

Buying a Home in Queensland

A simple step-by-step checklist to keep your purchase on track, from your first budget through to settlement day.

1. Get Your Finances Ready

- ☐ Work out your budget, including stamp duty, legal fees, inspections and moving costs
- ☐ Confirm you can still afford repayments if interest rates rise
- ☐ Compare home loan options across lenders or with a broker
- ☐ Gather documents on income, expenses, debts and savings
- ☐ Apply for home loan pre-approval (valid for about three months)
- ☐ Check the Queensland transfer duty (stamp duty) payable on your target price
- ☐ Check eligibility for the home concession rate if you'll live in the property
- ☐ Budget for conveyancing, searches, inspections, rates and insurance

2. Find Your Property

- ☐ Speak with a buyer's agent about off-market opportunities
- ☐ Shortlist suburbs based on your must-have amenities and commute
- ☐ Decide on property type — house, apartment, off-the-plan or existing
- ☐ Research the builder or developer if buying off-the-plan
- ☐ Check proximity to work, schools, shops, parks and transport
- ☐ Visit the area at different times of day
- ☐ Check flood, bushfire and storm exposure, and local crime rates

3. Inspect the Property

- ☐ Check for water damage, mould, damp or termites
- ☐ Check walls and ceilings for cracks or damage
- ☐ Test light switches, taps and water pressure
- ☐ Check fences, gutters, roof tiles and drainage after rain
- ☐ Check for large trees near the house with invasive roots
- ☐ Confirm a valid pool safety certificate and compliant fencing, if applicable
- ☐ Clarify what's included in the sale — fixtures vs chattels
- ☐ Arrange a building and pest inspection

4. Make Your Offer

- ☐ Have a solicitor or conveyancer review the contract of sale
- ☐ Set out price, settlement date and conditions (finance, inspections) in your offer
- ☐ Arrange an independent valuation and flood report before auction
- ☐ Complete auction registration and arrange bidding support if needed
- ☐ Confirm the title is clear, with no unexpected restrictions or debts
- ☐ Check what happens if settlement is delayed

5. Settle & Move In

- ☐ Complete a final inspection before settlement
- ☐ Record water, gas and electricity meter readings
- ☐ Arrange funds for settlement and organise home insurance
- ☐ Book a removalist and connect utilities and services
- ☐ Collect the keys and move in
- ☐ Update your address with your bank and other providers
- ☐ Redirect mail from your old address

General guide only — not legal, financial or professional advice.
Requirements vary by lender, council and contract.

Need a hand with any of this?

Precision Property Buyers Agency searches, inspects, negotiates and bids on your behalf across Ipswich, Lockyer Valley, Toowoomba, Moreton Bay, Somerset and the Scenic Rim.