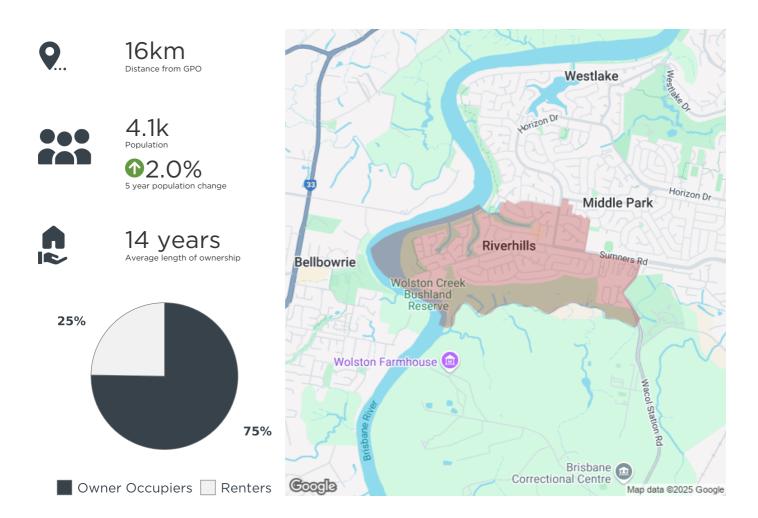


Prepared on: 16 July 2025Prepared by: Gary and Miriam



CoreLogic





The size of Riverhills is approximately 2.3 square kilometres. It has 4 parks covering nearly 31.0% of total area. The population of Riverhills in 2016 was 4042 people. By 2021 the population was 4121 showing a population growth of 2.0% in the area during that time. The predominant age group in Riverhills is 30-39 years. Households in Riverhills are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Riverhills work in a professional occupation. In 2021, 73.40% of the homes in Riverhills were owner-occupied compared with 71.70% in 2016.

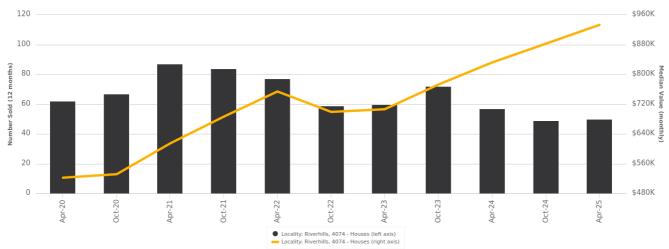
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,395	47	\$924,938	12
1	166	5	\$765,664	2

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





Number Sold vs. Median Value (monthly)

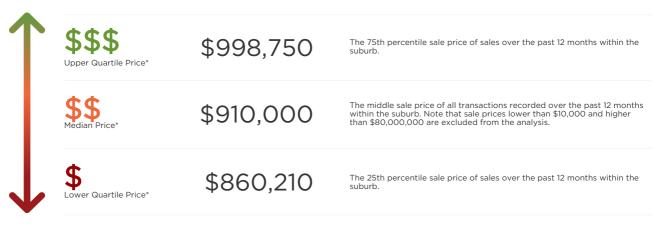


Change in Median Value

40.0% 30.0% 10.0% 10.0% 40.07 40.07 40.08 10.0% 10

Median Days on Market vs. Median Vendor Discount





^{*}Statistics are calculated over a rolling 12 month period





Houses: Market Activity Snapshot

On The Market

Recently Sold







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









3 Etna Close Riverhills QLD 4074

Listed on 14 Jul 2025 JUST LISTED







51 Prosser Street Riverhills QLD 4074

Sold on 08 Jul 2025 \$1,020,000*



27 Loddon Street Riverhills QLD 4074

Listed on 14 Jul 2025 UNDER CONTRACT PRIOR TO **AUCTION**





Sold on 05 Jul 2025 Not Disclosed











Listed on 15 Jul 2025 FOR SALE



2 Kakadu Close Riverhills QLD 4074





318 Sumners Road Riverhills QLD 4074

Listed on 15 Jul 2025 Offers Over \$879,000 Considered



ightharpoons



1 Pallinup Street Riverhills QLD 4074

Sold on 30 May 2025 \$979,000





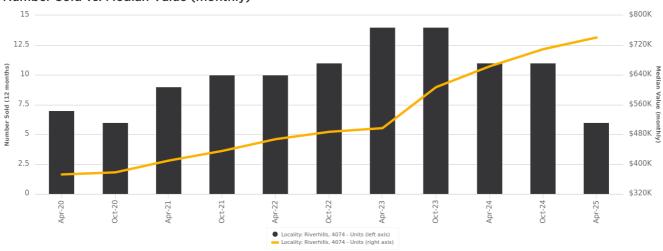
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

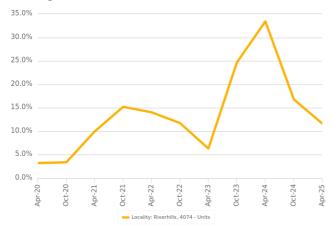


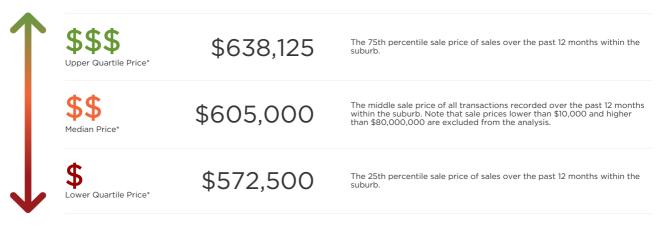
Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value





^{*}Statistics are calculated over a rolling 12 month period





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









37/250 Sumners Road Riverhills QLD 4074

Listed on 15 Jul 2025 Offers Over \$700,000



There are no recently sold 3 bedroom Units in this suburb



5/11 Juba Street Riverhills QLD 4074

Listed on 14 Jul 2025 Auction On Site







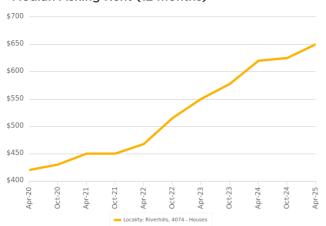
= number of units currently On the Market or Sold within the last 6 months



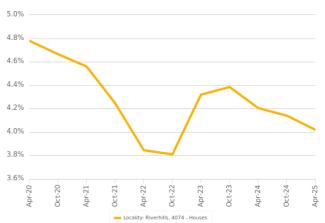


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)





Houses: Rental Activity Snapshot

For Rent





There are no 2 bedroom Houses for rent in this suburb







318 Horizon Drive Riverhills QLD 4074

Listed on 16 Jul 2025 \$730/W





33 Zambesi Street Riverhills QLD 4074

Listed on 15 Jul 2025 - /W









6 Kalbarri Street Riverhills QLD 4074

Listed on 15 Jul 2025 \$714/W





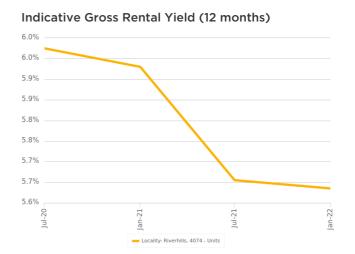


= number of houses observed as On the Market for Rent within the last month













There are no 1 bedroom Units for rent in this suburb





There are no 2 bedroom Units for rent in this suburb





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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