

HOW TO INCREASE THE VALUE OF YOUR PROPERTY

GREG'S 36 SIMPLE TIPS TO SELL YOUR HOME



Queensland

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TOP 36 TIPS TO SELL YOUR HOME

1. CLEAR THE CLUTTER

If you are listing your property for sale, you must start by clearing the clutter. Pack up or dispose of any extra bits and pieces that you don't need anymore. This will help the room appear more spacious and enable buyers to focus on the room, not what's in it.

2. UPDATE WINDOW/DOOR HANDLES

Replacing these can give an overall new appearance to older cabinets or windows. This is one of the easiest and cheapest ways to breathe new life into any room.

3. REPAIR ANY LEAKING OR FAULTY TAPS

There is nothing worse than a dripping tap, especially if it's just the washer that needs to be repaired.

4. ORGANISE THE CUPBOARDS

While they are a great place to hide all your belongings, buyers are assessing the practicality of your property and the available storage space, so they will want to open the built-in drawers and cupboards to see how big they are.

5. HIGH PRESSURE CLEAN OUTDOOR AREAS

You probably haven't noticed how much dirt has accumulated on your driveway and pavers over the years, but trust us, a good high pressure clean will instantly lift its appearance.

6. CLEAR THE KITCHEN AND BATHROOM BENCHES

Your property will photograph best with minimal items on your benchtops so pack away your electrical appliances, cookbooks and personal products.

7. PATCH ANY CRACK OR DENTS IN THE WALLS

These are often the first things buyers see in a room, therefore depending on the job, you may be able to repair them with some putty and paint.

8. STYLE YOUR DINING ROOM TABLE

Help buyers imagine family dinners in your property by staging the dining room table. Go all out by adding placemats, plates, cutlery, glassware, a centerpiece and candles. Not only will this look great in the photos, it will help add atmosphere.

9. GIVE EVERY ROOM A PURPOSE

No room should be without a purpose, therefore show potential buyers what an empty room could be. Consider turning any space into a kids playroom, home gym or study.

10. INSTALL A NEW LETTERBOX

It's important to create lasting first impressions so a new letterbox is a simple and cost-effective way to update the look of your home.

11. CHECK FOR MOULD

This is one of the top deterrents for buyers so carefully check your property and remove any mould. If needed, replace any seals in the wet rooms.

12. CLEAN EVERY SURFACE

It's a simple task that can make a world of difference. Create a checklist of everything you need to clean including windows, curtains, every wet area and lighting fixtures. Pay attention to the details and polish any metal fixtures such as door handles and the oven.

13. CLEAN THE CARPET

You will be amazed at how fresh and spotless your property will look after the carpets get a good steam clean. You can try and do this yourself or hire a company and get it done professionally.

14. REPLACE THE LIGHT BULBS

Buyers are attracted to light and bright spaces so install white high wattage bulbs to brighten up any dark rooms or replace any yellow or flickering bulbs.

15. DON'T FORGET THE GARDEN

Tidying the garden is one of the quickest ways to boost street appeal before hitting the market. A simple pre-sale refresh is to keep lawns neatly mown and edged, prune hedges and shrubs back from paths and windows, weed and re-mulch garden beds, and then pressure-clean paths and driveways so everything feels fresh, low-maintenance and “move-in ready” for buyers

16. DE-PERSONALISE YOUR HOME

We recommend minimizing personal items such as family photos and distinctive decorations. You want the buyer to walk into a neutral environment, so they can visualize themselves in the house with their belongings.

Well-styled interiors tap into buyer emotion, helping people feel instantly at ease, connected and “at home” in the space from the moment they walk in.

17. SIMPLIFY THE FRIDGE

Clear away magnets, school notes and bills so the fridge front is clean and uncluttered, helping the kitchen feel more spacious, calm and photo-ready.

18. SHOWCASE THE POOL

If your property has a pool, you need to showcase it by removing all the leaves in and around it, ensure the fence meets the safety code and the water looks clear and blue. A pool is a major attraction for buyers, especially in the Queensland climate so sell the lifestyle.

19. HIDE THE RUBBISH BINS

The last thing buyers want to see as they enter a property is the rubbish bins. Hide them down the side of the house, behind a gate or out of sight.

20. CHECK THE FLOW

Create the ultimate path for buyers to walk through your house by doing a test run. You don't want them bumping awkwardly into furniture as they move about so remove any obstacles and make sure the path through the house flows well.

21. ELEVATE THE MAIN BEDROOM

Treat the main bedroom like a boutique hotel suite: neutral quilt cover, two sleeping pillows plus two euros, matching lamps and cleared bedsides. This creates a calm, luxurious feel that photographs beautifully and appeals to a wide range of buyers.

22. ADD LAYERS WITH SOFT FURNISHINGS

In living areas, use a couple of quality cushions and a light throw to soften the sofa and bring in subtle colour. Stick to two or three tones that work with your flooring and walls so the room feels styled, not busy.

23. SIZE MATTERS FOR RUGS

Use a rug that's large enough for at least the front legs of the sofa and chairs to sit on. An undersized rug makes a room feel smaller, while the right size helps define the living zone and adds warmth, especially in open-plan Brisbane homes.

24. USE ART TO LIFT THE WALLS

Hang one or two larger pieces of artwork instead of lots of small frames. Choose simple, coastal or nature-inspired prints to suit the Brisbane lifestyle and keep frames consistent for a clean, modern look.

Thoughtful interior styling ensures your rooms don't just look tidy in photos – they feel warm, inviting and move-in ready, helping your home stand out online and draw more buyers through the door.

25. CREATE A RELAXED READING NOOK

If you have a spare corner in the living room or bedroom, add a comfy chair, small side table and a lamp to suggest a reading nook. Buyers respond to spaces that show how they could slow down and enjoy the home.

26. HIDE CORDS AND TECH CLUTTER

Tuck away phone chargers, Wi-Fi routers, gaming consoles and loose cables. A clean TV unit with just a few styled pieces (books, bowl, plant) feels more refined and allows buyers to focus on the room, not the electronics.

27. LIGHTING FOR MOOD, NOT JUST BRIGHTNESS

For open homes later in the day, switch on table and floor lamps as well as ceiling lights to create a warm, inviting glow. In bedrooms, soft bedside lighting makes the space feel cosy while still showing clearly in photo

28. GREENERY INSTEAD OF CLUTTER

Use a few well-placed indoor plants or simple greenery in a vase to bring life to living areas and bedrooms. This looks fresh in photos and ties in nicely with Brisbane's indoor-outdoor lifestyle without adding visual clutter.

29. **STYLE SURFACES WITH “RULE OF THREE”**

On coffee tables, sideboards and bedside tables, group decor in threes (for example: book stack, candle, small plant) with varying heights. This keeps surfaces looking intentional and tidy while still feeling homely.

30. **BRISBANE BREEZE AND COMFORT**

Before inspections, open doors and windows where possible to let in breeze, switch ceiling fans to a low setting and keep bedding light and breathable. This reinforces that the home is comfortable in our warm Queensland climate.

31. **SWAP HEAVY CURTAINS FOR AIRY SHEERS**

In Brisbane’s climate, light sheers instantly make living rooms and bedrooms feel cooler, brighter and more spacious, while still softening the room and framing the windows.

32. **TOUCH UP PAINTWORK WHERE IT COUNTS**

Refresh any chipped or faded paint on the front door, trims and balustrades so the exterior reads as neat and well-maintained without committing to a full repaint.

Well-presented exteriors do more than look tidy — they create an inviting first impression, help buyers picture arriving home each day, and set an emotional tone before they even step inside.

33. **FRESHEN UP THE FRONT ENTRY**

Give the front door, porch and steps a proper reset – sweep, pressure-clean, add a new doormat and a couple of statement pots so the entrance feels welcoming from the street.

34. **MODERNISE THE LITTLE DETAILS**

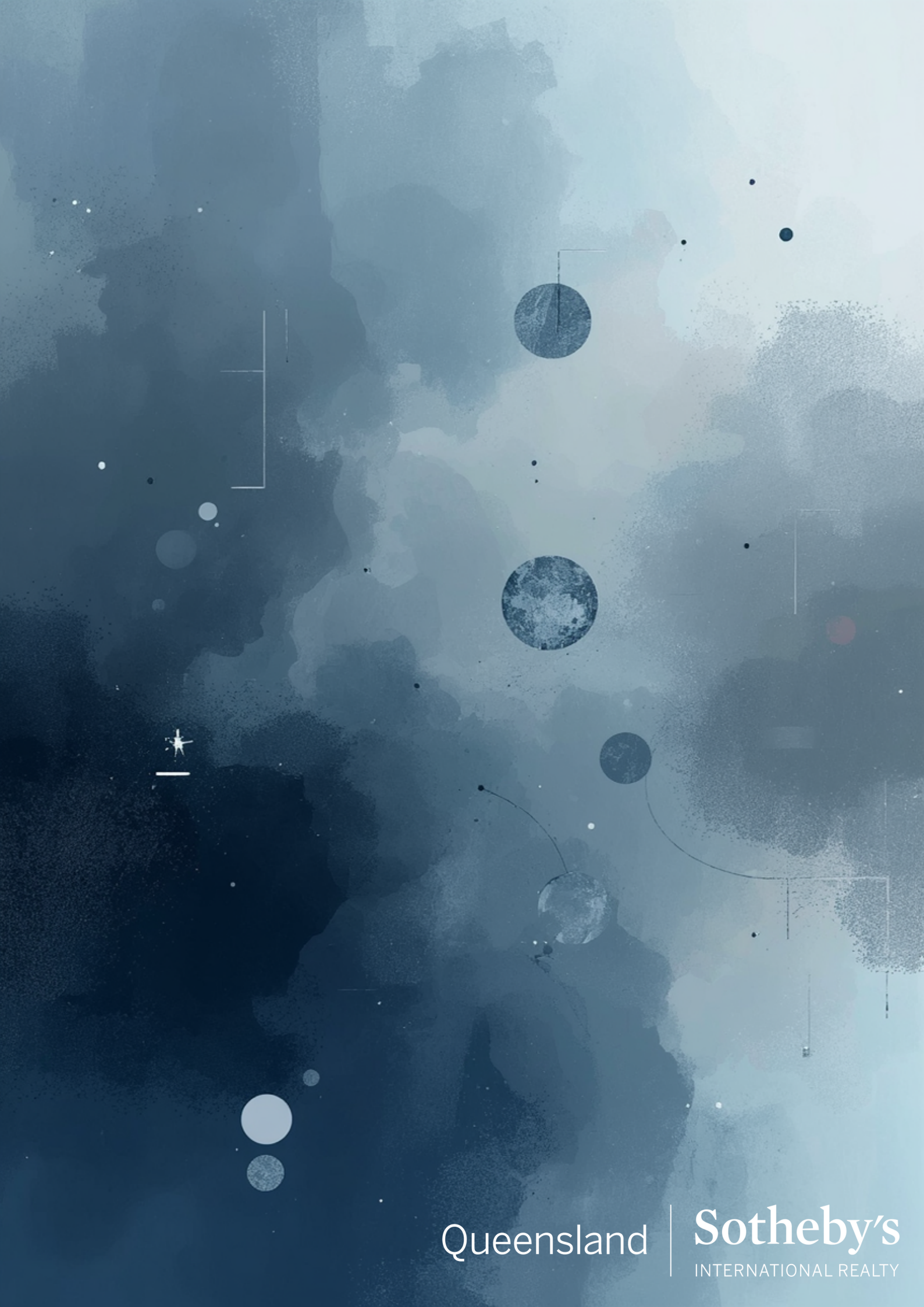
Update tired house numbers, the letterbox and front door hardware with simple, modern pieces so the façade feels current and cared-for without doing a full renovation.

35. **STYLE THE GARDEN, DON’T JUST MOW IT**

After mowing and weeding, finish the garden like a styled room – fresh mulch, a few feature plants and neatly trimmed edges make the whole exterior feel low-maintenance and move-in ready.

36. **KEEP WINDOWS AND GLASS SPARKLING**

Clean all exterior windows, sliding doors and balustrades so glass looks clear and streak-free, helping the whole home feel brighter and better cared-for from the outside.



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