

Indooroopilly  
QLD 4068



Prepared on: 16 July 2025  
Prepared by: Gary and Miriam

**Raine & Horne**<sup>®</sup>

**CoreLogic**



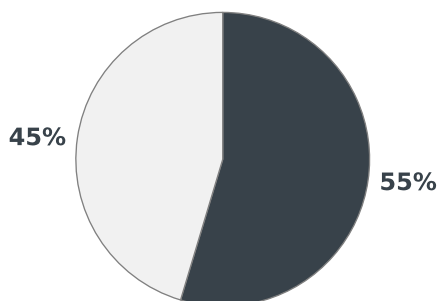
6.9km  
Distance from GPO



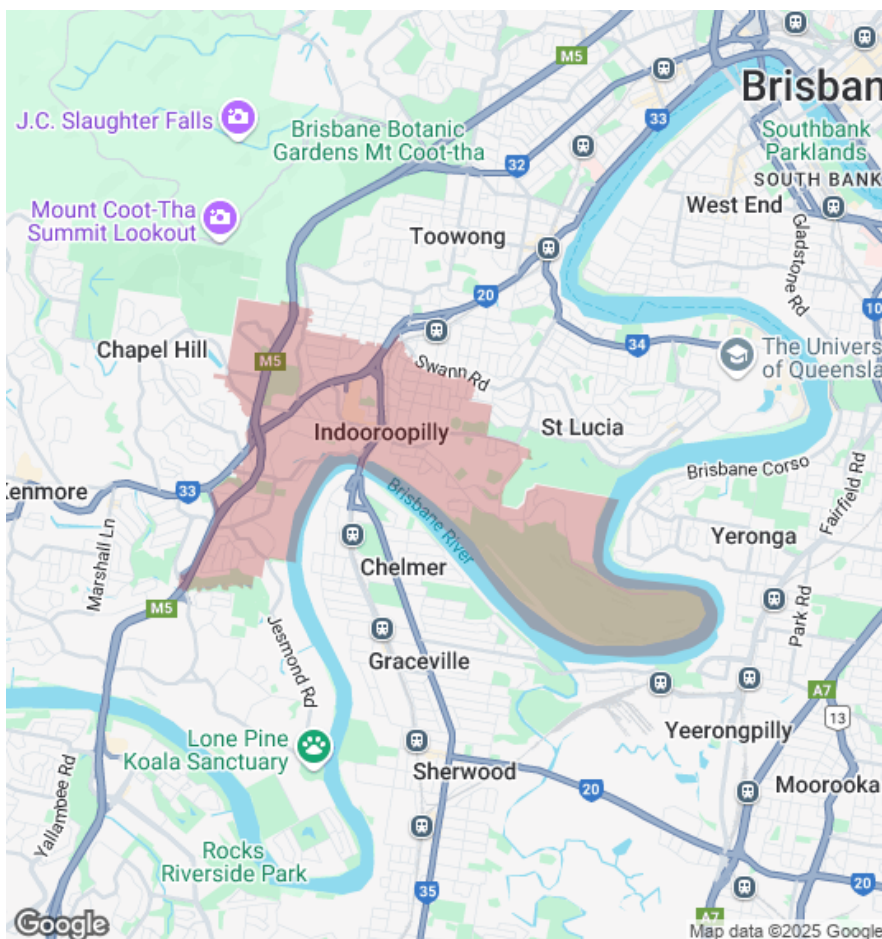
13.6k  
Population  
↑11.3%  
5 year population change



13 years  
Average length of ownership



■ Owner Occupiers □ Renters



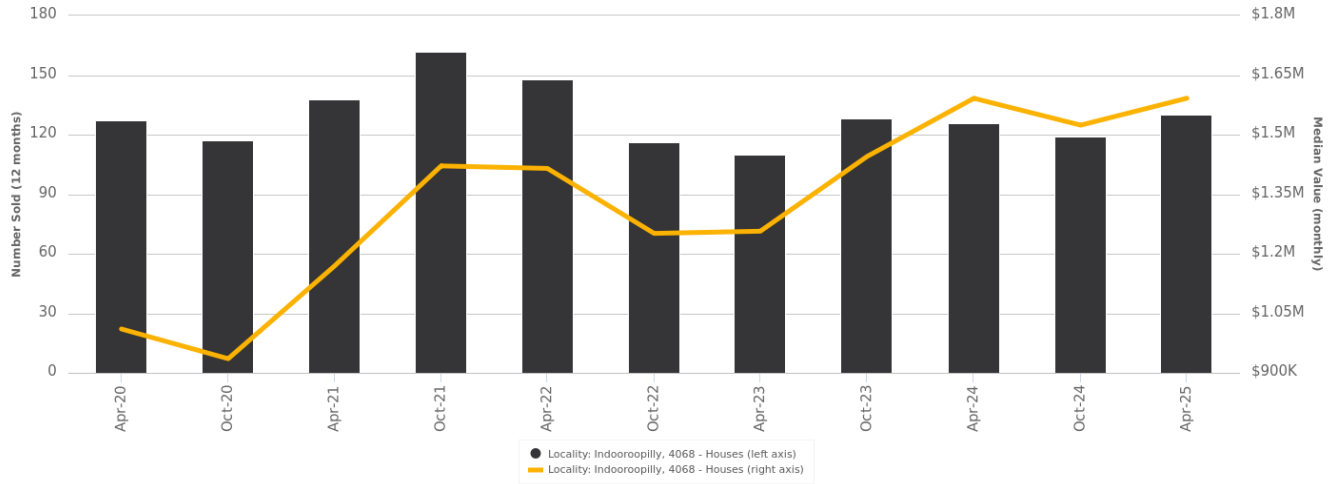
The size of Indooroopilly is approximately 7.8 square kilometres. It has 31 parks covering nearly 34.9% of total area. The population of Indooroopilly in 2016 was 12242 people. By 2021 the population was 13622 showing a population growth of 11.3% in the area during that time. The predominant age group in Indooroopilly is 20-29 years. Households in Indooroopilly are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Indooroopilly work in a professional occupation. In 2021, 53.70% of the homes in Indooroopilly were owner-occupied compared with 51.00% in 2016.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,018	132	\$1,569,060	26
	2,930	138	\$788,706	22

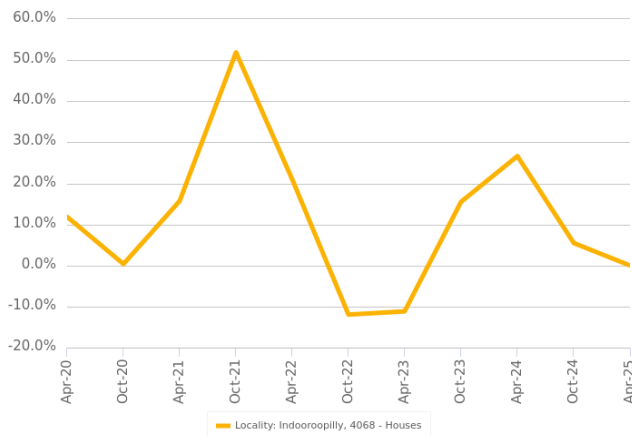
\*Total number of unique properties listed for sale over the past 12 months.

**Houses: For Sale**

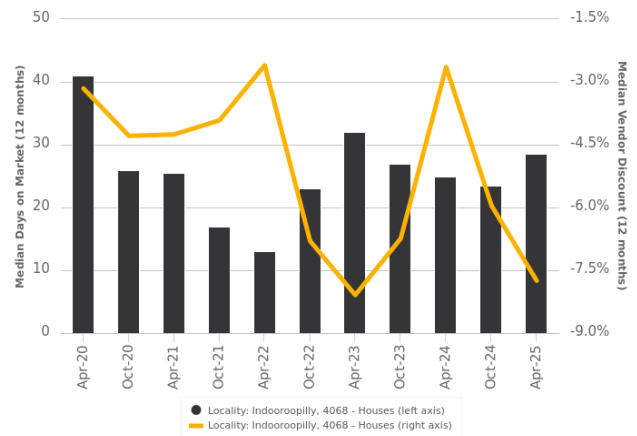
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$2,270,000

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

\$\$

Median Price\*

\$1,499,500

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\*

\$1,167,500

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

 4

 2  
BEDROOMS

 7



**8 Goldieslie Road**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
OFFERS CLOSED

 -  
 1  
 574m<sup>2</sup>

**84 Russell Terrace**  
Indooroopilly QLD 4068

Sold on 10 Jun 2025  
\$825,000

 3  
 1  
 599m<sup>2</sup>

**4/25 Riverview Terrace**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
710000+

 1  
 1  
 111m<sup>2</sup>



**12/84-86 Musgrave Road**  
Indooroopilly QLD 4068

Sold on 22 May 2025  
\$765,000

 2  
 2  
 97m<sup>2</sup>

 5

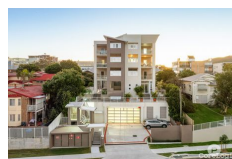
 3  
BEDROOMS

 19

**32 Clarence Road**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
Offers Over \$1,650,000

 1  
 2  
 739m<sup>2</sup>



**4/47 Coonan Street**  
Indooroopilly QLD 4068

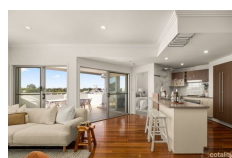
Sold on 04 Jul 2025  
\$1,050,000\*

 2  
 2  
 199m<sup>2</sup>

**4 Crotty Street**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
Offers over \$1,450,000

 2  
 2  
 607m<sup>2</sup>



**25/279 Moggill Road**  
Indooroopilly QLD 4068

Sold on 02 Jul 2025  
\$935,000\*

 2  
 2  
 133m<sup>2</sup>

 5

 4  
BEDROOMS

 18

**5 Nolina Court**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
JUST LISTED

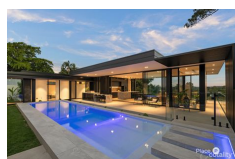
 3  
 2  
 1,027m<sup>2</sup>



**42 Blackstone Street**  
Indooroopilly QLD 4068

Sold on 11 Jul 2025  
Not Disclosed

 1  
 1  
 675m<sup>2</sup>



**19 Neulans Road**  
Indooroopilly QLD 4068

Listed on 14 Jul 2025  
FOR SALE

 4  
 3  
 2,023m<sup>2</sup>



**5 Rutledge Street**  
Indooroopilly QLD 4068

Sold on 28 Jun 2025  
\$2,100,000\*

 2  
 3  
 455m<sup>2</sup>

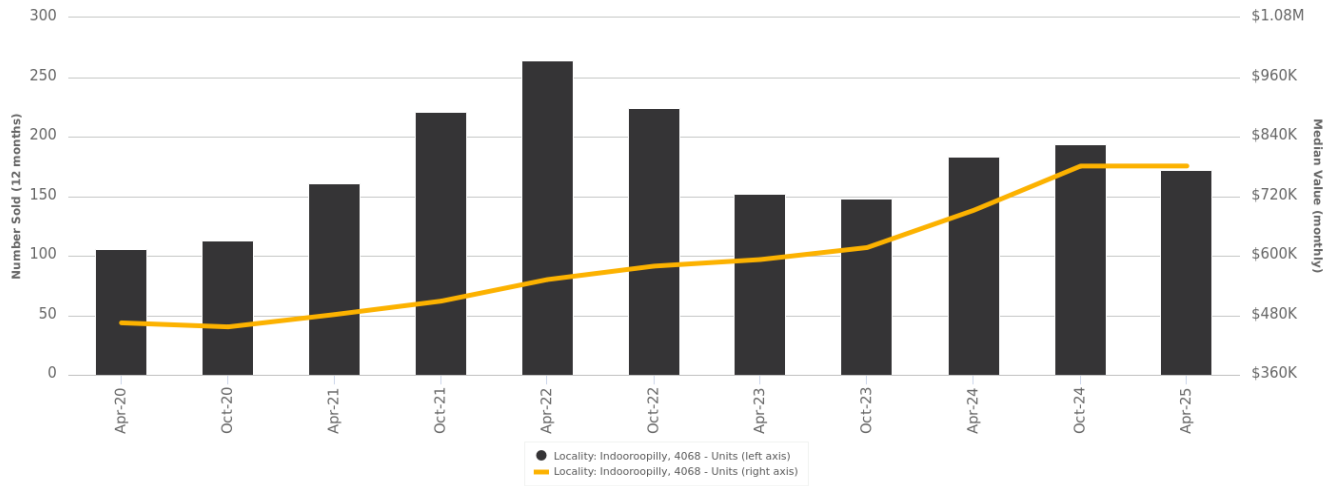


= number of houses currently On the Market or Sold within the last 6 months

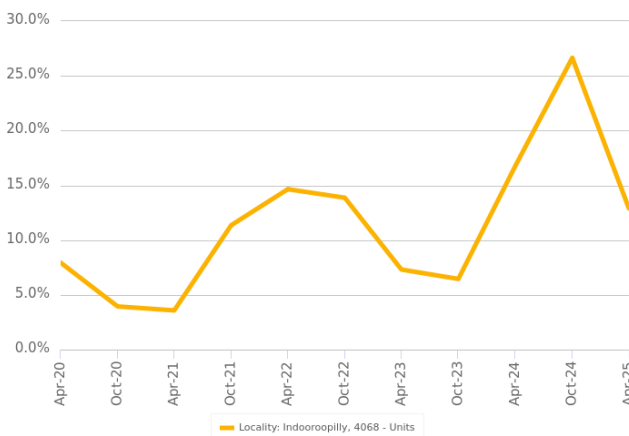
\*Agent advised

## Units: For Sale

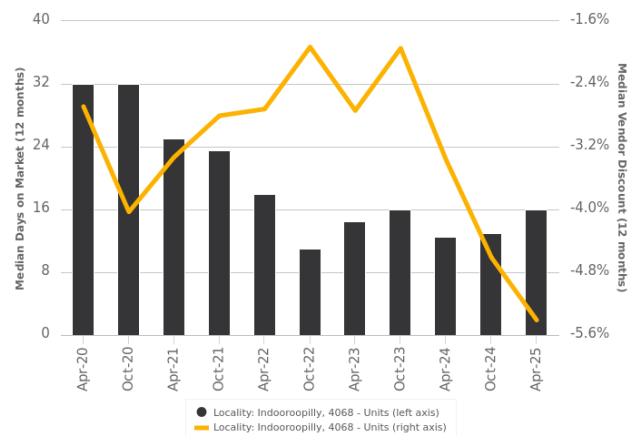
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$862,750

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

\$\$

Median Price\*

\$765,000

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\*

\$680,000

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

 0

 1  
BEDROOMS

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

Recently Sold

 1



**4/8 Priory Street**  
Indooroopilly QLD 4068

Sold on 21 Jan 2025  
\$565,000

 1  
 1  
 72m<sup>2</sup>

 7

 2  
BEDROOMS

**404/191 Clarence Road**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
Offers Over \$830,000

 1  
 2  
 104m<sup>2</sup>



**18/27 Stanley Street**  
Indooroopilly QLD 4068

Sold on 08 Jul 2025  
Not Disclosed

 1  
 2  
 87m<sup>2</sup>

**22/38 Vincent Street**  
Indooroopilly QLD 4068

Listed on 14 Jul 2025  
Expressions of Interest

 2  
 2  
 128m<sup>2</sup>

**22/27 Station Road**  
Indooroopilly QLD 4068

Sold on 02 Jul 2025  
Not Disclosed

 1  
 2  
 89m<sup>2</sup>

 10

 3  
BEDROOMS

**5 Cecil Street** Indooroopilly  
QLD 4068

Listed on 14 Jul 2025  
Under Contract

 1  
 2  
 103m<sup>2</sup>

 23

**10/122 Central Avenue**  
Indooroopilly QLD 4068

Sold on 05 Jul 2025  
Not Disclosed

 2  
 2  
 181m<sup>2</sup>

**1/60 Manchester Terrace**  
Indooroopilly QLD 4068

Listed on 14 Jul 2025  
Contact agent

 1  
 2  
 120m<sup>2</sup>

**2/25 Musgrave Road**  
Indooroopilly QLD 4068

Sold on 13 Jun 2025  
\$811,000\*

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

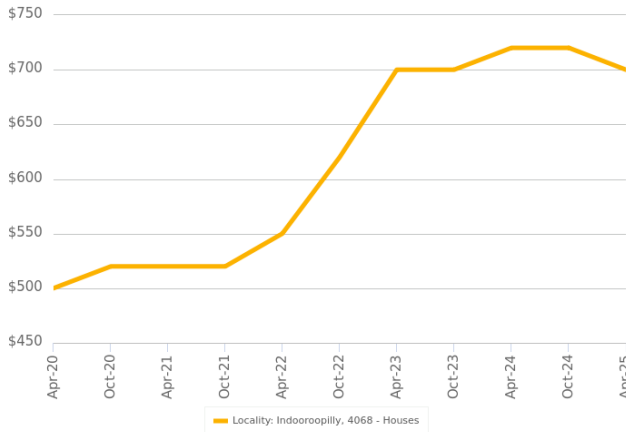


= number of units currently On the Market or Sold within the last 6 months

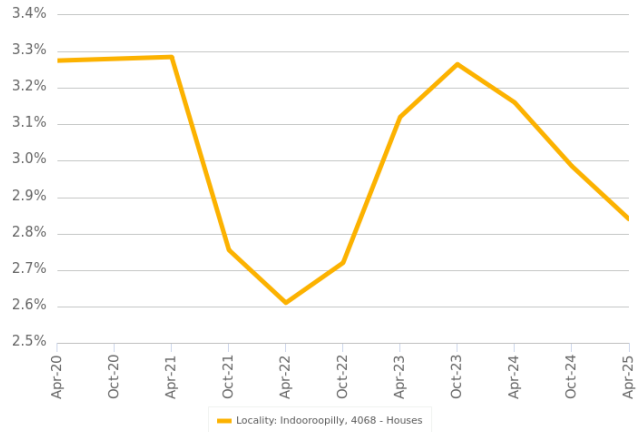
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

6

2  
BEDROOMS

92 Taringa Parade  
Indooroopilly QLD 4068

Listed on 16 Jul 2025  
\$750/W



102/30 York Street  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$650/W



8

3  
BEDROOMS

6 Shirley Street  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$850/W



9 Rennie Street  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$900/W



4

4  
BEDROOMS

1 Isles Road Indooroopilly  
QLD 4068

Listed on 14 Jul 2025  
\$1,400/W



67 Greenlaw Street  
Indooroopilly QLD 4068

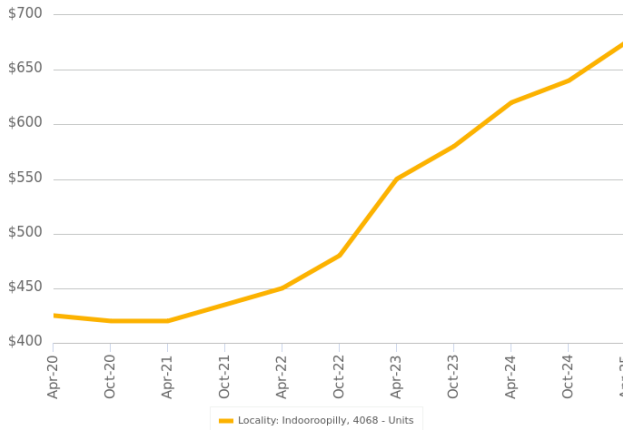
Listed on 11 Jul 2025  
\$895/W



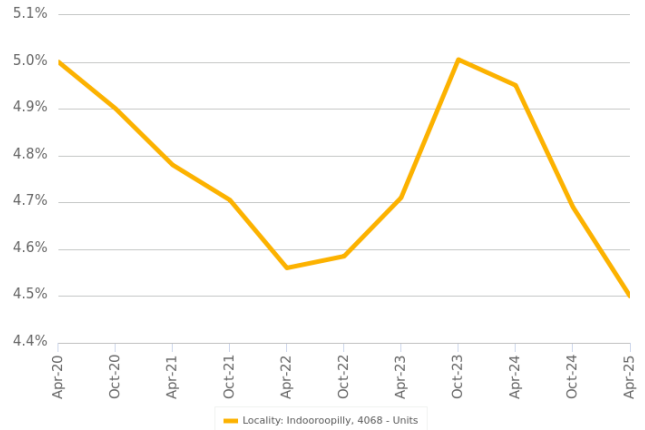
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

**4** **1**  
BEDROOMS

**203/133 Clarence Road**  
Indooroopilly QLD 4068

Listed on 14 Jul 2025  
\$650/W



**136/181 Clarence Road**  
Indooroopilly QLD 4068

Listed on 10 Jul 2025  
\$650/W



**15** **2**  
BEDROOMS

**205/121 Clarence Road**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$730/W



**16/8 Finney Road**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$720/W



**8** **3**  
BEDROOMS

**3/20 Finney Road**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$750/W



**1/30 Rennie Street**  
Indooroopilly QLD 4068

Listed on 15 Jul 2025  
\$695/W



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



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