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# Springfield Lakes QLD 4300



Prepared on: 18 April 2024

Prepared by: Gary Troskie

**Raine&Horne**<sup>®</sup>



**CoreLogic**<sup>®</sup>



**26km**  
Distance from GPO

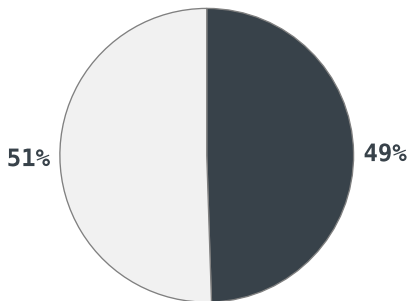


**15.3k**  
Population

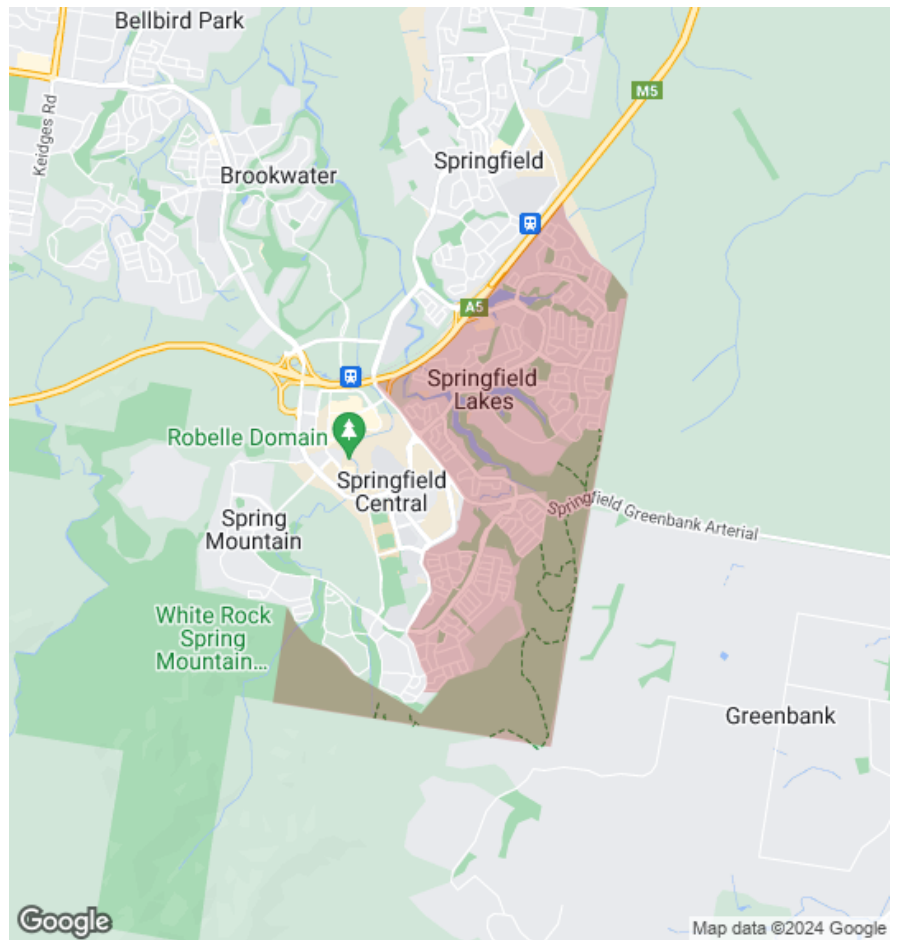
**↑ 51.1%**  
5 year population change



**8 years**  
Average length of ownership



■ Owner Occupiers    □ Renters



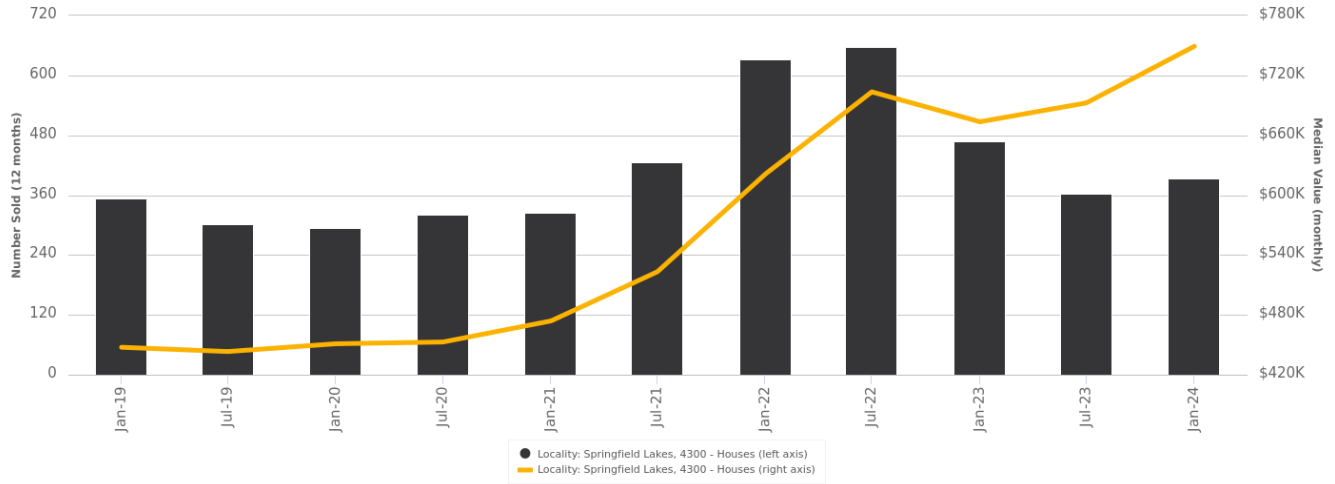
The size of Springfield Lakes is approximately 8.8 square kilometres. It has 29 parks covering nearly 8.5% of total area. The population of Springfield Lakes in 2011 was 10,148 people. By 2016 the population was 15,330 showing a population growth of 51.1% in the area during that time. The predominant age group in Springfield Lakes is 30-39 years. Households in Springfield Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield Lakes work in a professional occupation. In 2011, 53.4% of the homes in Springfield Lakes were owner-occupied compared with 49.3% in 2016. Currently the median sales price of houses in the area is \$670,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,928	309	\$768,573	58
	288	11	\$541,008	4

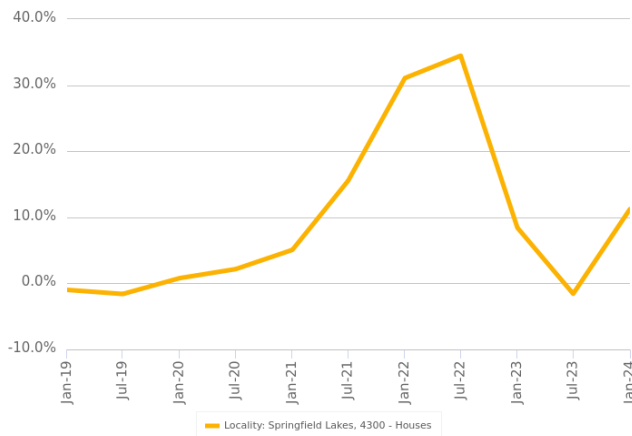
\*Total number of unique properties listed for sale over the past 12 months.

**Houses: For Sale**

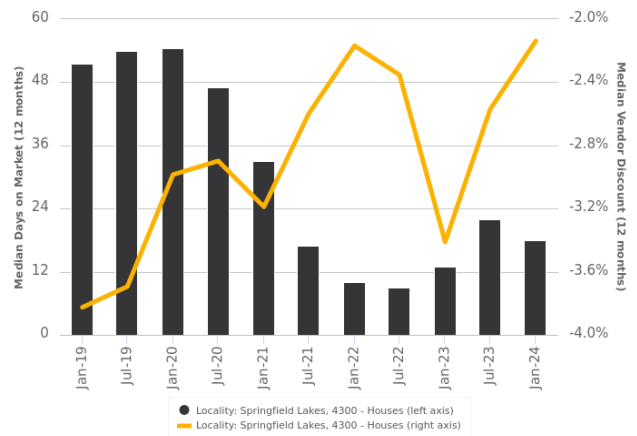
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$750,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$670,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$610,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

 **Houses: Market Activity Snapshot**

On The Market

Recently Sold

 1

 2  
BEDROOMS

 5



**18 Periwinkle Lane  
Springfield Lakes QLD**

Listed on 03 Apr 2024  
Under Contract

 1  
 1  
 207m<sup>2</sup>



**7 Ovals Terrace Springfield  
Lakes QLD 4300**

Sold on 10 Mar 2024  
\$557,000\*

 1  
 1  
 216m<sup>2</sup>



**17/84 The Promenade  
Springfield Lakes QLD**

Sold on 05 Mar 2024  
\$545,000

 1  
 2  
 64m<sup>2</sup>

 10

 3  
BEDROOMS

 52



**31 Montello Circuit  
Springfield Lakes QLD**

Listed on 18 Apr 2024  
Offers Over \$729,000

 2  
 2  
 448m<sup>2</sup>



**74 Calm Crescent  
Springfield Lakes QLD**

Sold on 09 Apr 2024  
Not Disclosed

 1  
 2  
 300m<sup>2</sup>



**34 Parkland Drive  
Springfield Lakes QLD**

Listed on 18 Apr 2024  
Not Disclosed

 2  
 2  
 180m<sup>2</sup>



**4 Freesia Close Springfield  
Lakes QLD 4300**

Sold on 18 Mar 2024  
\$600,000\*

 1  
 2  
 240m<sup>2</sup>

 43

 4  
BEDROOMS

 104



**11 Harriet Court Springfield  
Lakes QLD 4300**

Listed on 18 Apr 2024  
\$895,000+

 2  
 2  
 695m<sup>2</sup>



**55 Kangaroo Crescent  
Springfield Lakes QLD**

Sold on 15 Apr 2024  
\$860,000\*

 2  
 2  
 375m<sup>2</sup>



**6 Hilltop Terrace  
Springfield Lakes QLD**

Listed on 18 Apr 2024  
Not Disclosed

 2  
 2  
 317m<sup>2</sup>



**4 Moonbeam Street  
Springfield Lakes QLD**

Sold on 05 Apr 2024  
Not Disclosed

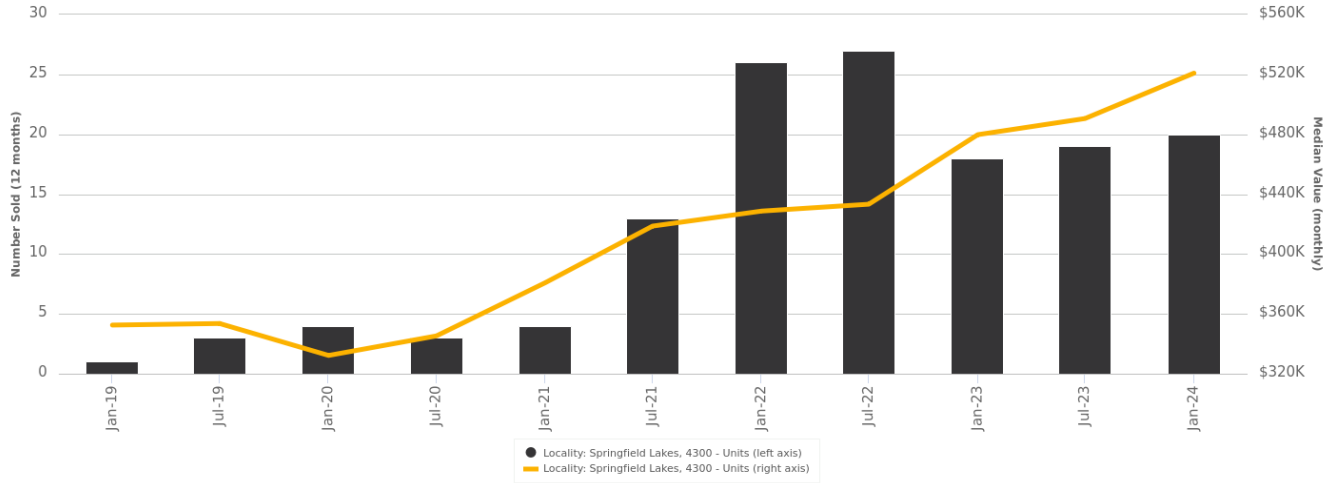
 2  
 2  
 660m<sup>2</sup>

 = number of houses currently On the Market or Sold within the last 6 months

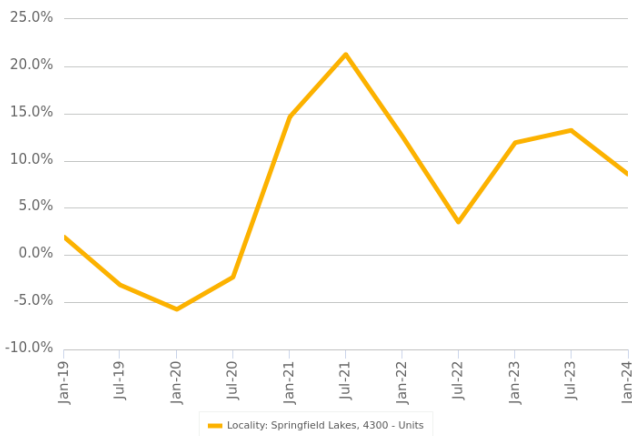
\*Agent advised

## Units: For Sale

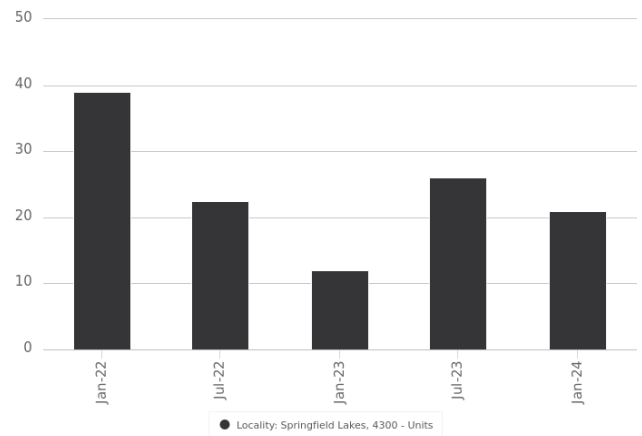
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$506,250

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$452,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$425,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

**Units:** Market Activity Snapshot

On The Market

Recently Sold



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



**36/84 The Promenade  
Springfield Lakes QLD**

Listed on 17 Apr 2024  
For Sale



**27/84 The Promenade  
Springfield Lakes QLD**

Sold on 26 Oct 2023  
\$456,500



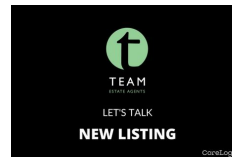
**21/84 The Promenade  
Springfield Lakes QLD**

Listed on 08 Sep 2023  
LET'S TALK



**8 Carnarvon Avenue  
Springfield Lakes QLD**

Listed on 16 Apr 2024  
Not Disclosed



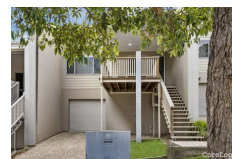
**68/5 Spring Avenue  
Springfield Lakes QLD**

Sold on 06 Mar 2024  
\$548,000\*



**25/8 Carnarvon Avenue  
Springfield Lakes QLD**

Listed on 03 Apr 2024  
Contact Agent



**48 Elmwood Circuit  
Springfield Lakes QLD**

Sold on 27 Feb 2024  
\$525,000\*

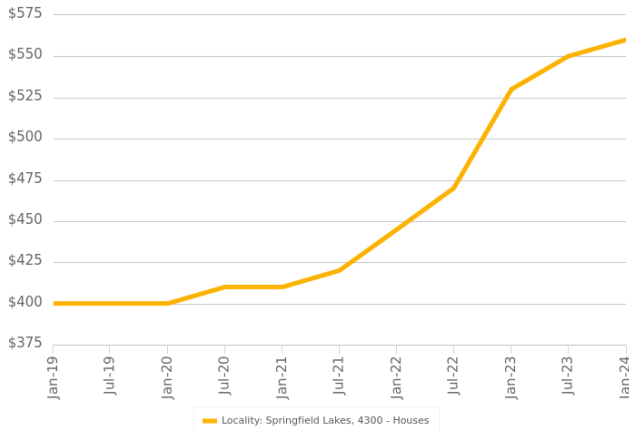


= number of units currently On the Market or Sold within the last 6 months

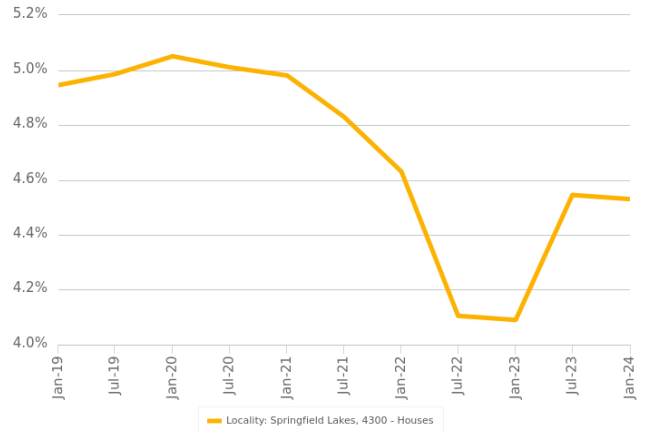
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

For Rent

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

3

3  
BEDROOMS



**40 Summit Drive**  
Springfield Lakes QLD

Listed on 18 Apr 2024  
\$600/W

2

2

415m<sup>2</sup>



**31 Grand Canyon Drive**  
Springfield Lakes QLD

Listed on 12 Apr 2024  
\$580/W

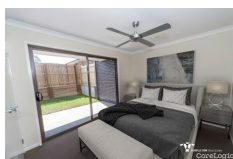
2

2

300m<sup>2</sup>

21

4  
BEDROOMS



**5 Crest Street**  
Springfield Lakes QLD 4300

Listed on 18 Apr 2024  
\$620/W

2

3

180m<sup>2</sup>



**40 James Josey Avenue**  
Springfield Lakes QLD

Listed on 18 Apr 2024  
\$620/W

2

2

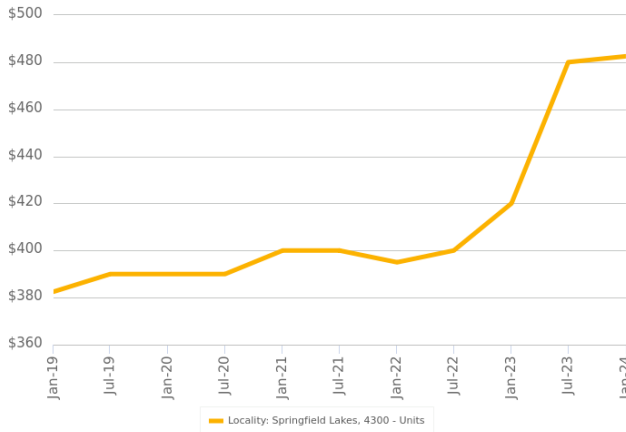
645m<sup>2</sup>



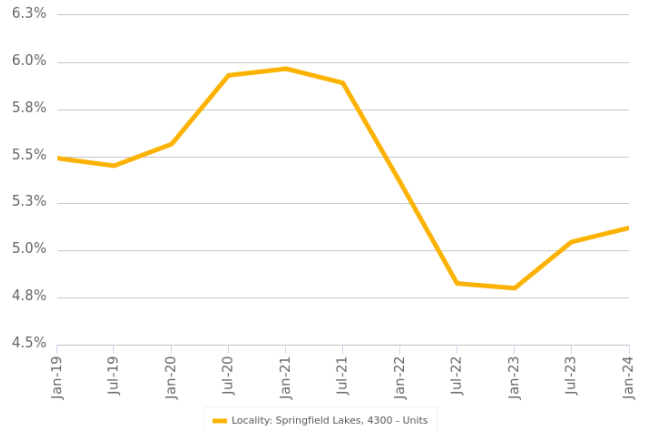
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0

2  
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

1

3  
BEDROOMS



**5 Spring Avenue  
Springfield Lakes QLD**

Listed on 14 Mar 2024  
\$580/W

1

2

2.66Ha



= number of units observed as On the Market for Rent within the last month



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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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Within Australia: **1300 734 318**  
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