

INVEST IN QUEENSLAND



**PERSONALISED
PROPERTY SERVICES**

The Buyer's Agency Made For You

Personalised Experience, Outstanding Results.

Welcome To Your
Discovery Meeting



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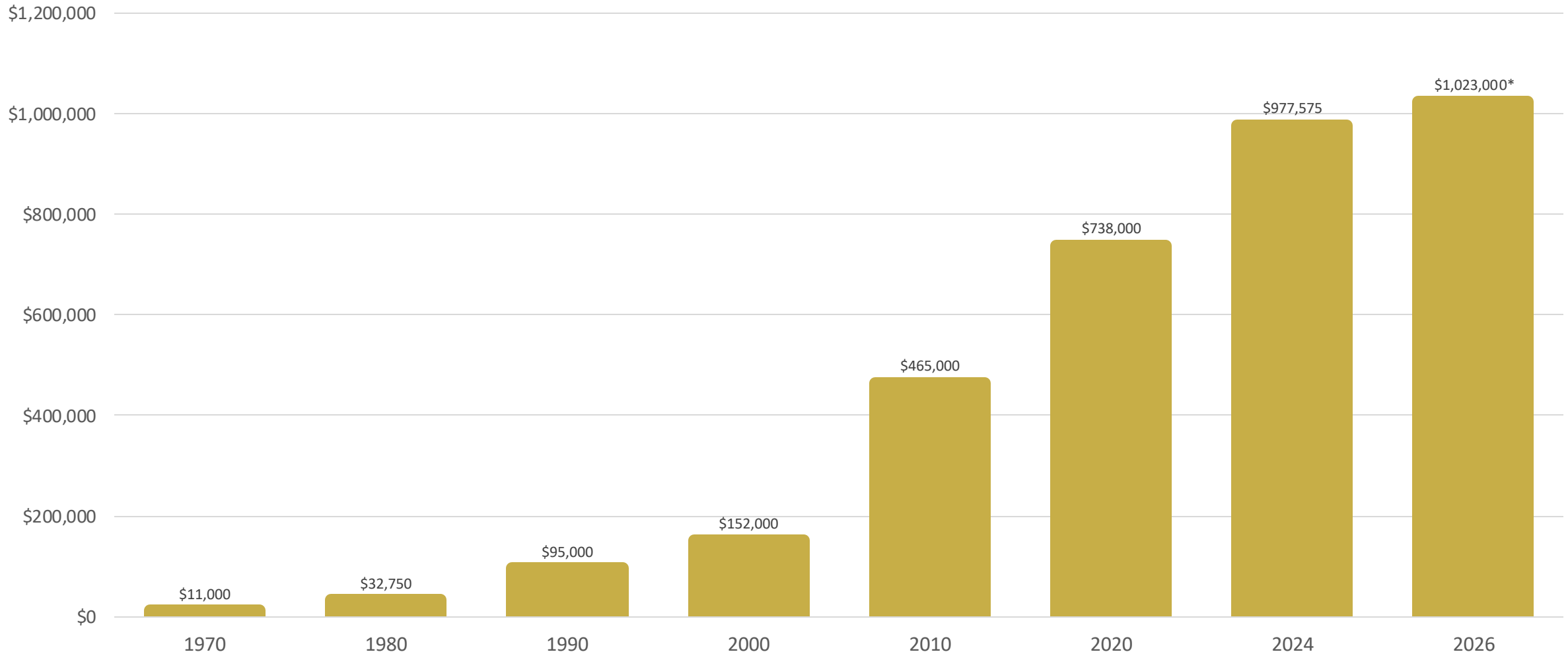
Q&A



Median House Prices in Brisbane: 1970-2026



The graph below shows median Brisbane house prices over a 56-year period.



*Source: Proprack

January 2026

Home Price Index

Median Value

As at December 31, 2025

Region	Monthly growth (%)	Annual growth (%)	Median value (\$)
National	0.2%	8.4%	\$883,000
Capital Cities	0.1%	8.0%	\$988,000
Regional Areas	0.3%	9.7%	\$698,000
Sydney	0.1%	5.7%	\$1,237,000
Rest of NSW	0.3%	7.6%	\$770,000
Melbourne	-0.1%	3.5%	\$849,000
Rest of Vic.	0.3%	6.5%	\$592,000
Brisbane	0.4%	14.4%	\$1,023,000
Rest of Qld	0.2%	12.5%	\$796,000
Adelaide	0.9%	13.8%	\$916,000
Rest of SA	0.7%	12.6%	\$495,000
Perth	0.3%	17.5%	\$962,000
Rest of WA	0.2%	13.6%	\$611,000
Hobart	-0.4%	6.4%	\$704,000
Rest of Tas.	0.3%	9.1%	\$553,000
Darwin	0.0%	14.7%	\$580,000
Rest of NT	-0.2%	1.2%	\$342,000
ACT	-0.1%	3.9%	\$870,000

Source: PropTrack - Data represents values for dwellings (house and unit combined). Regions shown are defined by ABS' GCCSA standards.

Home Value Index

Annual & Quarterly Change
As at 12 January 2026

Source:
Cotality

City	Change Day on Day	Today's value	% Change QTR on QTR	% Change YR on YR
All dwellings				
Sydney	0 —	249.1	0.7%	6.1%
Melbourne	-0.05 ↓	187.3	0.6%	5%
Brisbane*	0.02 ↑	222.5	5.1%	14.1%
Adelaide	0.09 ↑	226.9	5.3%	9.2%
Perth	0.17 ↑	199.7	7.3%	16.6%
5 capital city aggregate	0.02 ↑	222	2.5%	8.6%

*Including Gold Coast

What is the Home Value Index?

The Home Value Index measures movements in the value of Australian housing markets. By incorporating the attributes of properties transacting (such as the number of bedrooms and bathrooms, land area, and geographic location), it provides a more accurate analysis of the true value of movements across specific housing markets and captures compositional changes in consumer buying patterns when measuring capital gains.

Why Do We Exist?



The property market has always been stacked one way... the sellers way!

By law, selling agents act in the **seller's best interest** – leaving buyers to navigate one of the biggest financial decisions of their lives without anyone truly fighting for them.

That's why **You&Me Personalised Property Services** was created in 2019.

Born out of frustration with the imbalance, we exist to **tip the scales back in the buyer's favour**. We're a full-service, data-driven buyers' agency with strong local knowledge, genuine off-market access, and a reputation respected by clients and selling agents alike.

Most importantly, we keep property personal.
No outsourcing. No handballing.

Just old-school service, modern strategy, a passion for real estate and a team that stands beside you from start to settlement, and beyond.

Because buying property shouldn't feel like you're doing it alone.

It should feel like You & Me.



About Us



Ashleigh Tibbs, Lead Buyers Agent QLD

Strategic, Supportive, and Client-Focused

With over eight years in the real estate industry, Ashleigh combines deep market knowledge with a genuine passion for helping people through one of life's biggest decisions—buying property. Her calm, capable approach ensures every client feels informed, supported, and confident from start to finish.

Grounded in Experience

Starting her career as a high-level administrator and office manager, Ashleigh developed a strong understanding of the inner workings of a successful real estate business. This background shaped her attention to detail, organisation, and client-first mindset—skills that now define her approach as a trusted property professional.

A Business Mindset with a Personal Touch

With a Bachelor's Degree in Business Management and minors in Marketing and Public Relations, Ashleigh blends strategic expertise with creative insight. She communicates with clarity, understands the power of presentation, and brings a fresh, well-informed perspective to every property journey.

Committed to Relationships and Results

Ashleigh believes real estate is more than a transaction, it's about building long-term relationships and helping clients create financial security and lifestyle fulfillment. Whether guiding first-home buyers or experienced investors, she's dedicated to making every experience seamless, transparent, and rewarding.

Putting People First, Always

Professional, approachable, and results-driven, Ashleigh combines business acumen with genuine care. Her clients value her for her honesty, attention to detail, and commitment to achieving the best possible outcome every single time.

About Our People

A dedicated team of local buyer's agents, directors, and principals with over 90 years of combined experience in Perth's property market.

Known for our integrity and expertise, we provide personalised, high-quality service and hands-on support to clients throughout their property journey.

Our Team

Anchored in the heart of Perth's property market, our accomplished team offers **over 90 years of collective expertise.**

Renowned for our **integrity, local acumen, and exceptional results,** we are trusted advisors dedicated to elevating the property journey.

Our bespoke, high-touch service draws on our **extensive negotiation** experience and **healthy industry relationships.** We collaborate seamlessly with selling agents, unlock exclusive off-market opportunities and secure outstanding results **tailored to each client's unique circumstances.**

Our team is committed to delivering a seamless, rewarding, and truly distinguished property experience, strengthened by the unparalleled genuine care, deep expertise, and unwavering **dedication to their client's goals.**



Simon Deering

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Heath Bassett

Co-Founder

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Ashleigh Cates

Buyer's Agent QLD

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Ish Sikka

Business Development Manager

ish@youandmepps.com.au



Sandra

Administration

hello@youandmepps.com.au



A Unique Buyers' Agency: Be Authentic

At You&Me Personalised Property Services, authenticity is at our core. Co-founders, Heath and Simon, built this agency to reflect who they truly are—genuine, honest, and values-driven. By staying true to themselves, they naturally attract clients who share a common outlook.

We're not aiming to be the biggest—**just the best**. That's why we work with only 50 clients a year, ensuring every relationship is meaningful and personal.



We only work with up to 14 client searches at any one time. This ensures full, personalised service without spreading thin on quality.



We have a unique business plan where we only work with 50 clients a year.



We have helped thousands of people all over Australia and internationally achieve their property aspirations.



We do all the research and all the physical inspection ourselves. You have the peace of mind that you are not handed off to a cadet or an assistant.



Directors with over 40 years combined practical experience in buying, selling and investing.

Why Choose Us?

CORE VALUES

We are guided by three core values that shape our approach and culture. Together, these values emphasise authenticity, client partnership, and a relentless commitment to excellence throughout the property buying journey.



Integrity

We commit to doing what we say and never compromise our moral compass. Integrity means doing the right thing even when no one is watching, respecting clients, and only working with those who share mutual values.



Persistence

Our team embraces challenges with determination, rolling up our sleeves to find solutions when others might give up. Persistence reflects our willingness to work hard, especially when faced with setbacks, to achieve the best outcomes for our clients.



Winning

Driven by a competitive spirit, we focus on winning together with our clients. Winning is not about arrogance but about shared success - whether it's securing a great deal, exceeding expectations, or simply making clients happy. This value embodies our passion for achieving tangible results and celebrating every client victory.

THE YOU&ME GUARANTEE

If we haven't presented properties that fit the deep dive session criteria to you within 1 month, you get 20% off the total fee.

If we don't present within 3 months you won't pay a fee at all!

***** OUR AVERAGE TIME TO CONTRACT IS 2-6 WEEKS AFTER DEEP DIVE*****

This gives you: peace of mind that we get to work straight away, we do what we say we are going to, you don't sit in a waiting list, and we take on clients we feel confident to exceed with



We want to provide guarantees that benefit all our valued clients, by providing a measurable level of commitment, to ensure success for all parties.

- "You&Me Guarantee" - All new clients will be asked to fill out a property criteria for their search. This is signed off by both the client and Ashleigh to avoid any company representative confusion.
- If we do not present properties that fit this criteria in the first month, the "You&Me guarantee" takes effect.

Why Use Us As A Buyers Agent?

- 1. We Are Experienced Buyers**
- 2. Proven Negotiators**
- 3. Off Market Opportunities**
- 4. Network Of Selling Agents**
- 5. We Sidestep The Stress**
- 6. We Don't Use Emotions When Buying**
- 7. We Save You Money** *(By Stopping You From Making Costly Mistakes)*

EXCELLENT



Based on 202 Reviews - Jan 2026



**WE OPERATE AT A
PERFECT 5 STAR
GOOGLE RATING
FROM OVER
200 REVIEWS**

[CLICK TO SEE OUR REVIEWS](#)



Brisbane Buyer's Agent Services

WHAT WE DO FOR YOU

1

Conduct Deep Dive Session

In this session, we gather all relevant details—including criteria, budget, and preferences—enabling us to proceed promptly and place offers when the opportunity arises.

2

Research Properties

We research relevant properties that meet the buyer's deep dive, and critique each property based on our 15 pillars of success.

3

Contact Selling Agents

We proactively engage with the top 10 agents in each target suburb, providing a detailed brief tailored to the buyer's specific requirements, ensuring the client never needs to communicate with agents directly.

4

Door Knock Properties

Where appropriate, we undertake targeted door-knocking in carefully selected areas that meet the buyer's criteria.

5

Inspect Properties

We conduct thorough inspections of the properties for the buyer including walkthrough-video and inspection report. This includes on and off-market properties, weekdays and weekends.

6

Conduct Due Diligence

Our due diligence process includes in-depth, multi-page suburb reports, underpinned by up-to-date data and detailed market analytics.

7

Bid At Auctions

Where appropriate, we manage and execute auction bidding on behalf of clients, including onsite and online formats.

8

Negotiate on Buyer's Behalf

We negotiate on behalf of the buyer objectively and without emotional attachment, handling offers, pricing, terms, and conditions while always prioritising the client's best interests.

9

Refer Professional Trades/Parties Needed for Execution and Settlement

This covers all necessary trades, conveyancing services, handyman support, and post-settlement referrals, such as property management. We do not take any referral fees from our preferred professionals.

10

Arrange Contract Inspections

We coordinate building and pest inspections, as well as any other inspections required.

11

Monitor The Settlement

We closely monitor the settlement process on behalf of the buyer, ensuring all timelines are met and any issues are promptly addressed.

12

Conduct Final Inspections

During the final inspection, we check the essential features of the property such as power points, lighting, irrigation, air conditioning, hot and cold water, kitchen appliances, and exhausts are in working order. We also ensure the seller's contractual obligations have been met and that the property is in the same or better condition than at the time of contract.

MACRO



MARKET
CYCLE



UNEMPLOYMENT
RATE



SUPPLY AND
DEMAND



POPULATION
GROWTH



ECONOMIC
STRENGTH

MICRO



INFRASTRUCTURE



VACANCY
RATE



AFFORDABILITY



DEMOGRAPHIC



SALES
DATA

PROPERTY



BUILD



PRICE +
RENTAL YIELD



SIZE
(SQM)



FEATURES



LOCATION

Choosing The Right Property

Suburb Insights for 🏠 Houses in last 12 months

At a Glance

\$965K

Median Sale Price [?](#)

(National Average \$485k)



405th In QLD

20.25%

Median Sale Price Change (1yr) [?](#)

(National Average 4.30%)



206th In QLD

\$765_{pw}

Median Rent [?](#)

(National Average \$395)



143rd In QLD

4.1%

Median Gross Yield [?](#)

(National Average 4.24%)



285th In QLD

Properties sold [?](#)

65

Average discounting [?](#)

-3.50%

Average Days on Market [?](#)

32

Stock on Market [?](#)

24 for sale

Order	School	Locality	State Overall Score	Better Education Percentile	English	Maths	Total Enrolments	Trend / Compare	Sector	SES
1	Queensland Academy for Science Mathematics and Technology	Toowong	100	1%			1360	Trend / Compare	Government	98
2	Brisbane Grammar School	Brisbane	100	1%			2000	Trend / Compare	Non-government	97
3	Brisbane Girls Grammar School	Brisbane	100	1%			1560	Trend / Compare	Non-government	97
4	Ormiston College	Ormiston	100	1%			1530	Trend / Compare	Non-government	96
5	St Peters Lutheran College, Indooroopilly	Indooroopilly	100	1%			2330	Trend / Compare	Non-government	97
6	Anglican Church Grammar School	East Brisbane	100	1%			1910	Trend / Compare	Non-government	96
7	Brisbane State High School	South Brisbane	100	2%			3600	Trend / Compare	Government	96
8	Somerville House	South Brisbane	99	2%			1380	Trend / Compare	Non-government	97
9	Ipswich Grammar School	Ipswich	99	2%			1340	Trend / Compare	Non-government	95
10	St Joseph's College, Brisbane, QLD, 4000	Brisbane	99	3%			1900	Trend / Compare	Non-government	97

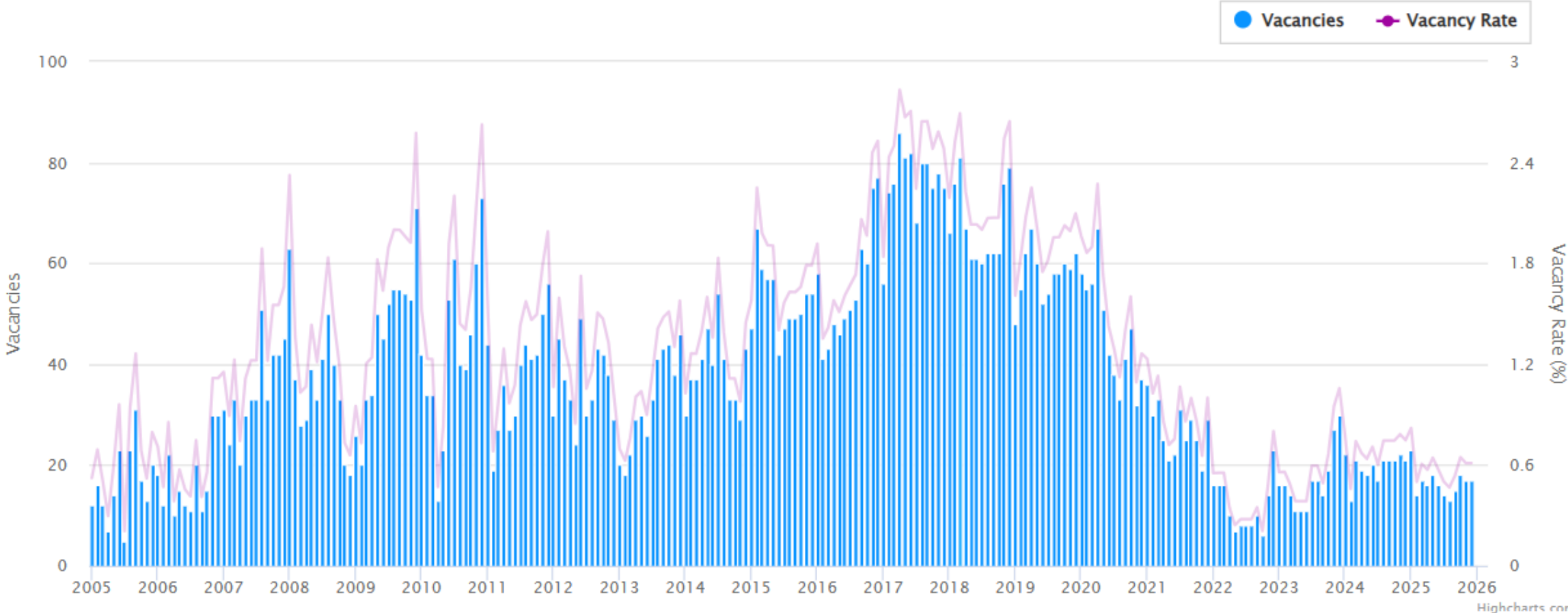
RESIDENTIAL VACANCY RATES

POSTCODE 4078



Residential Vacancy Rates

Source: SQM Research



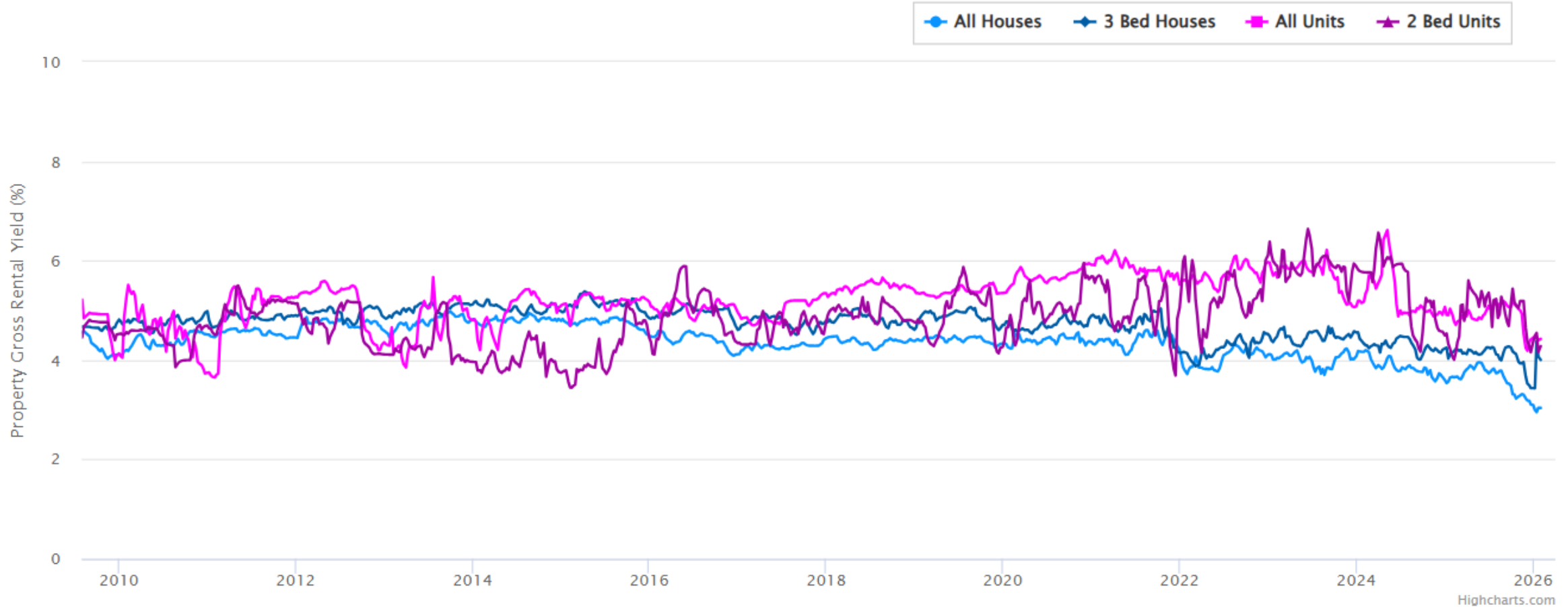
PROPERTY GROSS RENTAL YIELD

POSTCODE 4509



Property Gross Rental Yield

Source: SQM Research



Examples Of Due Diligence Items We Check



Queensland Fire Department





Our Research & Reports

Properties > 34 Field Crescent Greenbank QLD null > Property Documents

Name
34 Field Cr Greenbank.pdf Uploaded by External User (Guest #8)
Signed Form 2 - Seller Disclosure - 34 Field Crescent Greenbank.pdf Uploaded by External User (Guest #5)
Telstra - 34 Field Cres.pdf Uploaded by External User (Guest #2)
NBN - 34 Field Cres.pdf Uploaded by External User (Guest #2)
ASSET - 265985163 - 34 Field Cres.pdf Uploaded by External User (Guest #2)
Gas - 34 Field Cres.pdf Uploaded by External User (Guest #2)
Flood Report - 34 Field Crescent.pdf Uploaded by External User (Guest #2)
Amenities.pdf Uploaded by External User (Guest #1)
Transportation.pdf Uploaded by External User (Guest #1)
BYDA Responses - Enquiry 51992520.pdf Uploaded by External User (Guest #1)
School Zone.png Uploaded by External User (Guest #1)
Fire Zone.png Uploaded by External User (Guest #1)
Property_Report_34_Field_Crescent_Greenbank_QLD_4124_22-12-2025.pdf Uploaded by External User (Guest #1)
Suburb_Report_Greenbank_QLD_4124_22-12-2025.pdf Uploaded by External User (Guest #1)
SuburbsFinder_Profile_Greenbank_QLD_4124_1766366395774.pdf Uploaded by External User (Guest #1)

PERSONALISED PROPERTY SERVICES Thursday, June 26, 2025

Document & Resource Checklist

Property Address 3 Hopbush Lane, Yanchep, WA 6035

Answer Y or N to indicate whether you have attained and reviewed a copy of the listed document in relation to the subject property (as applicable):

	Yes - Uploaded	No - Provide Reason	Not Applicable	Notes/Comments
Rental appraisal (if investment purchase)		✓		Requested.
Titles and notifications/attach ments		✓		Requested.
Structures Approved by Council (ask selling agent)			✓	Not provided.
Property Interest Report (if available by selling agent)		✓		Not provided.
Any maintenance records (if available by selling agent)		✓		Not provided.
Any sellers disclosures made available by selling agent		✓		Requested.
Dial Before You Dig (if relevant)	✓			Attached in folder.

Upload Files & Attachments Below

BYDA Responses - Enquiry 50522013.pdf

Buyer Agent Name Ish Sikka

Buyer Agent Email ish@youandmepps.com.au

Signature

PERSONALISED PROPERTY SERVICES Thursday, June 26, 2025

Post-Inspection: Due Diligence #2 Checklist

To Be Completed Subsequent To Conducting Initial Property Inspection.

Post Inspection - Inspection Items x Due diligence 2

- **Conduct Property Inspections:** Thorough examinations of the property's physical condition, including building and pest inspections.
- **Market Research:** Evaluating the property's value through market research and comparative market analysis (realist and property reports)
- **Title Searches:** Verifying property ownership, encumbrances, covenants, financial disclosures/caveats, or other legal restrictions
- **Compliance and Approvals:** Ensuring the property complies with local zoning laws and has necessary permits. Ask the selling agent for these details.
- **Disclosure of Defects:** Identifying and addressing any known defects or issues with the property, ask the selling agent.
- **Reviewing the terms and conditions of the sale (provided by selling agent)**

Inspection ID 0004

Property Address 3 Hopbush Lane, Yanchep, WA 6035

Date Of Inspection Wednesday, June 25, 2025

External Items

Streetscape

	Inspection Status	Inspection Notes/Comments
Surrounding properties/neighbourhood conditions	Inspected - Present	
Property position (cul-de-sac/main or busy street etc)	Inspected - Present	Off main road with large verge and rear access lane.
Visual of powerlines/power station/industrial buildings etc	Not Present	

Front Yard

	Inspection Status	Inspection Notes/Comments
Driveway condition	Inspected - Present	No driveway in front of house - Rear garage.
Condition of front yard	Inspected - Present	
Reticulation	Not Inspected (Provide Reason in Notes Box)	Artificial Turf throughout
Roof, gutters, downpipes and eave condition	Inspected - Present	

[Click Here For Example](#)

Excellence in Property Acquisition



PURCHASES
Over 450



IN PROPERTIES PURCHASES
Over \$378,000,000

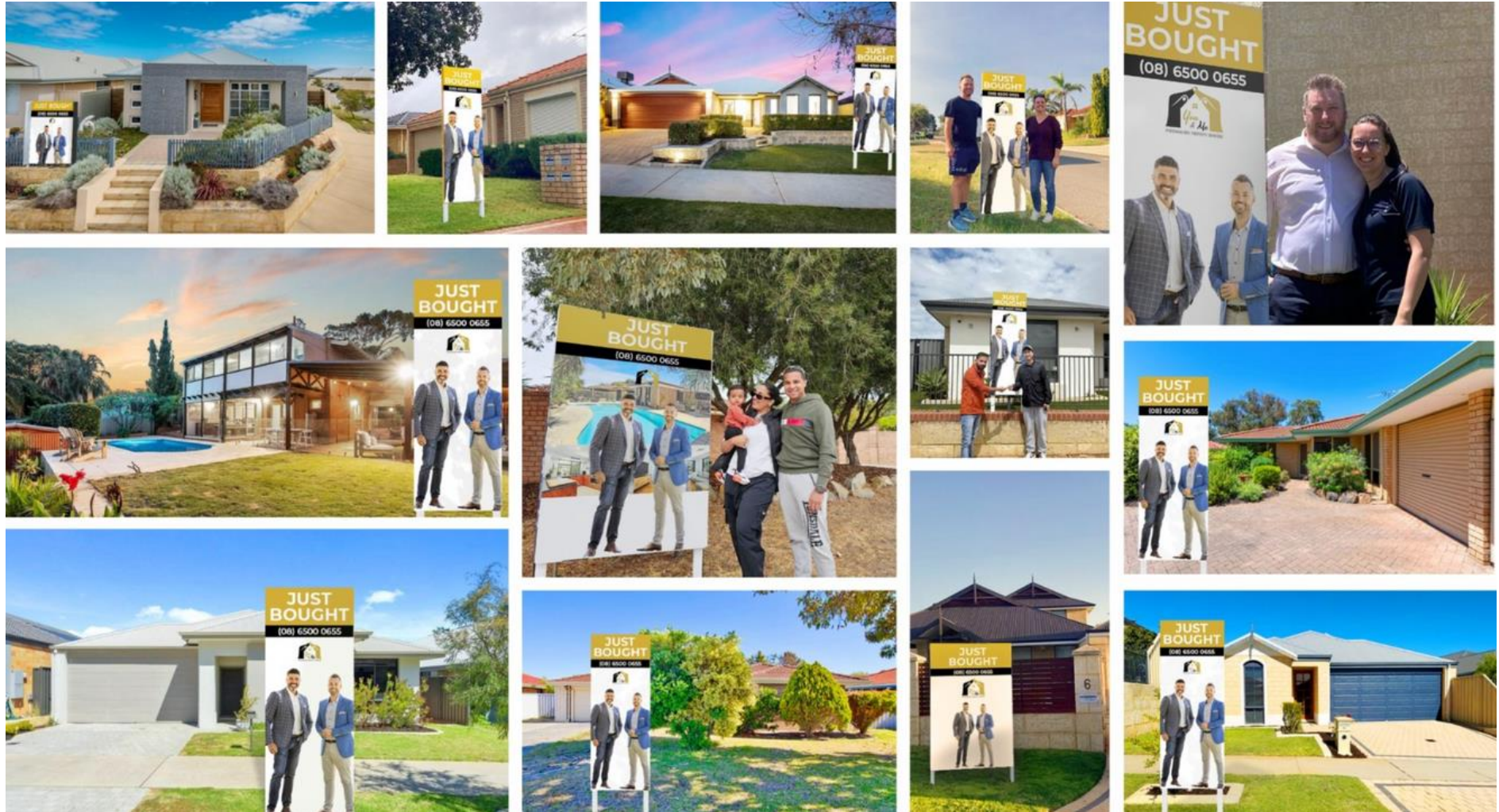


OFF-MARKET PROPERTIES
42% to 46%



AVERAGE PURCHASE PRICE

\$838,000



INVESTORS | OWNER-OCCUPIERS | LOCAL | INTERSTATE | INTERNATIONAL | EXPAT | SMSF |



Settlement Fees (\$950k Purchase)

FUNDS REQUIRED FOR SETTLEMENT

Amount due on settlement as per settlement statement	\$897,955.57
Stamp Duty	\$35,775.00
Registration Fees	\$4,157.09
Our account	\$2,100.00
Electronic Settlement Fee	\$140.58
You&Me Personalised Property Services	\$18,700.00
Total amount required to complete Settlement	\$958,828.24
Less \$500 in Asset Legal Trust Account	\$500.00
Less loan amount (including buyer's equity)	\$985,328.24
BALANCE	\$0.00

Fee Structure

COMMITMENT FEE

AUD 2,000 (+GST)

- Paid upfront
- It engages us to begin the research phase of the journey
- Confirm strategy and set a deep dive session with you
- Reach out to our network of sellers, selling agents and leads to see if there is a target property they are selling or have coming
- This enables us to go to all door knocking sessions, private inspections and open homes, phone calls, emails, follow ups, the analytics involved in finding you the right property at the right price!

SUCCESS FEE

**2% (+GST) minus
commitment fee**

- Only paid once we have successfully found and settled your property.

EXAMPLE

Property costs \$900,000

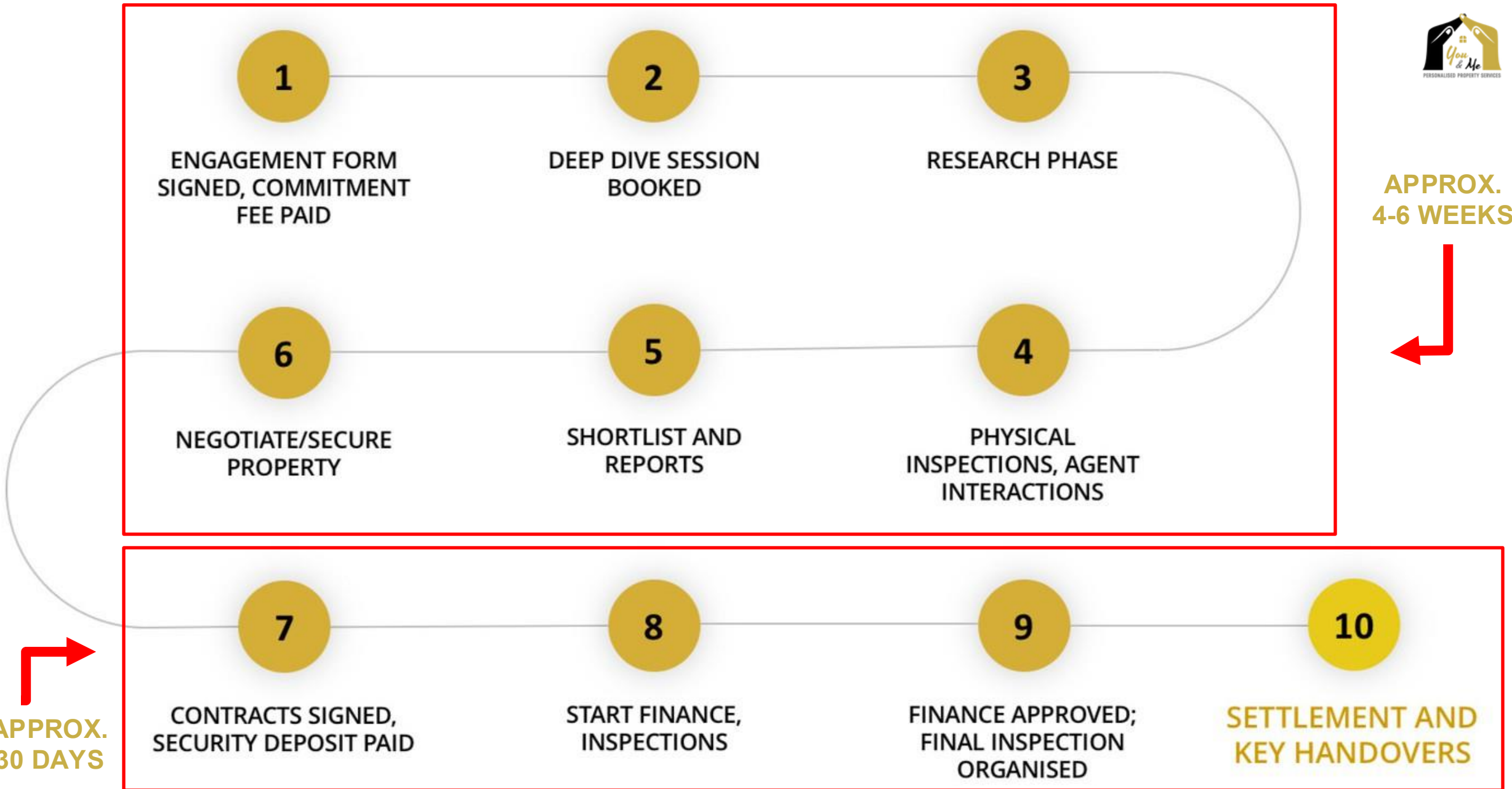
Total Fee is \$19,800 inc GST

\$2,200 paid upfront as
Commitment Fee

\$17,600 to be invoiced
at Settlement

Minimum Fees Apply (\$10,000 + GST)

Building & Pest Inspection: \$559.00 approx.



Questions?

What Happens Next?