



Bellbowrie QLD
4070

Prepared on: 16 July 2025
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Raine&Horne®

CoreLogic



18km
Distance from GPO

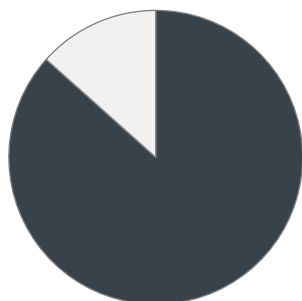


5.5k
Population
0.6%
5 year population change



14 years
Average length of ownership

13%



87%

Owner Occupiers Renters



The size of Bellbowrie is approximately 5.7 square kilometres. It has 21 parks covering nearly 7.6% of total area. The population of Bellbowrie in 2016 was 5462 people. By 2021 the population was 5495 showing a population growth of 0.6% in the area during that time. The predominant age group in Bellbowrie is 10-19 years. Households in Bellbowrie are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bellbowrie work in a professional occupation. In 2021, 85.40% of the homes in Bellbowrie were owner-occupied compared with 83.00% in 2016.

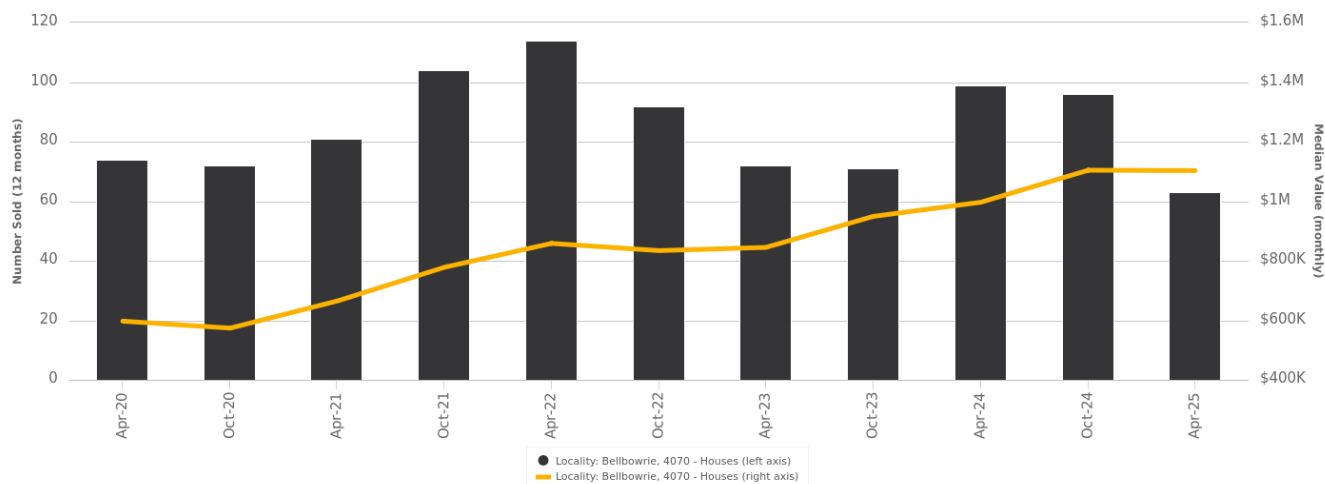
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,901	60	\$1,087,435	21
	41	3	\$822,089	0

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

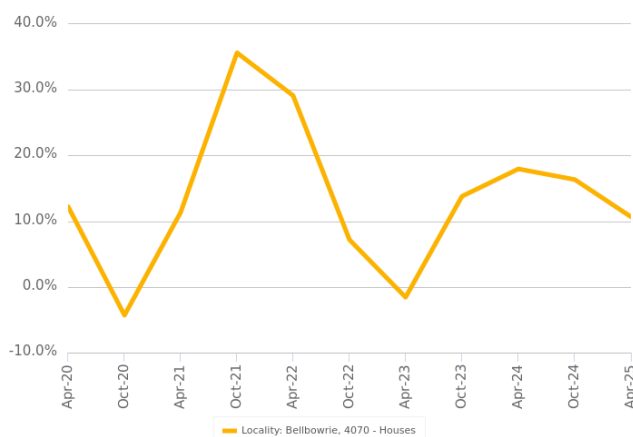


Houses: For Sale

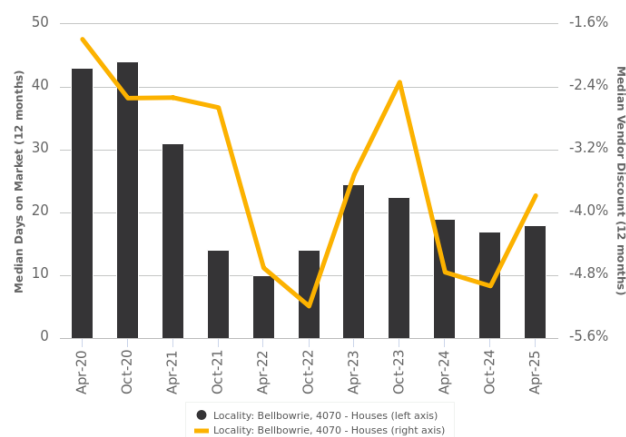
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,337,500

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

\$\$

Median Price*

\$1,190,000

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*

\$1,026,200

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

 0

 2
BEDROOMS

Recently Sold

 0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

 5

 3
BEDROOMS

 4

**6 Banyan Street Bellbowrie
QLD 4070**

Listed on 15 Jul 2025
OPEN HOME CANCELLED

 2
 2
 1,255m²

**12 Pinkwood Street
Bellbowrie QLD 4070**

Sold on 05 Jul 2025
Not Disclosed

 2
 1
 1,019m²



**17 Pinkwood Street
Bellbowrie QLD 4070**

Listed on 15 Jul 2025
For Sale

 2
 2
 1,017m²



**4 Cornuta Close Bellbowrie
QLD 4070**

Sold on 06 Jun 2025
\$810,000*

 1
 1
 540m²

 7

 4
BEDROOMS

 15

**8 Mahonia Street
Bellbowrie QLD 4070**

Listed on 15 Jul 2025
OFFERS OVER \$999,999

 2
 2
 1,119m²



**77 Ghost Gum Street
Bellbowrie QLD 4070**

Sold on 23 May 2025
\$937,500

 2
 2
 750m²



**10 Creswick Place
Bellbowrie QLD 4070**

Listed on 14 Jul 2025
FOR SALE

 2
 2
 506m²

**44 Limosa Street
Bellbowrie QLD 4070**

Sold on 19 May 2025
\$1,160,000

 4
 2
 1,179m²

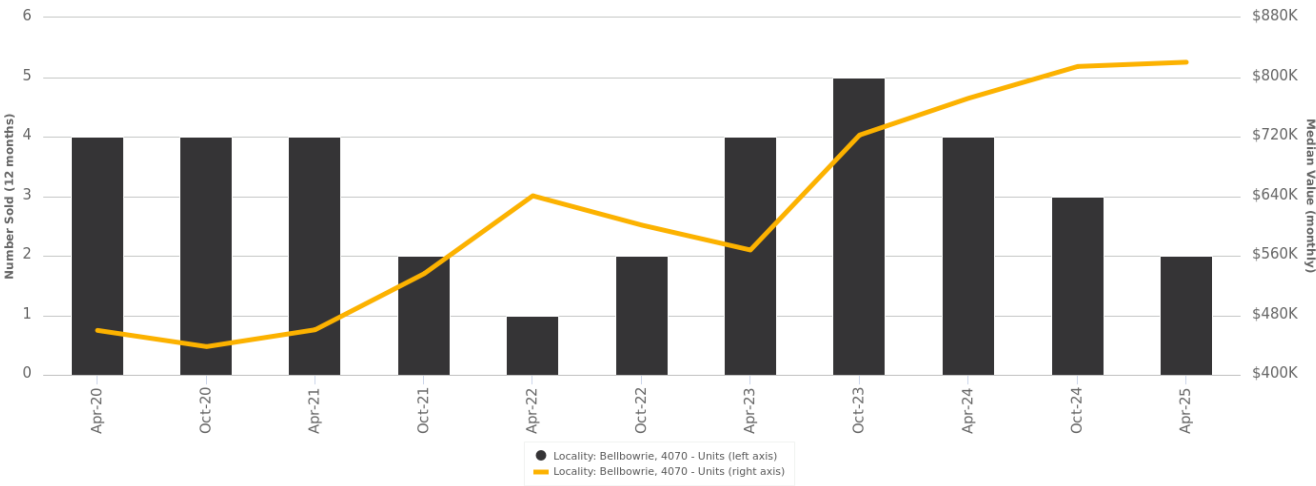


= number of houses currently On the Market or Sold within the last 6 months

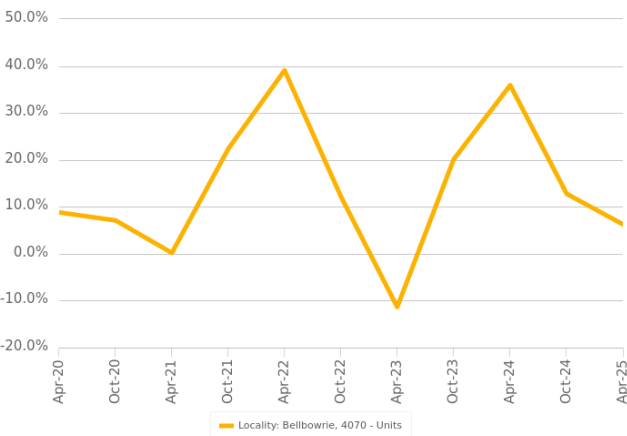
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$336,250

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

\$\$

Median Price*

\$322,500

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*

\$295,012

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



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



BEDROOMS

Recently Sold



There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb



BEDROOMS



There are no recently sold 2 bedroom Units in this suburb



There are no 3 bedroom Units on the market in this suburb



BEDROOMS



3/6 Golden Crest Place
Bellbowrie QLD 4070

Sold on 07 May 2025
\$765,000*



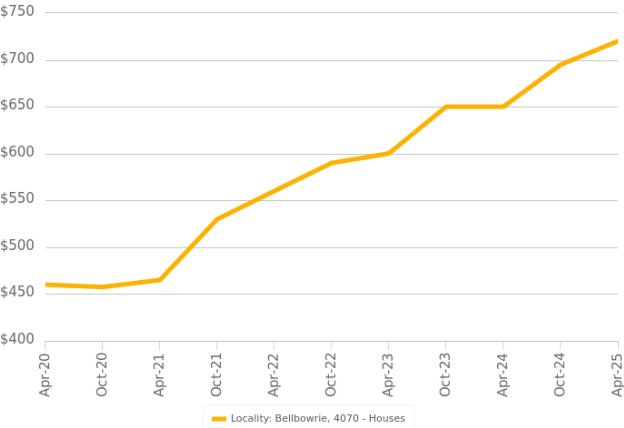
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

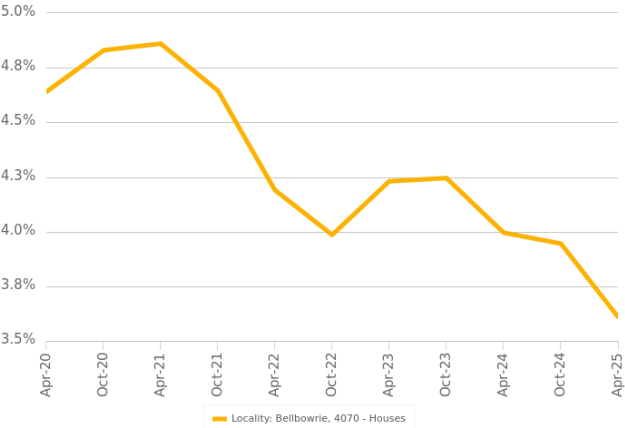


Houses: For Rent

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



0



3

BEDROOMS

There are no 3 bedroom Houses for rent in this suburb



4



4

BEDROOMS

24 Pioneer Crescent
Bellbowrie QLD 4070

Listed on 15 Jul 2025
\$725/W



2



2



1,212m²

35 Campbell Crescent
Bellbowrie QLD 4070

Listed on 12 Jul 2025
\$775/W



4



2



1,250m²



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

 Units: For Rent

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

 0  3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= 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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