



Inquiry into annual and financial reports 2024–25

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Suburban Land Agency

Reference: Annual Report 2024-2025

Hearing: 10 November 2025

In relation to: Housing in North Wright

Question received: 18 November 2025

Answer Due: 25 November 2025

[Ms Clay, Jo: To ask the Suburban Land Agency — The Annual report notes the development of compact housing in North Wright. Some of the compact housing blocks have been sold.

1. What were the sales prices for the blocks that have been sold and how do these compare with the non-compact properties that have been selling in the area?
2. Do you think there is broader market interest in the development of compact blocks and is the Suburban Land Agency looking at releasing compact blocks out to the market directly?

The answer to the Member's question is as follows:

1. What were the sales prices for the blocks that have been sold and how do these compare with the non-compact properties that have been selling in the area?

The pricing of North Wright homes on land sizes of 200-250m² is as follows:

- Two-bedroom homes begin at \$720,000 (ranging up to \$755,000).
- Three-bedroom homes typically sold over \$830,000, with dual-key typologies reaching \$1,000,000.
- By comparison, the median house price in Wright over the last 12 months (November 2024 – October 2025) according to [realestate.com.au](https://www.realestate.com.au) is \$1.17 million.

2. Do you think there is broader market interest in the development of compact blocks and is the Suburban Land Agency looking at releasing compact blocks out to the market directly?

- Broader market interest in compact blocks is evident with 17 of 21 homes released in Stage 1 have settled or are under offer (as at 19 November 2025).

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- North Wright is currently the only house and land package the Suburban Land Agency is offering to the market.
- Four homes remain for sale: Three entry-level two-bedroom homes starting at \$720,000 and one dual-key three-bedroom home at \$1,000,000.
- Yes, the Suburban Land Agency does offer compact blocks (land only) directly to the market.

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date: 25/11/25

By the A/g CEO, Suburban Land Agency, Sally Gilbert