

Chapel Hill QLD  
4069



Prepared on: 16 July 2025  
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**Raine & Horne**<sup>®</sup>

**CoreLogic**



8.6km  
 Distance from GPO



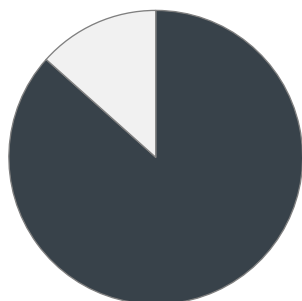
10.5k  
 Population

↑ 3.9%  
 5 year population change



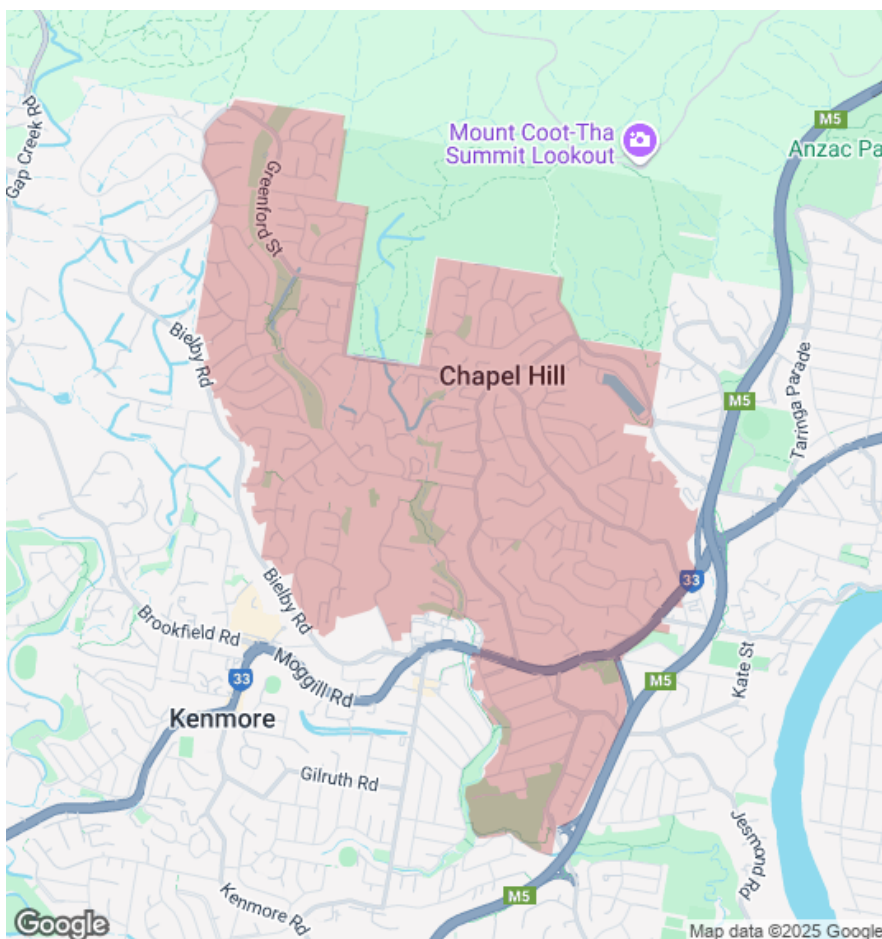
15 years  
 Average length of ownership

13%



87%

■ Owner Occupiers ■ Renters



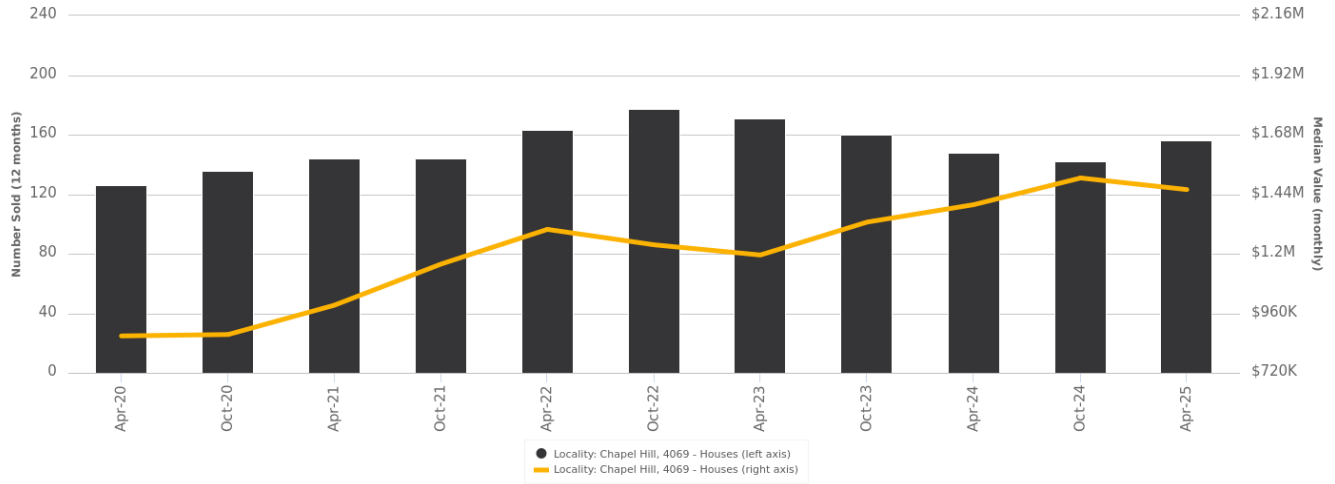
The size of Chapel Hill is approximately 5.0 square kilometres. It has 22 parks covering nearly 12.6% of total area. The population of Chapel Hill in 2016 was 10113 people. By 2021 the population was 10511 showing a population growth of 3.9% in the area during that time. The predominant age group in Chapel Hill is 40-49 years. Households in Chapel Hill are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Chapel Hill work in a professional occupation. In 2021, 84.70% of the homes in Chapel Hill were owner-occupied compared with 83.40% in 2016.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,619	158	\$1,449,740	26
	65	1	\$952,892	1

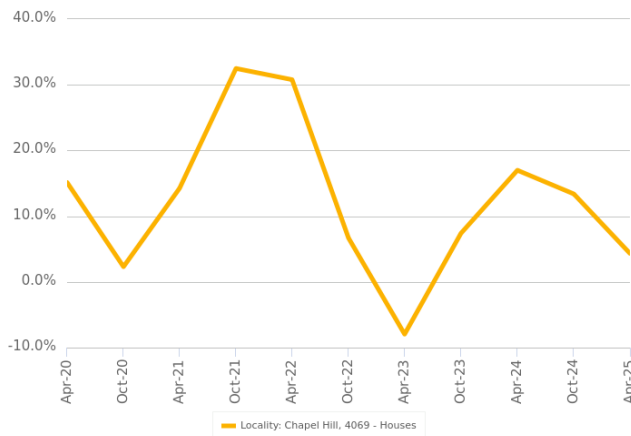
\*Total number of unique properties listed for sale over the past 12 months.

**Houses: For Sale**

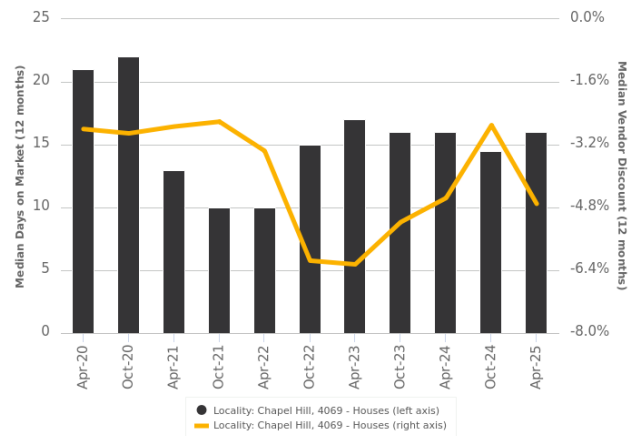
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,800,000

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

\$\$

Median Price\*

\$1,500,000

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\*

\$1,275,000

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

 0

 2  
BEDROOMS

 0

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

 6

 3  
BEDROOMS

 14

**49 Ashburton Street  
Chapel Hill QLD 4069**

Listed on 15 Jul 2025  
For Sale Now

 2  
 2  
 716m<sup>2</sup>



**5 Moondarra Street Chapel  
Hill QLD 4069**

Sold on 23 May 2025  
Not Disclosed

 1  
 1  
 659m<sup>2</sup>



**31 Clarina Street Chapel Hill  
QLD 4069**

Listed on 15 Jul 2025  
Offers Over \$1,350,000

 1  
 2  
 744m<sup>2</sup>



**22 Tangmere Street Chapel  
Hill QLD 4069**

Sold on 30 Apr 2025  
\$1,340,000

 2  
 2  
 750m<sup>2</sup>

 8

 4  
BEDROOMS

 40

**94 Sutling Street Chapel  
Hill QLD 4069**

Listed on 15 Jul 2025  
UNDER CONTRACT

 1  
 1  
 448m<sup>2</sup>

**14 Dulhunty Street Chapel  
Hill QLD 4069**

Sold on 07 Jul 2025  
\$1,810,000\*

 2  
 3  
 823m<sup>2</sup>

**99 Sutling Street Chapel  
Hill QLD 4069**

Listed on 15 Jul 2025  
Offers Over \$1,350,000

 1  
 2  
 860m<sup>2</sup>

**3 Chantilly Street Chapel  
Hill QLD 4069**

Sold on 05 Jul 2025  
\$1,321,000\*

 2  
 2  
 587m<sup>2</sup>



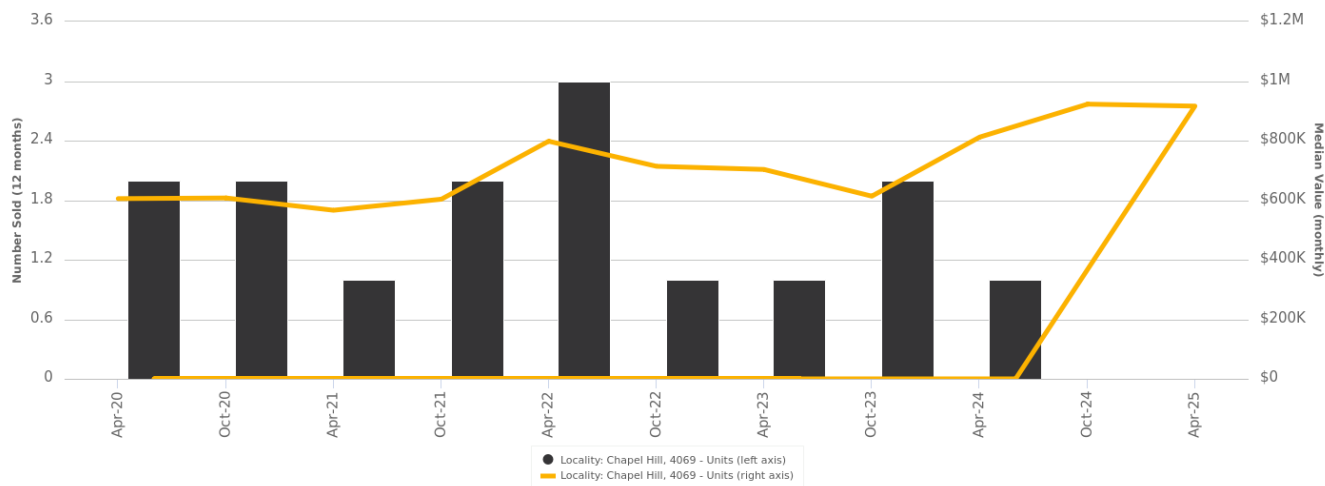
= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

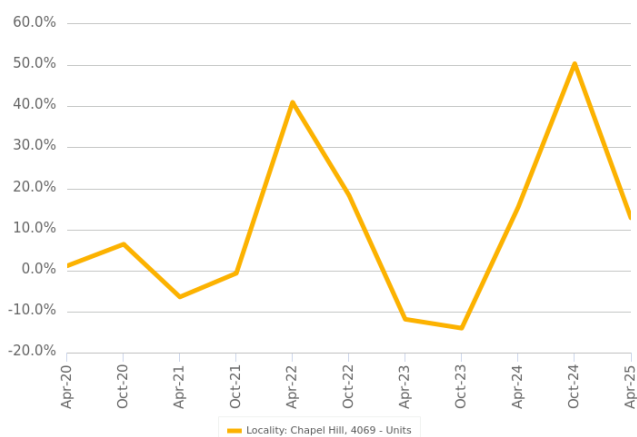


## Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$182,500

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

\$\$

Median Price\*

\$170,000

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\*

\$162,499

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



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

There are no recently sold 2 bedroom Units in this suburb



**70 Fleming Road Chapel Hill QLD 4069**

Listed on 14 Jul 2025  
 \$1,629,000



**70 Fleming Road Chapel Hill QLD 4069**

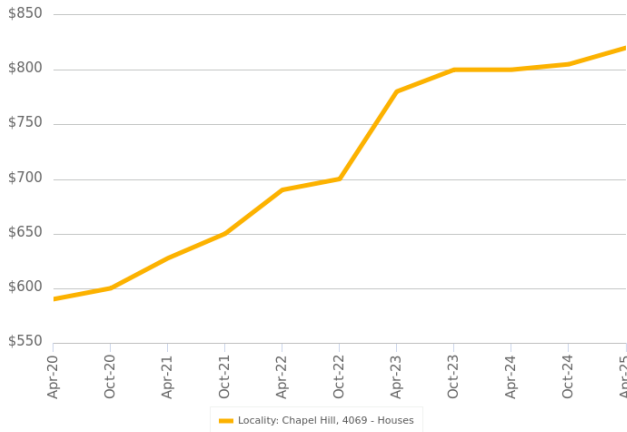
Sold on 10 Apr 2025  
 Not Disclosed



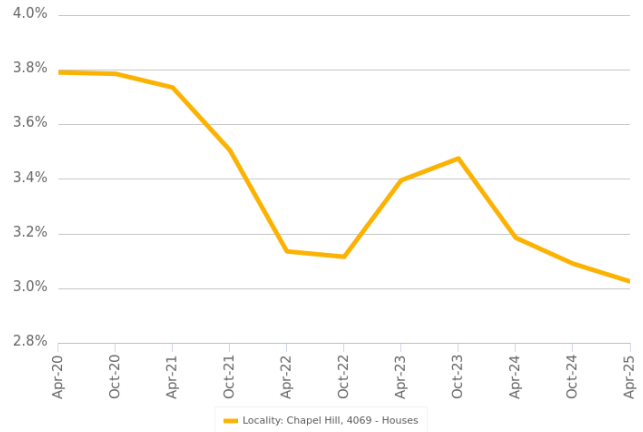
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

1

2  
BEDROOMS

15 Dulhunty Street Chapel Hill QLD 4069

Listed on 14 Jul 2025  
\$590/W



704m<sup>2</sup>

2

3  
BEDROOMS

127 Chapel Hill Road Chapel Hill QLD 4069

Listed on 15 Jul 2025  
\$700/W



797m<sup>2</sup>

19 Diamantina Street Chapel Hill QLD 4069

Listed on 12 Jun 2025  
\$750/W



732m<sup>2</sup>

10

4  
BEDROOMS



5 Bynoe Close Chapel Hill QLD 4069

Listed on 15 Jul 2025  
\$850/W



945m<sup>2</sup>



44 Goolman Street Chapel Hill QLD 4069

Listed on 15 Jul 2025  
\$1,100/W



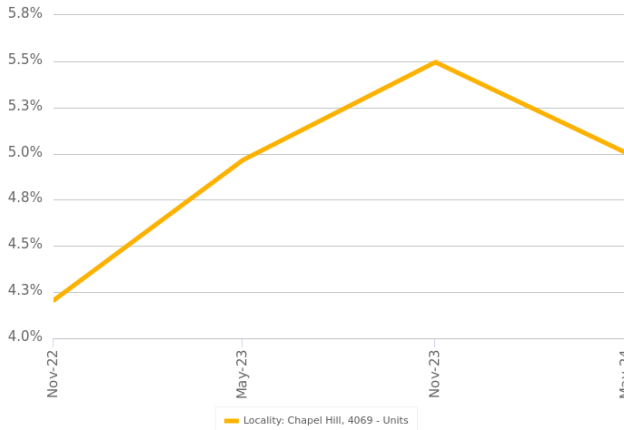
767m<sup>2</sup>



= 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

1

2  
BEDROOMS

27/43 Moordale Street  
 Chapel Hill QLD 4069

Listed on 09 Jul 2025  
 \$530/W



158m<sup>2</sup>

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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