



Forest Lake QLD
4078

Prepared on: 16 July 2025
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Raine&Horne®

CoreLogic



18km
Distance from GPO

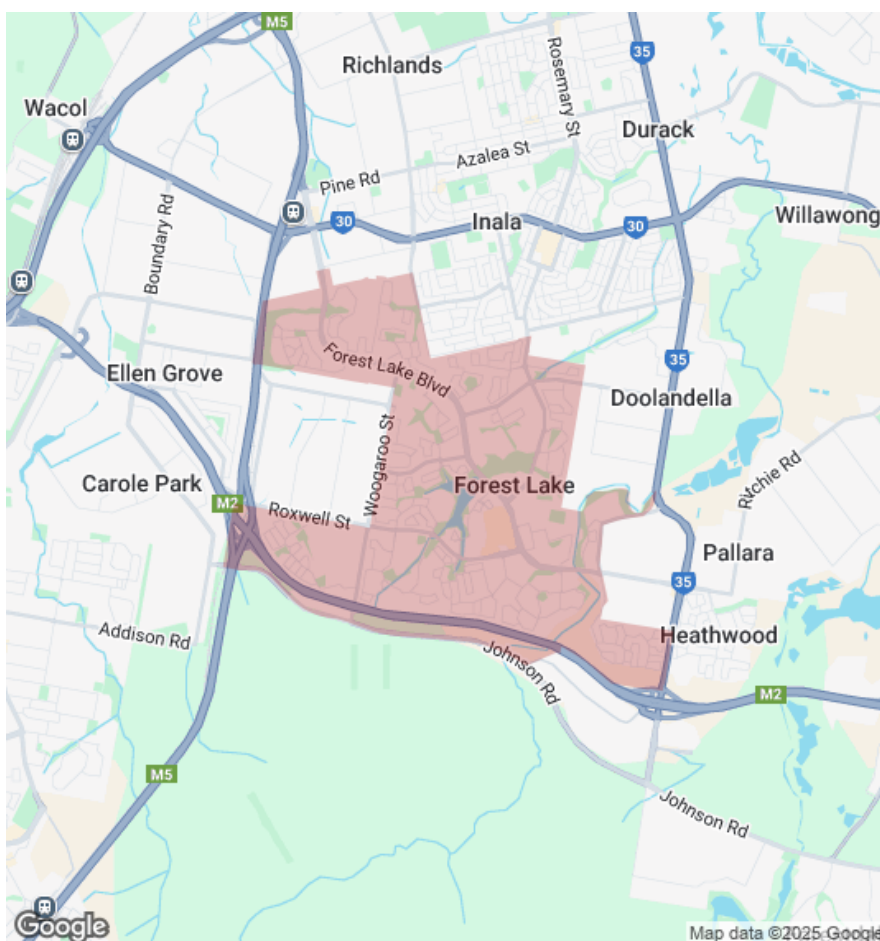
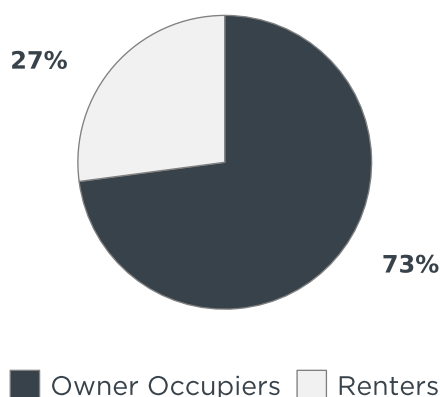


22.7k
Population

↓ 1.0%
5 year population change



12 years
Average length of ownership



The size of Forest Lake is approximately 9.9 square kilometres. It has 36 parks covering nearly 15.4% of total area. The population of Forest Lake in 2016 was 22904 people. By 2021 the population was 22676 showing a population decline of 1.0% in the area during that time. The predominant age group in Forest Lake is 10-19 years. Households in Forest Lake are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Forest Lake work in a professional occupation. In 2021, 71.70% of the homes in Forest Lake were owner-occupied compared with 68.40% in 2016.

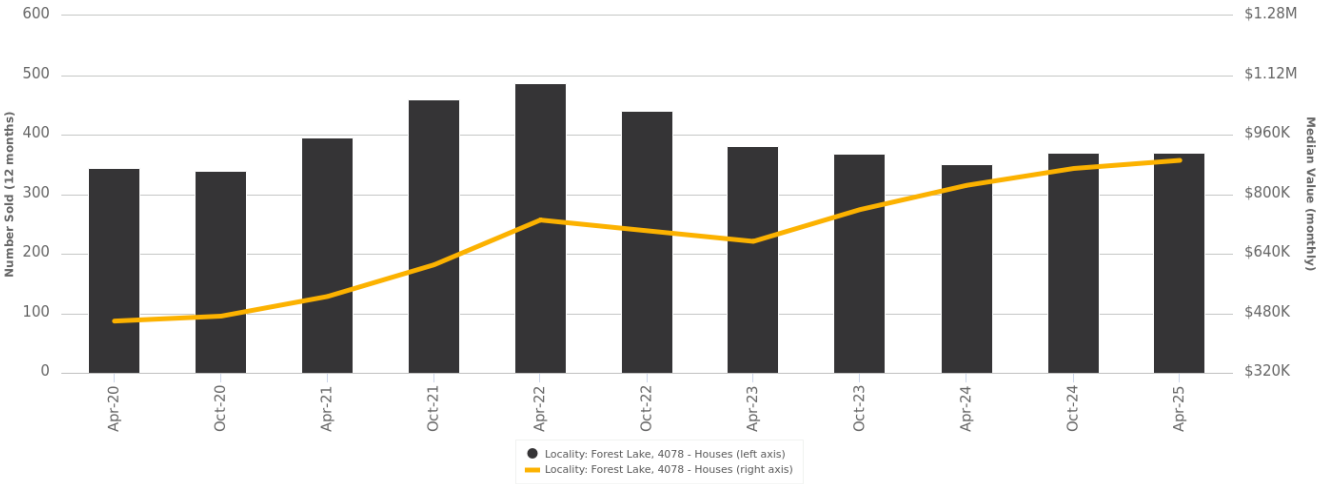
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	7,816	361	\$912,338	73
	391	16	\$572,346	2

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

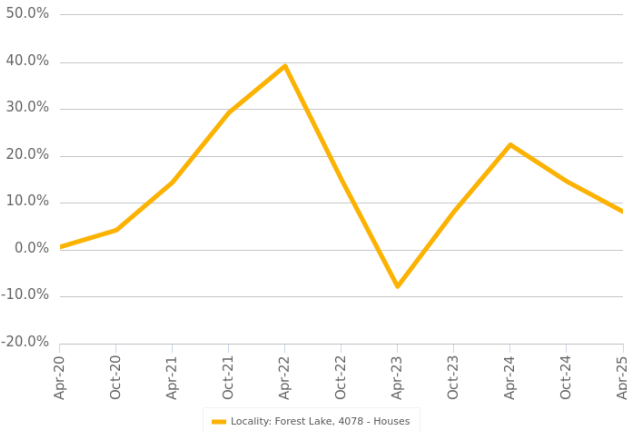


Houses: For Sale

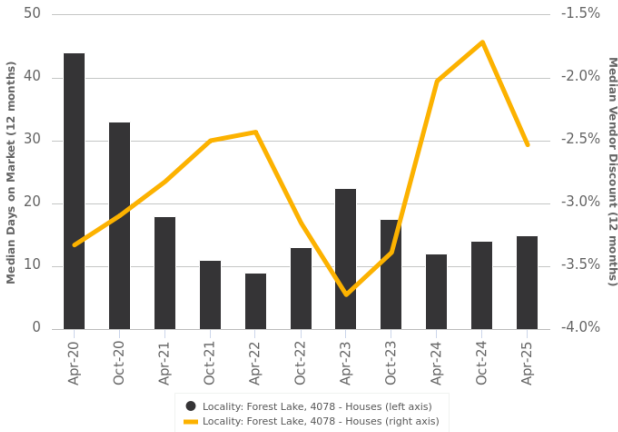
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,021,000

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

\$\$

Median Price*

\$860,000

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*

\$760,000

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

1

5 Stuart Place Forest Lake
QLD 4078

Listed on 09 Jul 2025
\$725,000+

2
BEDROOMS



320m²

3

5 Stuart Place Forest Lake
QLD 4078

Sold on 01 Jun 2025
\$719,990*



320m²



5/360 Grand Avenue
Forest Lake QLD 4078

Sold on 22 Apr 2025
\$496,000



98m²

32

3
BEDROOMS



56 Settlers Circuit Forest
Lake QLD 4078

Listed on 16 Jul 2025
\$778,000+



320m²

64

105 Mulgrave Crescent
Forest Lake QLD 4078

Sold on 04 Jul 2025
Not Disclosed



400m²

102 Banksia Circuit Forest
Lake QLD 4078

Listed on 15 Jul 2025
For Sale - Submit Your offers!



320m²



7 Drake Place Forest Lake
QLD 4078

Sold on 30 Jun 2025
Not Disclosed



253m²

33

4
BEDROOMS

23 Collina Crescent Forest
Lake QLD 4078

Listed on 16 Jul 2025
\$849,000 PLUS



393m²

75

16 Birkenhead Crescent
Forest Lake QLD 4078

Sold on 07 Jul 2025
\$890,000*



450m²

47 Brooklands Circuit
Forest Lake QLD 4078

Listed on 15 Jul 2025
JUST LISTED!



416m²

32 Danbulla Crescent
Forest Lake QLD 4078

Sold on 03 Jul 2025
\$950,000*



640m²

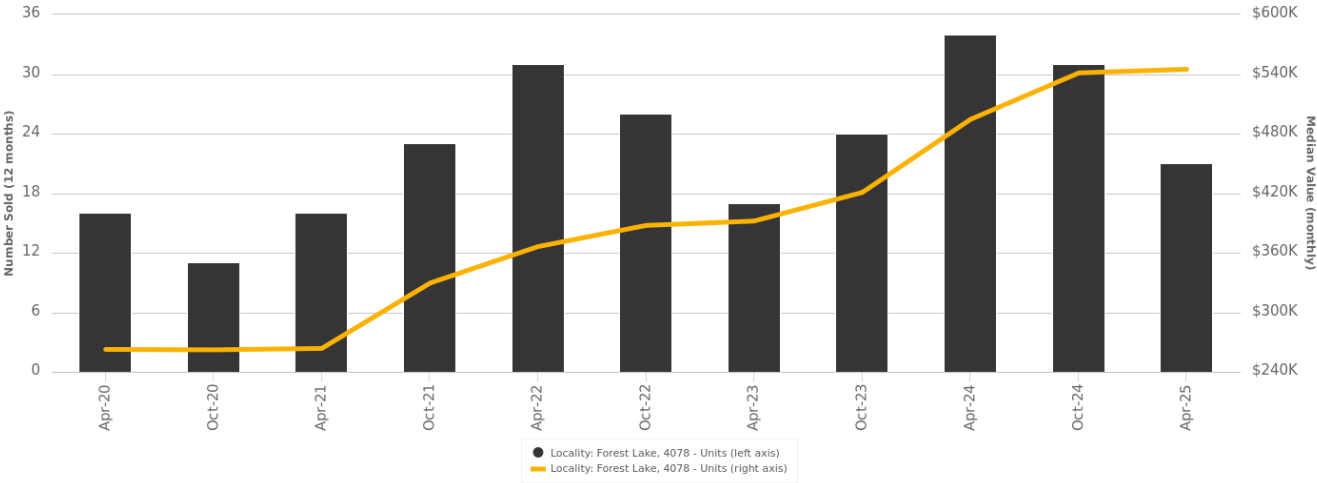


= number of houses currently On the Market or Sold within the last 6 months

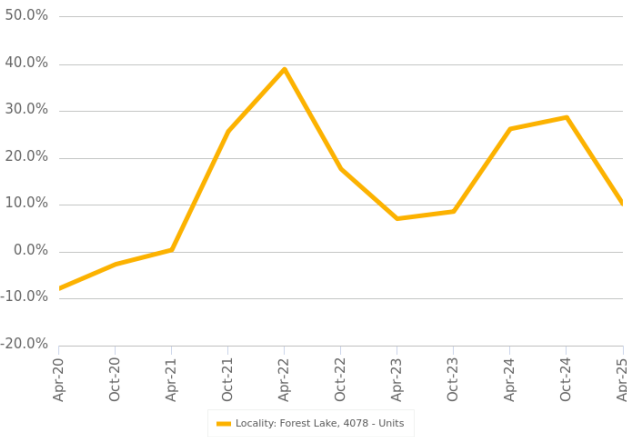
*Agent advised

Units: For Sale

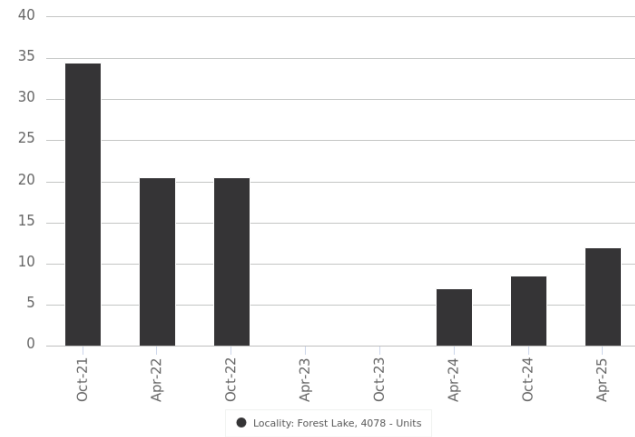
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$580,000

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

\$\$

Median Price*

\$547,000

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*

\$465,000

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



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

**56/280 Grand Avenue
Forest Lake QLD 4078**

Sold on 07 May 2025
\$590,000



**32/360 Grand Avenue
Forest Lake QLD 4078**

Sold on 21 Apr 2025
\$558,000*



**69/280 Grand Avenue
Forest Lake QLD 4078**

Listed on 04 Jul 2025
For Sale



**4/10 Mawson Place Forest
Lake QLD 4078**

Sold on 13 May 2025
\$705,000



**82/280 Grand Avenue
Forest Lake QLD 4078**

Sold on 28 Apr 2025
\$555,000



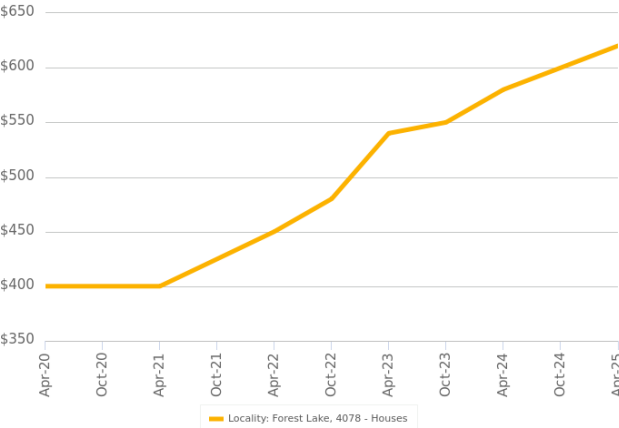
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

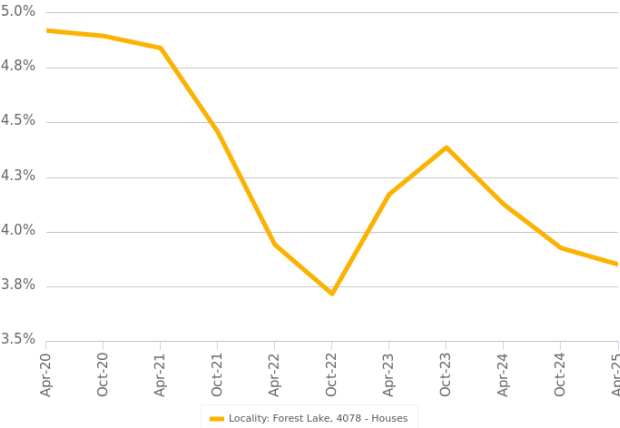


Houses: For Rent

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



16



3

BEDROOMS

53 Clarendon Circuit Forest Lake QLD 4078

Listed on 15 Jul 2025
\$690/W



2



2



503m²

1 Larra Court Forest Lake QLD 4078

Listed on 15 Jul 2025
\$600/W



2



2



393m²



9



4

BEDROOMS

39 Dandenong Street Forest Lake QLD 4078

Listed on 15 Jul 2025
\$655/W



2



2



439m²

76 Snowy River Circuit Forest Lake QLD 4078

Listed on 14 Jul 2025
\$660/W



2



2



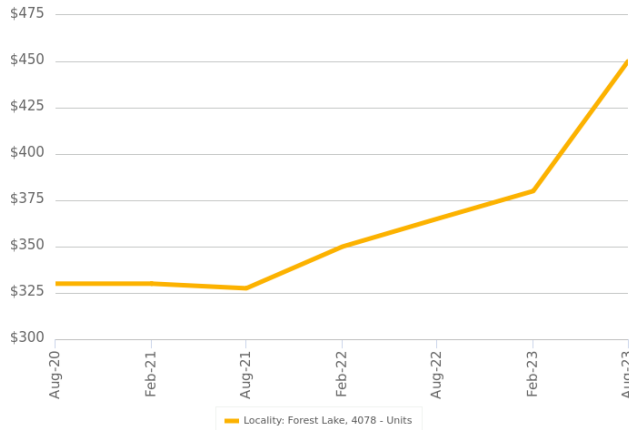
631m²



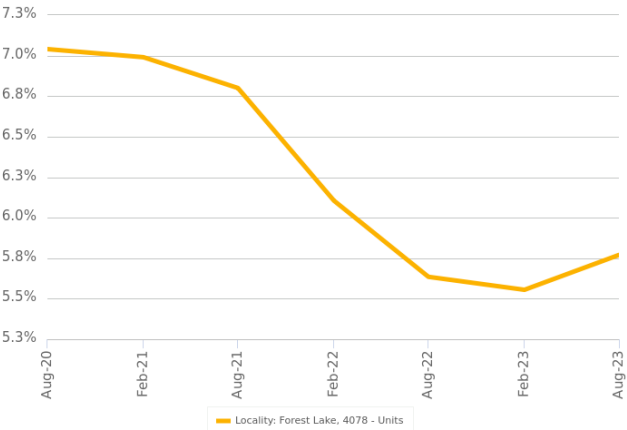
= number of houses observed as On the Market for Rent within the last month

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



1/158 Woogaroo Street
Forest Lake QLD 4078

Listed on 15 Jul 2025
\$590/W



1



2



165m²



= 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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