

# Westlake QLD 4074



Prepared on: 16 July 2025  
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**Raine & Horne**<sup>®</sup>

**CoreLogic**



14km  
Distance from GPO

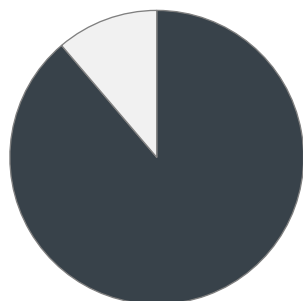


4.5k  
Population  
↑ 4.1%  
5 year population change



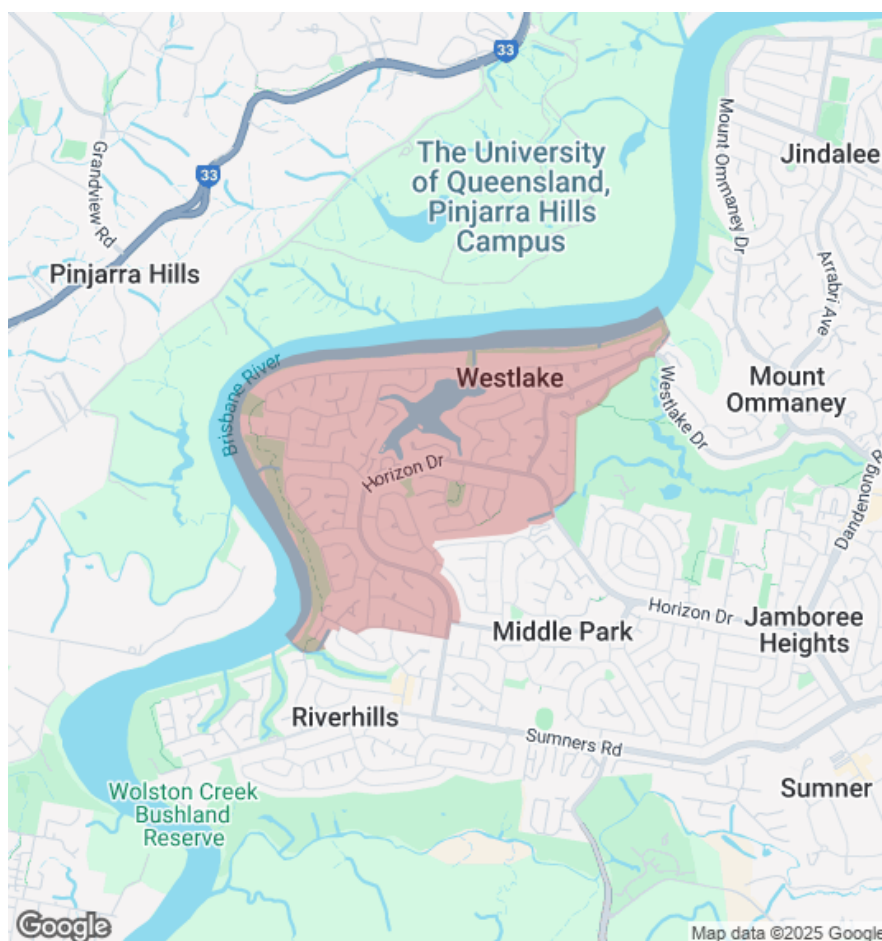
14 years  
Average length of ownership

11%



89%

■ Owner Occupiers ■ Renters



The size of Westlake is approximately 2.2 square kilometres. It has 8 parks covering nearly 9.1% of total area. The population of Westlake in 2016 was 4368 people. By 2021 the population was 4547 showing a population growth of 4.1% in the area during that time. The predominant age group in Westlake is 60-69 years. Households in Westlake are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Westlake work in a professional occupation. In 2021, 87.80% of the homes in Westlake were owner-occupied compared with 87.30% in 2016.

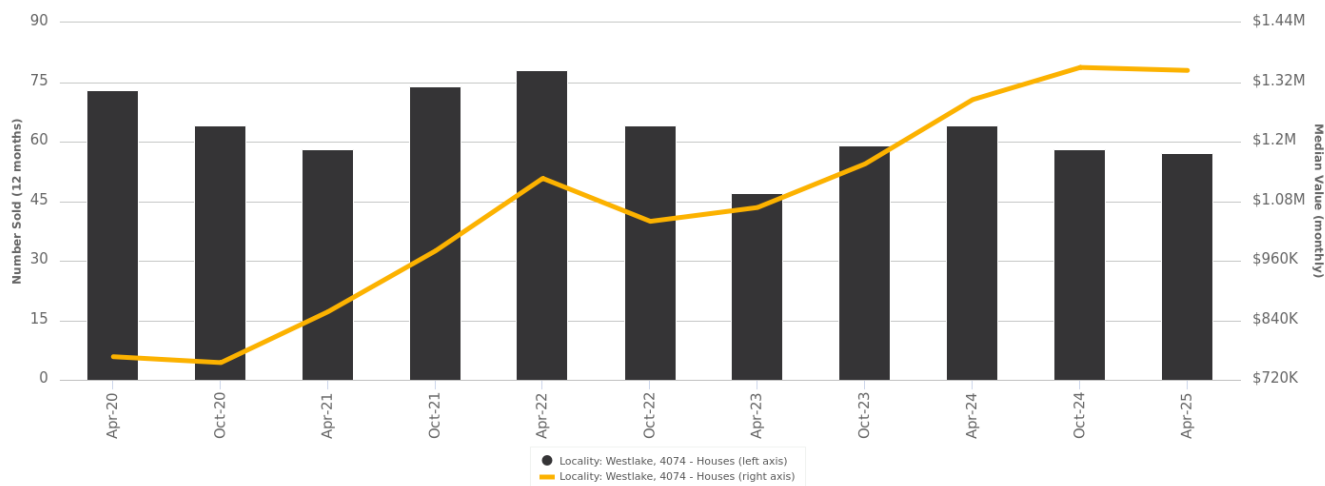
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,534	59	\$1,343,437	16
	41	6	\$745,629	2

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

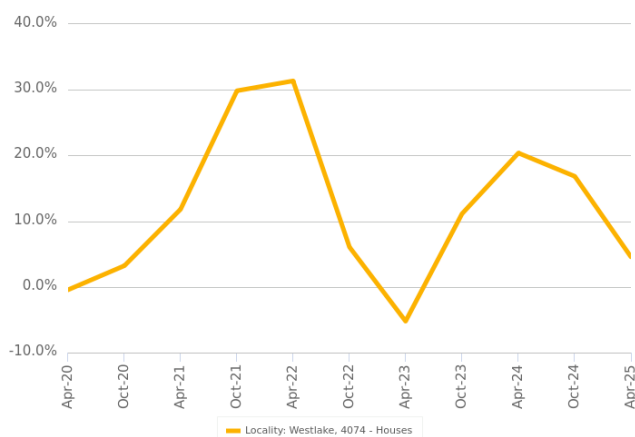


## Houses: For Sale

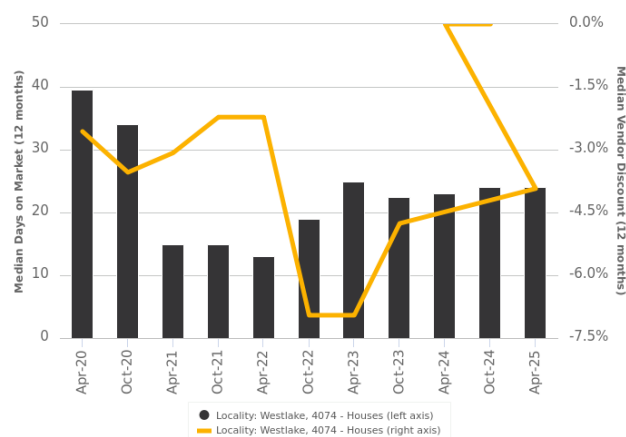
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,623,541

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

\$\$

Median Price\*

\$1,341,000

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\*

\$1,168,125

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

 0

 2  
BEDROOMS

Recently Sold

 0

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

 1

 3  
BEDROOMS

 6



**8 Raeside Street Westlake  
QLD 4074**  
Listed on 07 Jul 2025  
OFFERS OVER \$895,000  
CONSIDERED

 1  
 1  
 589m<sup>2</sup>



**26 Ottawa Street Westlake  
QLD 4074**  
Sold on 20 Jun 2025  
\$970,000\*

 2  
 2  
 612m<sup>2</sup>



**1 Riga Close Westlake QLD  
4074**  
Sold on 14 May 2025  
\$600,000

 2  
 2  
 658m<sup>2</sup>

 5

 4  
BEDROOMS

 13



**32 Tekapo Street Westlake  
QLD 4074**  
Listed on 16 Jul 2025  
FOR SALE

 2  
 3  
 629m<sup>2</sup>



**246 Horizon Drive  
Westlake QLD 4074**  
Sold on 08 Jul 2025  
\$1,270,000\*

 2  
 2  
 770m<sup>2</sup>



**197 Horizon Drive Westlake  
QLD 4074**  
Listed on 02 Jul 2025  
UNDER CONTRACT

 2  
 3  
 651m<sup>2</sup>



**15 Everard Street Westlake  
QLD 4074**  
Sold on 01 Jun 2025  
Not Disclosed

 2  
 3  
 879m<sup>2</sup>

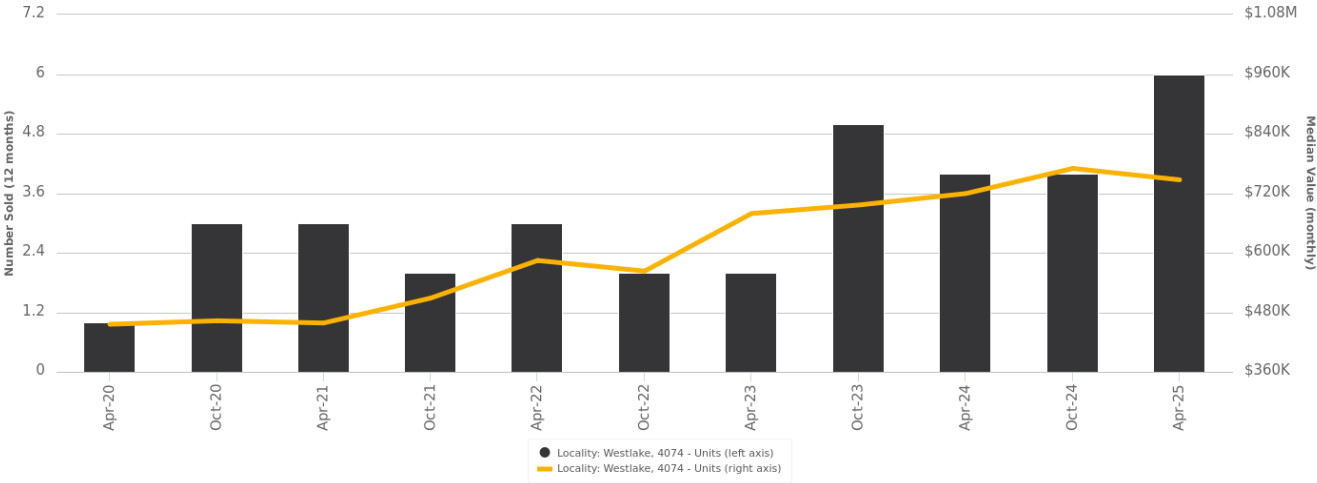


= number of houses currently On the Market or Sold within the last 6 months

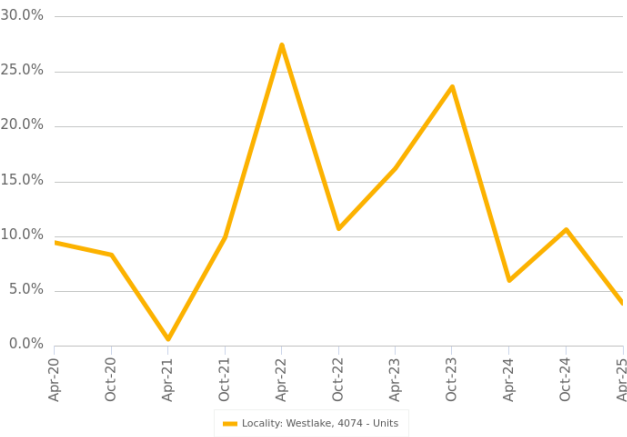
\*Agent advised

## Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$231,500

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

\$\$

Median Price\*

\$215,000

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\*

\$203,000

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

There are no recently sold 2 bedroom Units in this suburb



**8/241 Horizon Drive  
Westlake QLD 4074**

Listed on 02 Jul 2025  
Offers over \$650,000



**34/241 Horizon Drive  
Westlake QLD 4074**

Sold on 04 Feb 2025  
\$635,000

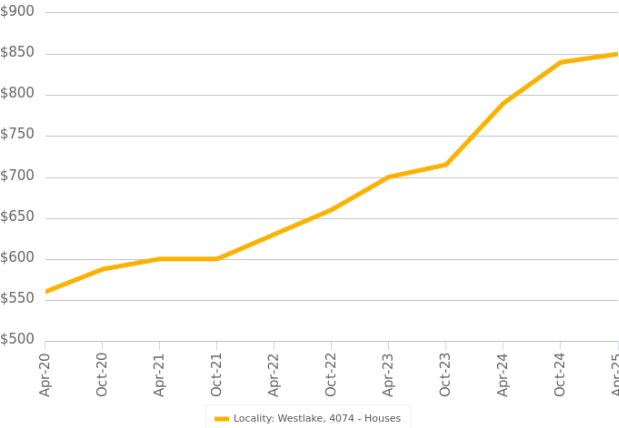


= number of units currently On the Market or Sold within the last 6 months

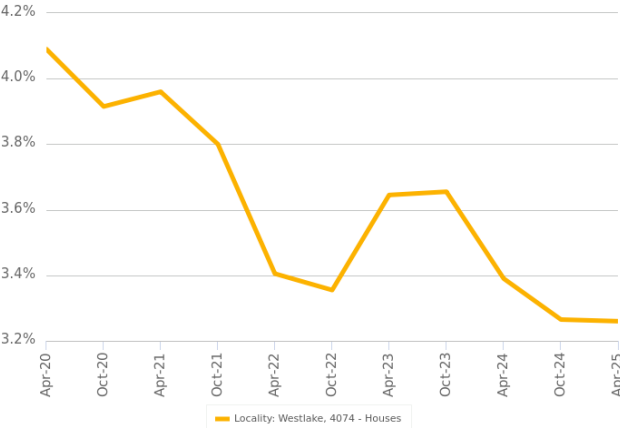


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



0



2

BEDROOMS

There are no 2 bedroom Houses for rent in this suburb



1



3

BEDROOMS



5 Roper Close Westlake  
QLD 4074

Listed on 12 Jul 2025  
\$670/W



2



1



946m<sup>2</sup>



0



4

BEDROOMS

There are no 4 bedroom Houses for rent in this suburb



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

 **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

 0  3  
BEDROOMS

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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