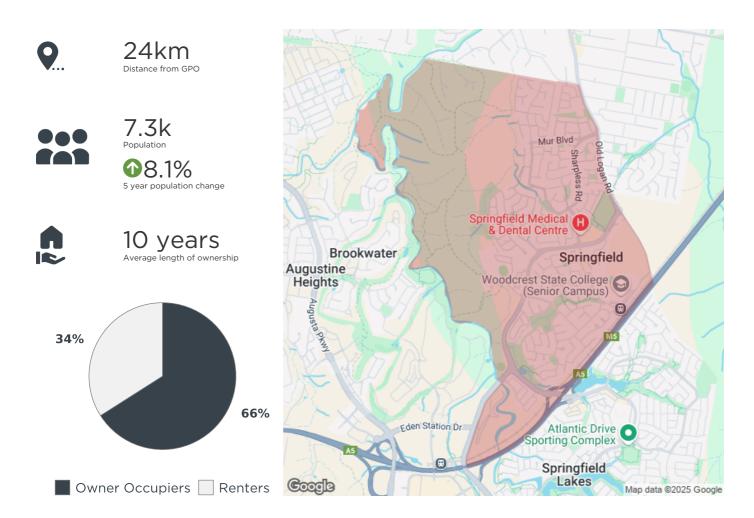


Prepared on: 16 July 2025
Prepared by: Gary and Miriam



CoreLogic





The size of Springfield is approximately 6.7 square kilometres. It has 19 parks covering nearly 8.8% of total area. The population of Springfield in 2016 was 6772 people. By 2021 the population was 7322 showing a population growth of 8.1% in the area during that time. The predominant age group in Springfield is 10-19 years. Households in Springfield are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield work in a professional occupation. In 2021, 65.30% of the homes in Springfield were owner-occupied compared with 62.20% in 2016.

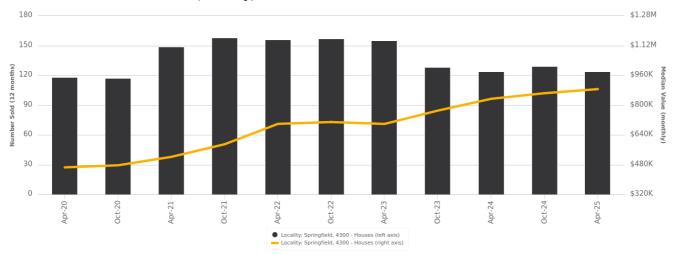
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,466	116	\$906,962	23
1	274	19	\$695,701	5

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





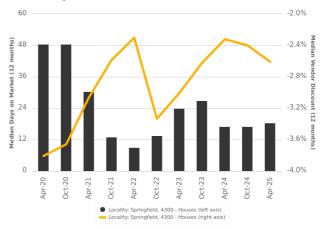
Number Sold vs. Median Value (monthly)

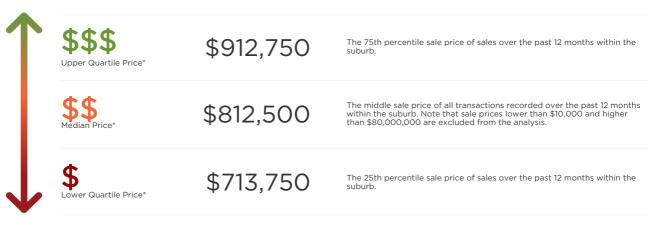


Change in Median Value

40.0% 35.0% 30.0% 25.0% 20.0% 15.0% 10.0% 5.0% 0.0% -5.0% Locality: Springfield, 4300 - Houses

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









66/13-23 Springfield College Drive Springfield

Listed on 16 Jul 2025 SUBMIT BEST OFFERS





8 Greenway Circuit Springfield QLD 4300

Sold on 20 May 2025 \$722,000*





29 Escarpment Drive Springfield QLD 4300

Listed on 15 Jul 2025 \$749k+ // check out these ceilings!!





5 Emerald Crescent Springfield QLD 4300

Sold on 27 Apr 2025 \$621.500





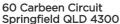
Listed on 15 Jul 2025



BEDROOMS



38



38 Greenway Circuit

Offers Over \$799,000

Springfield QLD 4300

FOR SALE

Listed on 15 Jul 2025



Springfield QLD 4300

8 Rainwood Court



Sold on 27 Jun 2025 \$900,000*



24 Timberline Court Springfield QLD 4300

Sold on 23 Jun 2025 \$900,000*





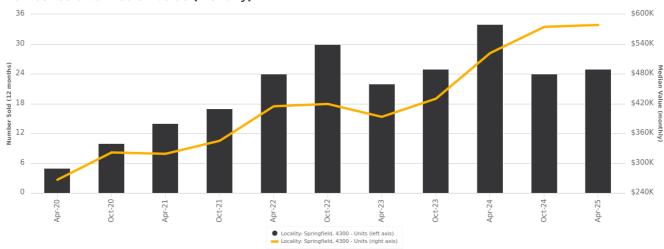
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

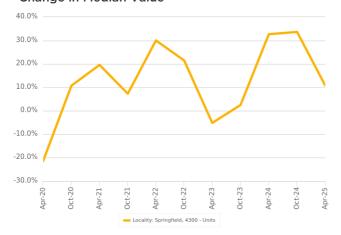


Units: For Sale

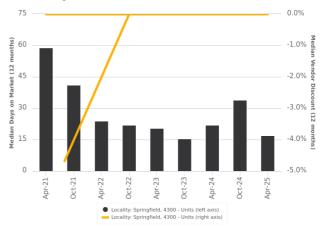
Number Sold vs. Median Value (monthly)

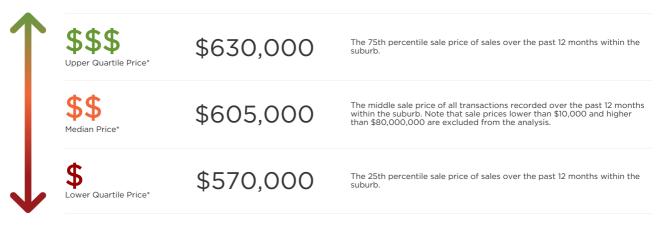


Change in Median Value



Median Days on Market vs. Median Vendor Discount





^{*}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





Listed on 16 Jul 2025 OFFERS OVER \$625,000













Sold on 23 Jun 2025 \$660,000*











24/9 Springfield College **Drive Springfield QLD**

Listed on 09 Jul 2025 Offers Over \$649,000





29/13-23 Springfield College Drive Springfield

College Drive Springfield

Sold on 28 Apr 2025 \$665,000





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

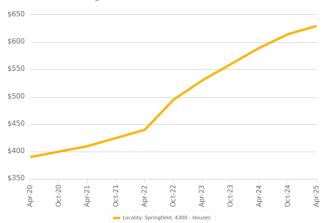
*Agent advised



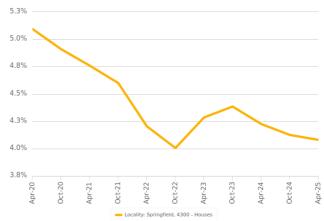


Houses: For Rent





Indicative Gross Rental Yield (12 months)





Houses: Rental Activity Snapshot

For Rent





There are no 2 bedroom Houses for rent in this suburb







There are no 3 bedroom Houses for rent in this suburb







31 Emerald Crescent Springfield QLD 4300

Listed on 15 Jul 2025 \$680/W





40 Eucalyptus Circuit Springfield QLD 4300

Listed on 15 Jul 2025 \$640/W



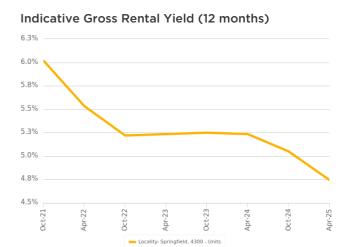


= number of houses observed as On the Market for Rent within the last month













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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