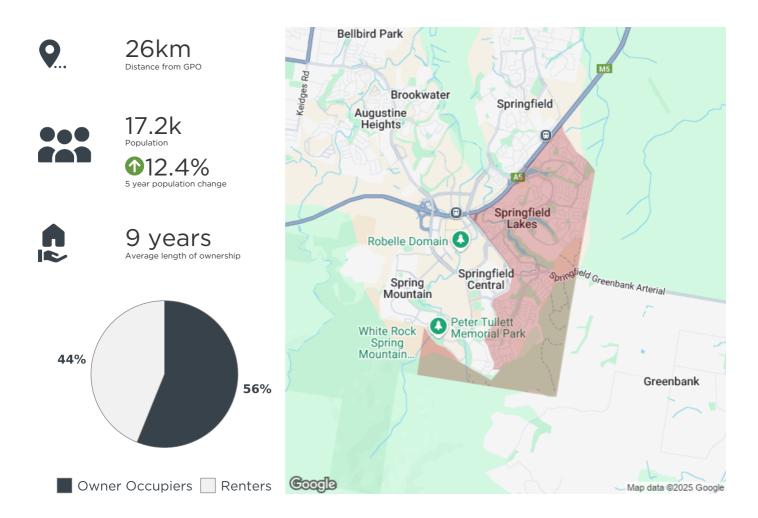


Prepared on: 16 July 2025
Prepared by: Gary and Miriam



CoreLogic





The size of Springfield Lakes is approximately 8.8 square kilometres. It has 29 parks covering nearly 8.5% of total area. The population of Springfield Lakes in 2016 was 15318 people. By 2021 the population was 17211 showing a population growth of 12.4% in the area during that time. The predominant age group in Springfield Lakes is 30-39 years. Households in Springfield Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Springfield Lakes work in a professional occupation. In 2021, 55.60% of the homes in Springfield Lakes were owner-occupied compared with 49.30% in 2016.

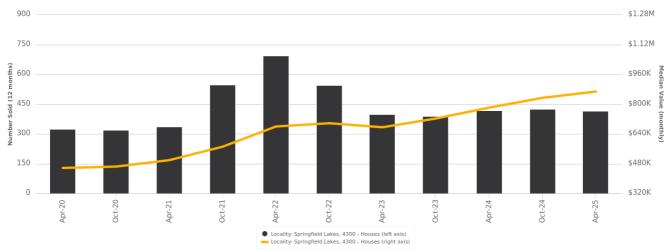
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,956	364	\$882,905	54
1	276	15	\$711,456	1

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

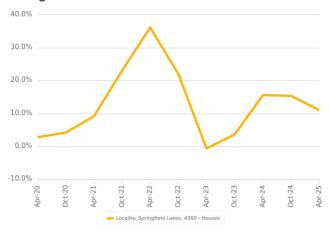




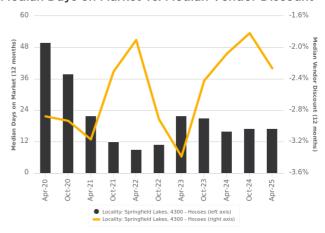
## Number Sold vs. Median Value (monthly)

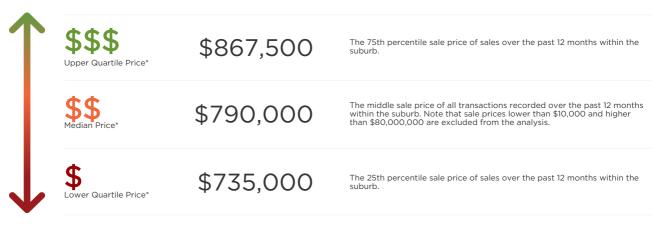


### Change in Median Value



## Median Days on Market vs. Median Vendor Discount





<sup>\*</sup>Statistics are calculated over a rolling 12 month period





# Houses: Market Activity Snapshot

### On The Market





48/84 The Promenade Springfield Lakes QLD

Listed on 14 Jul 2025 Lake Views For Sale!







# Recently Sold



12/84 The Promenade Springfield Lakes QLD

Sold on 30 Jun 2025 \$625,000\*







16 Rocky Cape Street Springfield Lakes QLD

Sold on 10 Jun 2025 \$675,500\*

63







### 49 Admiral Crescent Springfield Lakes QLD

Listed on 15 Jul 2025 \$775,000+

Listed on 15 Jul 2025

Lakes







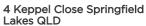


### 24 Daisy Street Springfield Lakes QLD

Sold on 07 Jul 2025 \$772,000\*







Sold on 01 Jul 2025 \$788,000\*







12 Ash Avenue Springfield Lakes QLD 4300

Exquisite Living In Springfield





105



### 31 Eden Crescent Springfield Lakes QLD

Listed on 16 Jul 2025 OFFERS OVER \$869,000





### **3 Cottonwood Crescent** Springfield Lakes QLD

Sold on 14 Jul 2025 \$845,000\*













Page 4



### **8 Alton Towers Street** Springfield Lakes QLD

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





11 Hayman Street Springfield Lakes QLD

Sold on 11 Jul 2025 \$962,500\*



16 July 2025

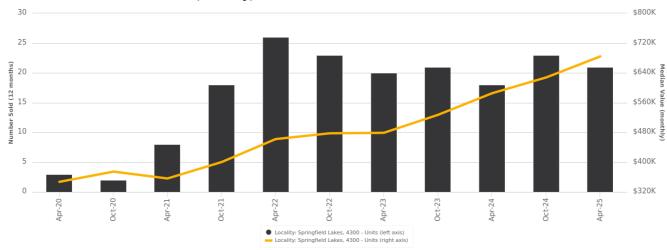
= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised



# Units: For Sale

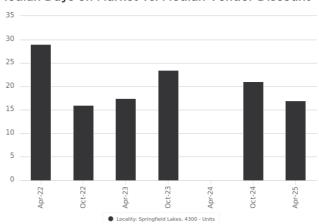
# Number Sold vs. Median Value (monthly)

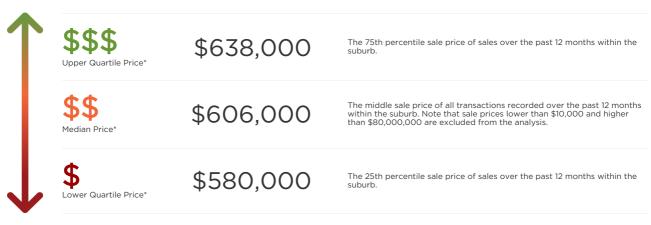


### Change in Median Value



### Median Days on Market vs. Median Vendor Discount





<sup>\*</sup>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





28/8 Carnarvon Avenue Springfield Lakes QLD

Listed on 15 Jul 2025 Not Disclosed









107/5 Spring Avenue Springfield Lakes QLD













Springfield Lakes QLD

Sold on 03 May 2025 \$700,000





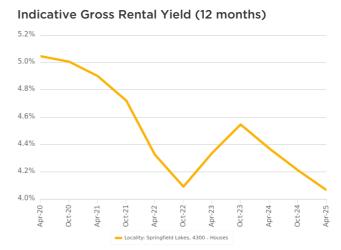
= number of units currently On the Market or Sold within the last 6 months

\*Agent advised







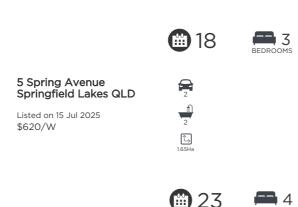




# **Houses: Rental Activity Snapshot**

For Rent

There are no 2 bedroom Houses for rent in this suburb









\$650/W



11 Barrow Street Springfield Lakes QLD



Listed on 15 Jul 2025 \$730/W



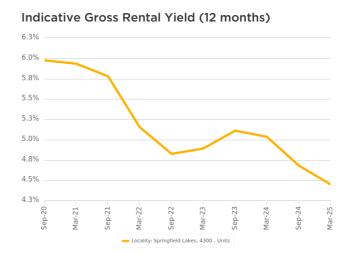


= number of houses observed as On the Market for Rent within the last month













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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