 15 April 2026



Peter Vines

0449 857 100

Victor Sheu

0412 301 582

Joseph Assaf

0401 397 696

RWC Western Sydney

[raywhitecommercial.com](http://raywhitecommercial.com)



\*Approx ^Subject to Approval

5 & 6/55 Gavenlock Road,  
Tuggerah, 2259

## 2 Industrial Units | 5 & 6 / 55 Gavenlock Road, Tuggerah

Auction 9 April 2026

2 units side by side

Occupy, invest or both

Mezzanine office 58m<sup>2</sup>

Combine floor space of 485m<sup>2</sup>

Industrial zoning suitable for a wide range of uses

Auction



Brad Rogers  
0459 921 122  
brad.rogers@raywhite.com

RWC Central Coast  
raywhitecommercial.com



2/182 Hartley Road,  
Smeaton Grange, 2567

# Premium multi level industrial opportunity

Total Building Area: 456 sqm\*

Zoned E4: General Industrial

3-Phase Power

3 Designated parking spaces

Internal Clearance 7 meters\*

Split air conditioning system

Offered with vacant possession

Auction

Tuesday 28th April 2026 at  
10:30am (AEST)

On site



**Samuel Hadgelias**

0403 254 675

**Liam Regan**

0488 542 600

**Robert OFarrell**

0434 388 313

RWC SC

[raywhitecommercial.com](http://raywhitecommercial.com)



\*Approx

40 Skarratt Street North,  
Silverwater, 2128

# Boutique Freestanding Warehouse in Blue Chip Precinct

Land Size: 1853m2 | Existing Building Area: 1341m2 (approx)

5.3m (approx) internal warehouse clearance

High power supply of 400amps

Direct driveway to roller shutter access suitable for container

Exceptional truck access for pickup and deliveries

Quality bi-level office with A/C throughout

9 Onsite allocated car spaces



Sale



Zorick Toltsan  
0411 227 784

Simon Spicer  
0425 845 485

Owen White  
0435 555 344

Peter Vines  
0449 857 100

RWC Eastern Suburbs  
raywhitecommercial.com

RWC

10 Oxford Street,  
Woollahra, 2025

# Mixed use freehold - occupy or invest

Tightly held location in highly sought-after Eastern Suburbs locale

Set amongst the area's vibrant dining + retail precincts

2 level freehold building with rear lane access

Large commercial kitchen, grease trap, exhaust + coolroom facilities

Valuable liquor license in place + generous trading hours



Sale



Zorick Toltsan  
0411 227 784

Simon Spicer  
0425 845 485

RWC Eastern Suburbs  
raywhitecommercial.com

1/1 Box Road,  
Caringbah, 2229

## Rare Opportunity in Taren Point for Investors

RWC Sutherland Shire and Summit Property Agents is pleased to exclusively offer for sale this exceptional large 266m<sup>2</sup>\* ground floor commercial suite. DA approved for health consulting rooms and with a new purpose-built fit out that has been certified and completed to meet the highest standards.

The property is currently tenanted by a highly respected Developer/Builder (Terra Ferma) who operates their design and administrative functions from the suite.

- DA approved for health services
- Certified purpose built fit out
- Tenanted investment with upside potential
- Comprised of 266m<sup>2</sup>\* + 4 undercover spaces



Sale  
Contact Agent



Brad Lord  
0439 594 121  
blord@raywhite.com

Isaac Longmuir  
0431 360 508  
isaac.longmuir@raywhite.com

RWC Sutherland Shire  
raywhitecommercial.com

1/270A Captain Cook Drive,  
Kurnell, 2231

## Captain's Quarters

Presenting one of Kurnell's most unique industrial leasing opportunities, this well-appointed industrial unit offers a rare blend of functionality and character. The property includes high clearance warehouse space, built in mezzanines, multiple office and storage areas, and a front hardstand ideal for parking or material storage.

- Total building area 761m<sup>2</sup>\*
- High-clearance warehouse spanning 408m<sup>2</sup>\*
- 137m<sup>2</sup>\* of polished concrete mezzanine space
- Commercial kitchen, lunch area & kitchenette
- Full bathroom amenities
- Two-level office/showroom 216m<sup>2</sup>\*
- Two lock-up garages + hardstand
- Private entry



Sale  
Contact Agent



Brad Lord  
0439 594 121  
blord@raywhite.com

Isaac Longmuir  
0431 360 508  
isaac.longmuir@raywhite.com

RWC Sutherland Shire  
raywhitecommercial.com

\*Approx

VIC



2645 South Gippsland Highway,  
Tooradin, 3980

Sale  
\$5,500,000

# Strategic land holding – South Gippsland Highway frontage

Land area 198 acres\*

Two titles | Offers potential for separate ventures

Direct frontage to the South Gippsland Highway

High visibility and accessibility via Dore Road

Sheds, power, fencing, and dams throughout property

4BR home leased on 5 acres returning \$40,800 pa

Opportunity for various uses in the future (STCA)



**Brett Diston**  
0439 365 532  
brett.diston@raywhite.com

RWC Diston Asset Services  
raywhitecommercial.com



\*Approx

48 Bridge Mall,  
Ballarat Central, 3350

# Blue-Chip Hospitality Investment

Current Rental: \$30,900 pa + GST & Outgoings

Lease Term: Securely leased until 2027

Two further terms of three years each

Surrounded by major national retailers and independents

Perfect "set and forget" asset in CBD location

Beautifully presented 102m<sup>2</sup> internal floorspace

Auction

Auction 26th April 2026 6.00 pm



Sam Borner

0439 655 509

sam.borner@raywhite.com

RWC Ballarat

raywhitecommercial.com



\*Approx

57 Lowens Lane,  
Benalla, 3672

## Enormous Industrial Site 6km from Hume Fwy

Total Land Area: 59,811m<sup>2</sup> (5.98ha)

Total Warehouse Space: 6,370m<sup>2</sup> across multiple buildings.

Total Office Area: 375m<sup>2</sup>

Industrial 1 Zone

3 phase power with 630 Amps per phase

Offered with vacant possession, ready for immediate occupation.



Expressions Of Interest  
Closing 31st March.



Ryan Trickey  
0400 380 438  
ryan.trickey@raywhite.com

Dillon Chambers  
0422909456  
dillon.chambers@raywhite.com

RWC Glen Waverley  
raywhitecommercial.com

29 Sydney Road,  
Benalla, 3672

## Showroom and Warehouse on 11,690m<sup>2</sup>

Total Land Area: 11,690m<sup>2</sup>

Showroom & Office: 1,020m<sup>2</sup> of high-quality, open-plan showroom.

Warehouse: 720m<sup>2</sup> high-clearance warehouse

High visibility neighbouring several national retailers

Zoning: Commercial 2 (C2Z).



Expressions Of Interest  
Closing 2nd April @1pm



Ryan Trickey  
0400 380 438  
ryan.trickey@raywhite.com

Dillon Chambers  
0422909456  
dillon.chambers@raywhite.com

RWC Glen Waverley  
raywhitecommercial.com

637 Warrigal Rd,  
Chadstone, 3148

# High Exposure Retail Freehold

Building area | 102m<sup>2</sup>\*

Land area | 167m<sup>2</sup>\*

Long term tenant

Month-to-month tenancy

Opportunity to occupy or invest

Opposite Holmesglen Tafe

Auction  
Onsite & Online  
Thu 23 April at 11:00am



Ryan Amler  
0401 971 622  
ryan.amler@raywhite.com

Jonathan On  
0479 003 122  
jonathan.on@raywhite.com

RWC Oakleigh  
raywhitecommercial.com



\*Approx

72-74 Fairbank Road,  
Clayton South, 3169

# Clayton South Freehold | Vacant Possession

Total building area | 770m<sup>2</sup>\*

Total land area | 1,111m<sup>2</sup>\*

Industrial 1 Zone (IN1Z)

3 phase power & solar panels on roof

Industrial 1 Zone (IN1Z)

Suitable for container loading / unloading

Sale  
Deadline Private Sale  
Tue 21st April 2026 at  
5:00pm (Closing day)



George Ganavas  
0478 634 562  
george.ganavas@raywhite.com

Theo Karkanis  
0431 391 035  
theo.karkanis@raywhite.com

RWC Oakleigh  
raywhitecommercial.com



\*Approx

WA



172-176 Great Eastern Highway,  
Ascot,

# Landmark Golden Gateway Site

5,318m<sup>2</sup> site area (over two lots)

430m<sup>2</sup> office/showroom with workshop

Mixed use zoning

Proposed height limit increases to up to 20 stories

3 Street frontages

Approximately 56,000 per day (2020/21 count)

Across the road from parkland and the Swan River

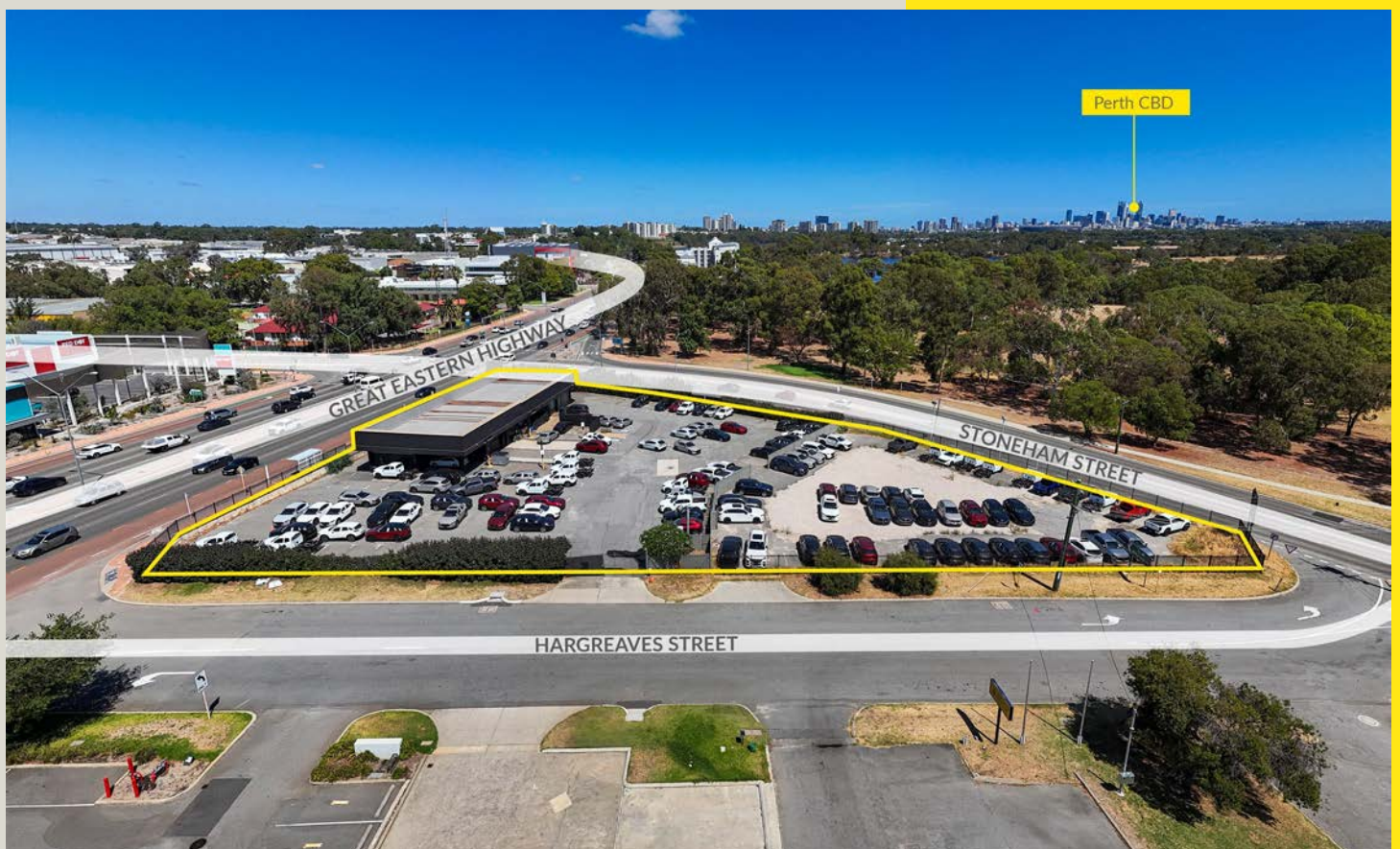
Expressions Of Interest  
Closing 24th April 2026



**Stephen Harrison**  
0421 622 777  
stephen.harrison@raywhite.com

**Chris Matthews**  
0413 359 315  
chris.matthews@raywhite.com

RWC WA  
raywhitecommercial.com



\*Approx. Outline indicative only.

256 St Georges Terrace,  
Perth, 6000

## Iron Clad Investment

- 100% fully leased freehold asset with an attractive WALE by income of 5.5 years (approx.)
- Leased to Fortescue (ASX:FMG) at sustainable rental levels
- 23,050m<sup>2</sup> prime office tower at the western gateway to the Perth CBD
- 280 parking bays including Wilson Parking station
- Expansive circa 3,000m<sup>2</sup> floorplates (lvl 1-6) around a central core offering tremendous flexibility, natural light and panoramic views
- The lessor and tenant have invested c. \$80 million into the building
- NABERS 5 star BEEC Certified

Expressions Of Interest  
Closing Wednesday 29th April  
2026 at 2pm AWST



Andrew Woodley-Page  
0438 939 869  
andrew.woodley-  
page@raywhite.com

Brett Wilkins  
0478 611 168

RWC WA  
raywhitecommercial.com



2 & 3/1 James Street,  
Fremantle, 6160

# Character Warehouse Opportunity – Blank Canvas

Join Industry Leading F&B Operator Swings & Roundabouts

815m<sup>2</sup> or 705m<sup>2</sup> or a combined 1,520m<sup>2</sup>

Ample public parking directly opposite

Mixed Use Zoning allows multiple options

3 phase power (400 amps) & grease trap per unit

Available individually or combined

Suits F&B, Retail, Showroom and more

Sale/Lease  
Individually or combined



Brett Wilkins  
0478 611 168  
brett.wilkins@raywhite.com

Luke Pavlos  
0408 823 823  
luke.pavlos@raywhite.com

RWC WA  
raywhitecommercial.com



\*Approx. Outline indicative only.

228 Adelaide Terrace,  
Perth, 6000

# Perth CBD Development Opportunity

3,275m<sup>2</sup> development site

4 level office building - 5687m<sup>2</sup> & 50 carbays

Large CBD landholding with multiple development opportunities

Flexible Office/Residential zoning

44 metre frontage to Adelaide Terrace

Plot Ratio of 5.5:1 with potential of up to 8:1

0 Star Nabers Energy Rating

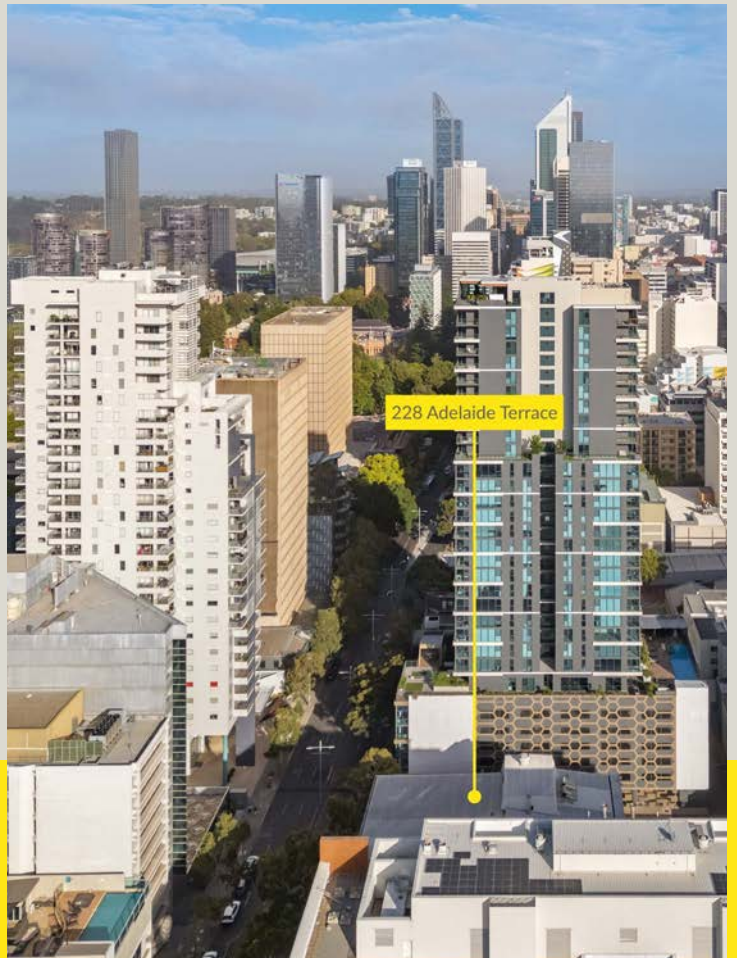
Expressions Of Interest  
Closing Thursday 23th  
April 2026 at 4pm AWST



Brett Wilkins  
0478 611 168  
brett.wilkins@raywhite.com

Andrew Woodley-Page  
0438 939 869  
andrew.woodley-page@raywhite.com

RWC WA  
raywhitecommercial.com



\*Approx. Outline indicative only.

123 Thomas Street,  
Subiaco, 6008

# High-Exposure Subiaco Corner Investment

1,755.71m<sup>2</sup>\* freehold corner site in blue-chip suburb

\$319,250.44 net income

3 established tenants - Vibe Fuel, MyCar, and Euro Technik

Residential R60 zoning with long-term redevelopment upside

Inner-west location 4km\* from Perth CBD with scarce land supply

City of Subiaco Local Planning Scheme No. 5

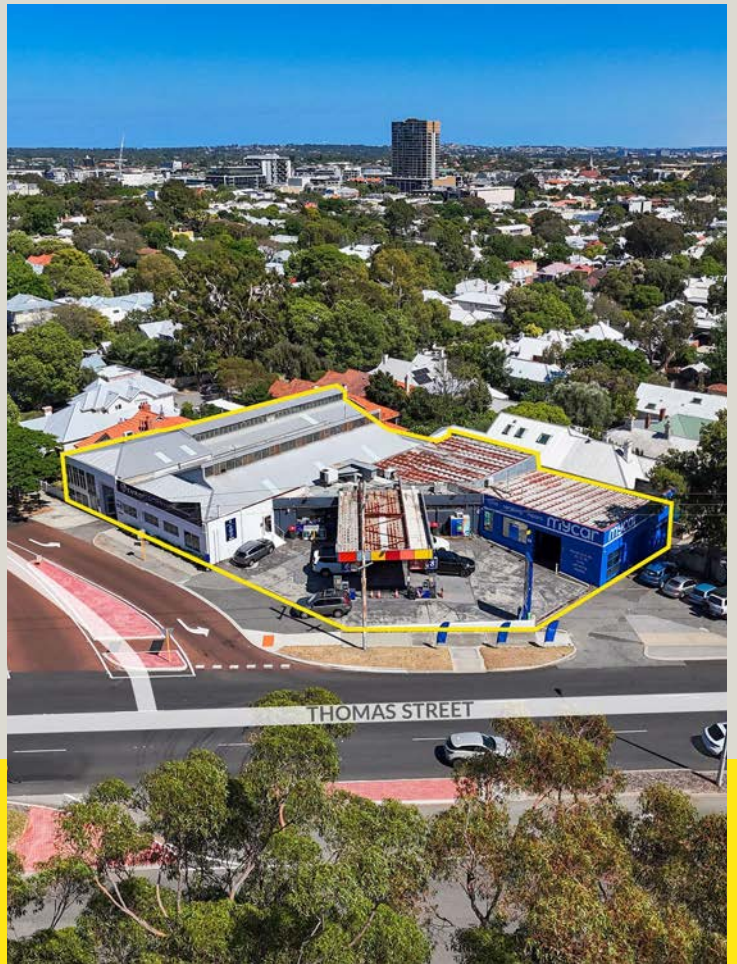
WALE of 2.83 years (by income)

Sale  
Offers Invited



Brett Wilkins  
0478 611 168  
brett.wilkins@raywhite.com

RWC WA  
raywhitecommercial.com



1050 Hay Street,  
West Perth, 6005

# Landmark Investment Opportunity

Leased investment

\$1,109,989pa net (as at 1 March 2026)

Pathway for partial owner occupation

2,192m<sup>2</sup> building area

55 car parking bays

1,692m<sup>2</sup> corner site

New high density planning

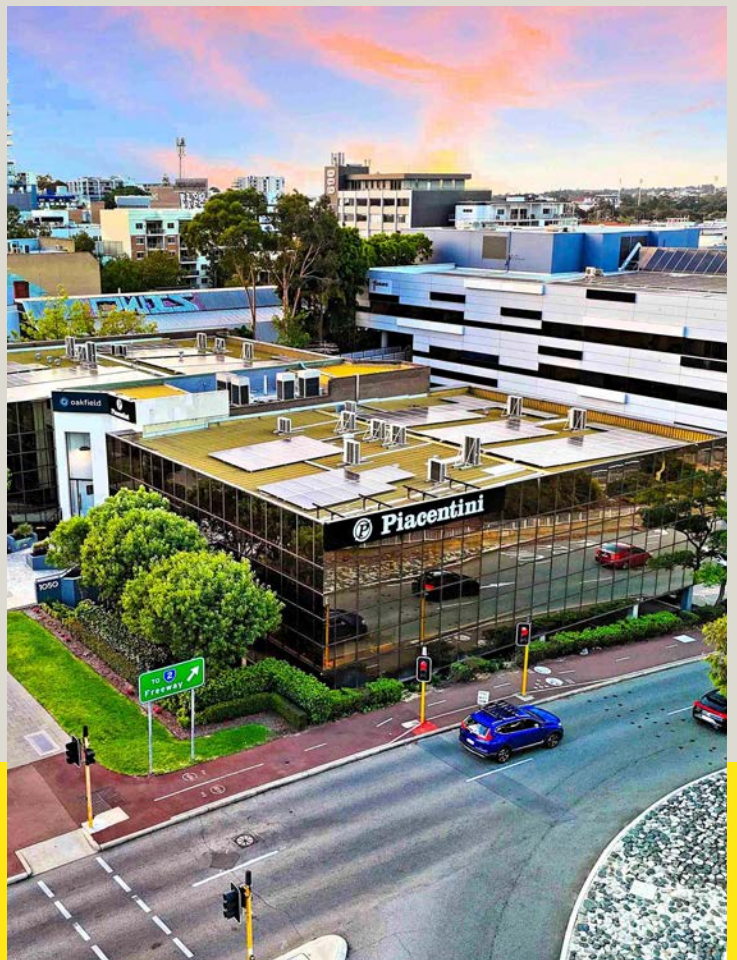
Sale  
Offers Invited  
Closing Wednesday  
15 April 2026



Michael Milne  
0403 466 603  
michael.milne@raywhite.com

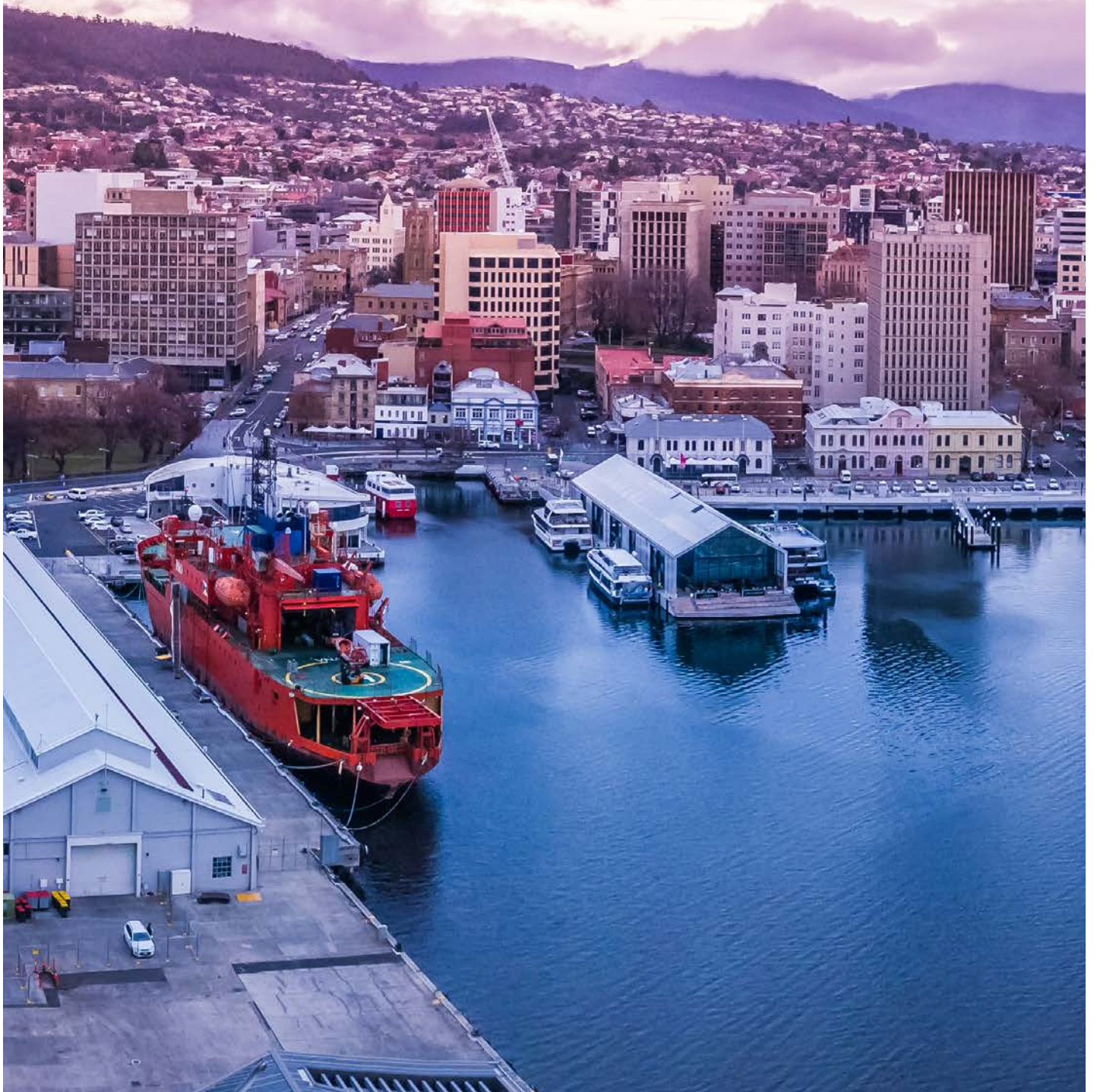
Brett Wilkins  
0478 611 168  
brett.wilkins@raywhite.com

RWC WA  
raywhitecommercial.com



\*Approx. Outline indicative only.

# TAS



2-4 Pear Avenue,  
Derwent Park, 7009

## 22-Year Occupancy History with Long-Term Leaseback Commitment

RWC Tasmania has been appointed to sell 2-4 Pear Avenue, a well established industrial asset, ideally positioned in the heart of Derwent Park. Having been owner occupied for over 20 years, the property is now offered to the market with a brand-new leaseback.

Key property features include:

- + Substantial single-storey, clear-span warehouse
- + 2,175 sqm\* combined with a site area of 3,693 sqm\*
- + On-site parking with drive-through, ramped vehicle access
- + Brand new 5+5 year lease with scaffolding operator
- + Net annual rent of \$310,000\* p.a. (tenant paying statutory outgoings)
- + Appealing commercial terms with structured rental growth

Sale

Expressions Of Interest  
closing Thursday 30th April 2026  
@ 4pm (AEDT)

Heather Mason

0415 448 378  
heather.mason@raywhite.com

Tom Balcombe

0417 979 194  
tom.balcombe@raywhite.com

RWC Tasmania  
raywhitecommercial.com



\*Approx. Outline indicative only.

32 Davey Street,  
Hobart, 7000

# Heritage Corner with Diversified Income and Development Upside

RWC Tasmania has been appointed to present an extraordinary opportunity to secure a high profile landmark in the heart of Hobart's professional precinct. Positioned 100m\* from the waterfront and the CBD, 32 Davey Street offers the perfect balance of immediate rental income and untapped development potential.

Key property features include:

- + Expansive lower ground floor comprises a stunning, vacant sandstone footprint. Raw, atmospheric, and ready for a flagship cellar, bespoke bar transformation^ with level access off Murray Street
- + Anchored by a long-term medical tenant, providing secure, "set-and-forget" cash flow
- + Fully leased first floor comprising light-filled office suite with charming heritage features

Sale

Expressions Of Interest  
closing Thursday, 16th of April at  
4pm (AEST)

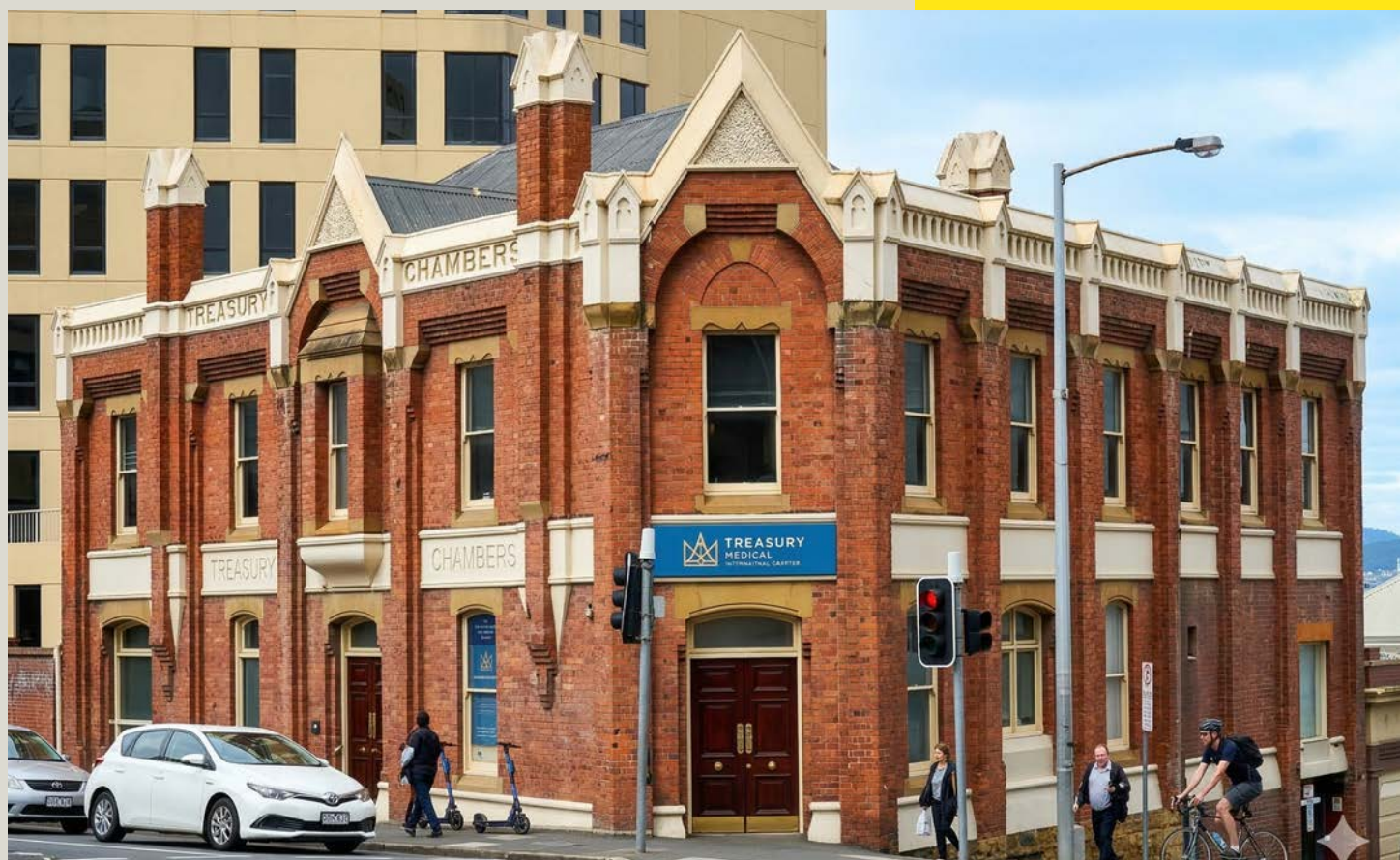
Hayden Peck

0412 766 395  
hayden.peck@raywhite.com

Trevor Fox

0419 355 917  
trevor.fox@raywhite.com

RWC Tasmania  
raywhitecommercial.com



\*Approx ^Subject to Council Approval

NZ



22 Hannover Place,  
Rolleston, NZ, 7614

Auction

## Motivated Owner Wants Sold

Our motivated owner wants this superb warehouse sold. Therefore, forget all previous price indications.

Recently completed high stud, standalone warehouse of 885m<sup>2</sup>\* with an amenities block of 13m<sup>2</sup>\*. Total building area of 898m<sup>2</sup>\*.

Good natural light, high bay LED lighting, 3 phase power, 3 roller doors, providing flexible vehicle entry and drive-thru access.

Generous sized freehold title with an underlying land area of 2,607m<sup>2</sup>\*, providing ample room for a large sturdy concrete yard area which surrounds the building and is fully security fenced.



Paula Raine

+64 27 221 4997

[paula.raine@raywhite.com](mailto:paula.raine@raywhite.com)

RWC Christchurch

[raywhitecommercial.com](http://raywhitecommercial.com)



\*Approx

RWC Christchurch - Raine Blackadder Ltd - Licensed (REAA 2008)

53-57 Shotover Street,  
Queenstown, New Zealand

# Unrivalled scale. Iconic Queenstown Views.

Net Lettable Area: 3,600+ sqm

Balconies with extraordinary iconic views on levels 1, 2, 3 and 4

~37m of frontage onto the busiest street in downtown Queenstown

Deep floorplates, up to ~39m, that enable a wide range of uses

High stud and many floor to ceiling windows

14 basement carparks accessed from Shotover Street

Direct internal access to the 500+ park Man Street car park

Net rent NZ\$1.312m

Deadline Treaty  
Closing 3pm,  
30 April 2026



Tim Stewart  
+64 21 728 537  
tim.stewart@raywhite.com

Ray White Queenstown  
rwqueenstown.co.nz



\*Approx. Outline indicative only.

**RWC**<sup>®</sup>