# First-home buyers locked out of $30,000 grant by ‘unrealistic’ Brisbane cap

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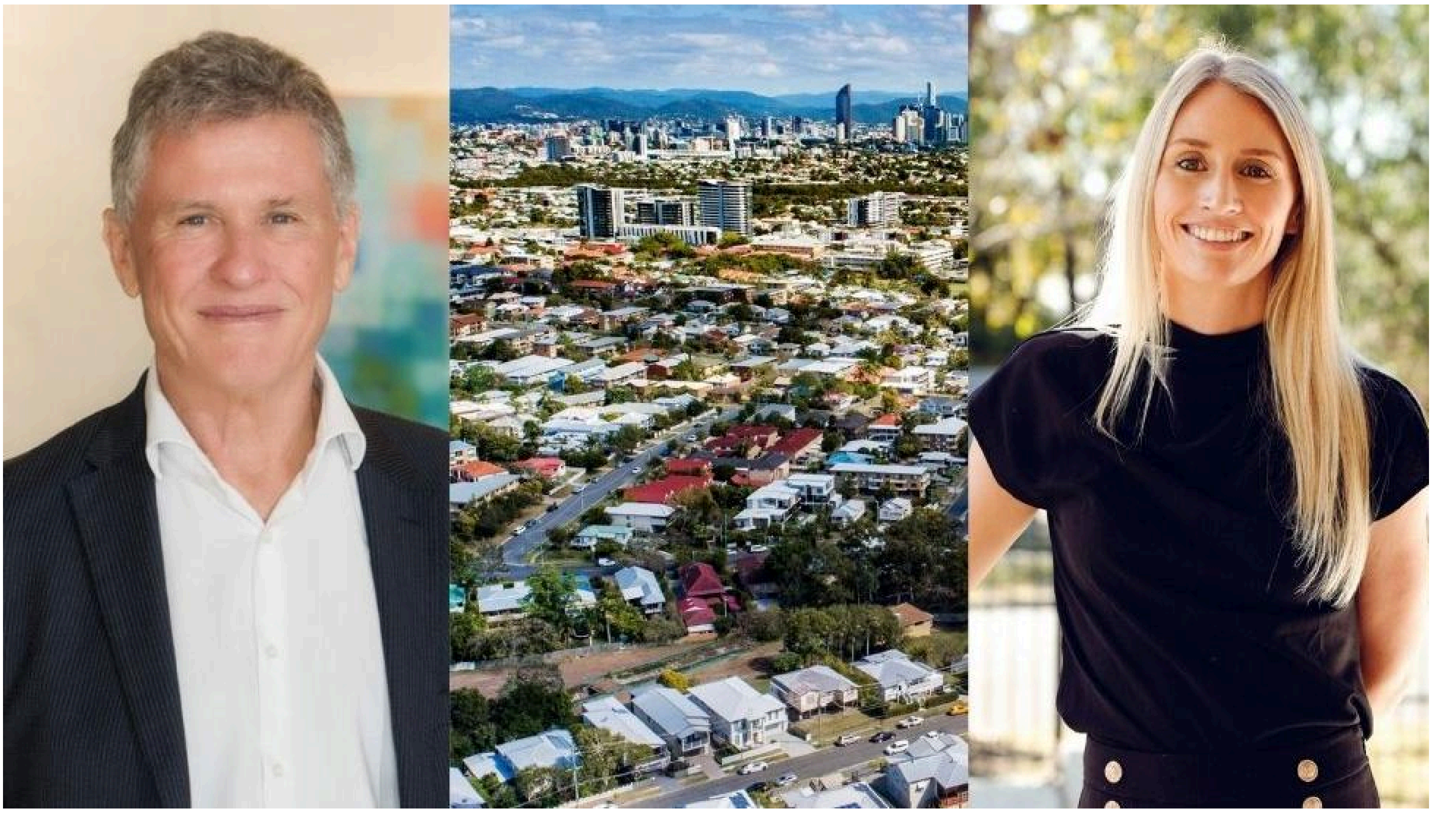
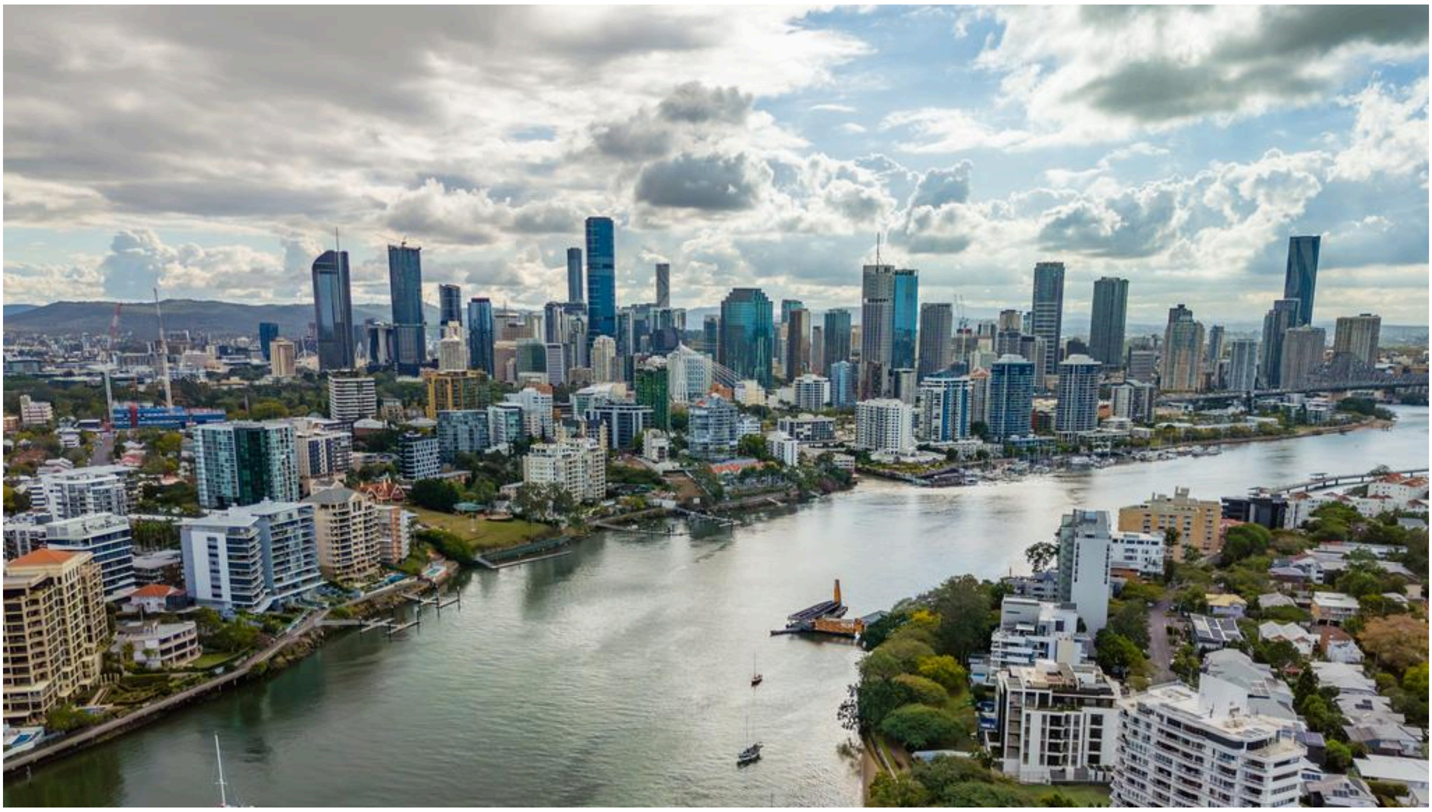


Experts say finding a new home under $750,000 is Brisbane is unrealistic.

First-home buyers are being locked out of a $30,000 government grant despite doing “the right thing,” as property experts warn Brisbane’s threshold no longer reflects reality.

It comes despite the property market swinging in favour of buyers with home values down, listings up, and competition slowing.

Place Advisory wants Queensland’s First Home Owner Grant threshold lifted from $750,000 to $850,000, saying the current cap no longer reflects the cost of a new home in Brisbane.



Aerial view of Brisbane.

The call is supported by a Place Advisory survey of more than 1,000 active buyers and investors, which showed first-home buyers remain the most pressured buyers in the market, with cost of living outweighing interest rates as a barrier to get into the market.

The $30,000 grant applies only to new homes in Queensland valued at less than $750,000.

“The threshold hasn’t kept pace with the cost of land and construction,” said Place Advisory director Bruce Goddard.

“For many first-home buyers across Greater Brisbane, finding a new home, townhouse or

apartment for $750,000 or below is simply unrealistic.

"We're hearing from young people who are doing the right thing.

"They're working, saving and trying to get ahead, but they're being locked out of support because the cost of delivering a new home has risen."

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Place Advisory director Bruce Goddard.

The median cost of a block of land in southeast Queensland is $540,900 according to Oliver Hume, while the average home build in Brisbane will set you back $498,000.

Mr Goddard said increasing the threshold to $850,000 would better reflect current market conditions and give more buyers a genuine pathway into ownership.

"This isn't about encouraging people to overextend themselves," he said.

"It's about making sure the assistance available reflects the market they're trying to enter.

"First-home buyers aren't just dealing with the price of the property.

"They're trying to save a deposit while paying rent, groceries, insurance, transport and every other cost that comes with everyday life."

An aerial view of the Brisbane CBD and the Brisbane river including the Story Bridge Photo – iStock Cruise news Escape 16 November 2025

But a Queensland Treasury spokesman said Queensland first home buyers benefited from one of the strongest home ownership support packages in the country.

"This includes a transfer duty exemption for first home buyers purchasing new homes, generous transfer duty concessions for existing homes, the boosted $30,000 First Home Owner Grant, the $330m nation-leading Boost to Buy home ownership scheme and the Palm Island Rent-to-Buy Home Ownership Scheme," the spokesman said.



"The Queensland Government is committed to increasing housing supply to improve affordability and lift home ownership rates across Queensland.

"The $750,000 First Home Owner Grant threshold remains competitive with other states."

Boss Money director and mortgage broker Tom Uhlich.

Boss Money director and mortgage broker Tom Uhlich said the threshold didn’t go far enough.

“The federal five per cent deposit scheme now covers Brisbane properties up to $1m, but the state settings are still sitting back at $750,000,” Mr Uhlich said.

“So a first homebuyer is told they can get in with five per cent, then discover the state charges them duty and denies them the grant on the same purchase.

“It ends up being closer to nine per cent.

“The state caps should move to match the new property cap, otherwise the two schemes are working against each other.”

Buyers’ agent Lauren Jones.

Buyers’ agent Lauren Jones, of Lauren Jones Buyers Agency, backed a threshold increase.

“Lift it, and if the government wants first home buyers building in Brisbane it needs to go to around $1m,” Ms Jones said.

“Even under $1m you’re looking at a townhouse on the outskirts or a very small block on the fringe.

“The stamp duty exemption on new homes has no cap, the First Home Guarantee runs to $1 million and so does Boost to Buy.

“The $750,000 grant cap is the only threshold that hasn’t moved.”