



Bellbowrie QLD 4070

Prepared on: 07 October 2025
Prepared by: Gary and Miriam

Raine&Horne®

CoreLogic



18km
Distance from GPO

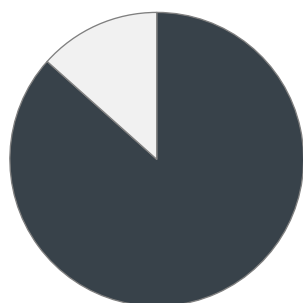


5.5k
Population
0.6%
5 year population change



15 years
Average length of ownership

13%



87%

Owner Occupiers Renters



The size of Bellbowrie is approximately 5.7 square kilometres. It has 21 parks covering nearly 7.6% of total area. The population of Bellbowrie in 2016 was 5462 people. By 2021 the population was 5495 showing a population growth of 0.6% in the area during that time. The predominant age group in Bellbowrie is 10-19 years. Households in Bellbowrie are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bellbowrie work in a professional occupation. In 2021, 85.40% of the homes in Bellbowrie were owner-occupied compared with 83.00% in 2016.

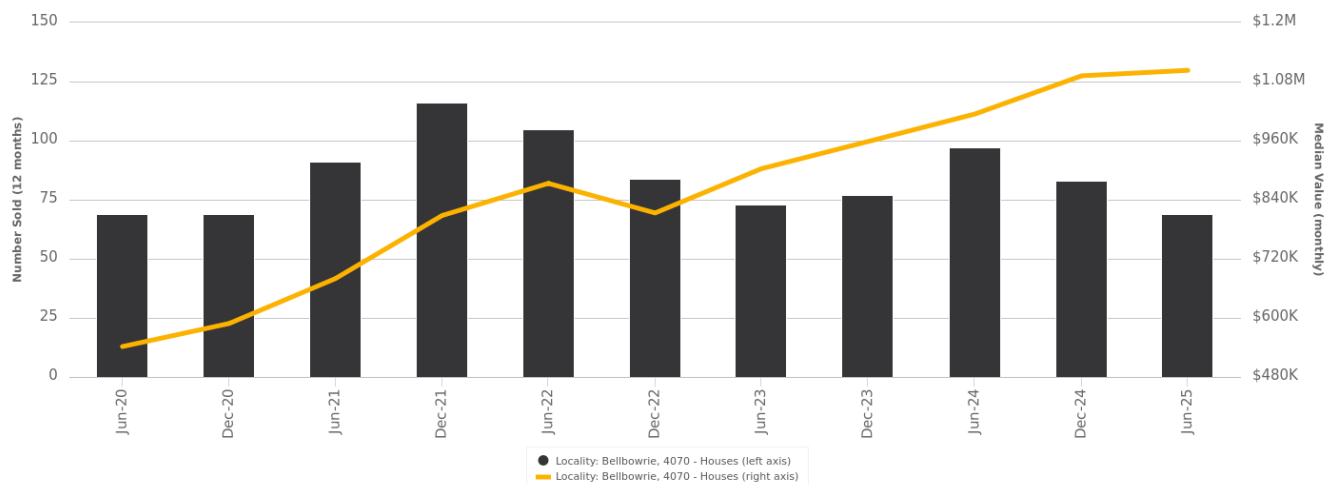
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,898	62	\$1,117,489	19
	43	1	\$874,221	0

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

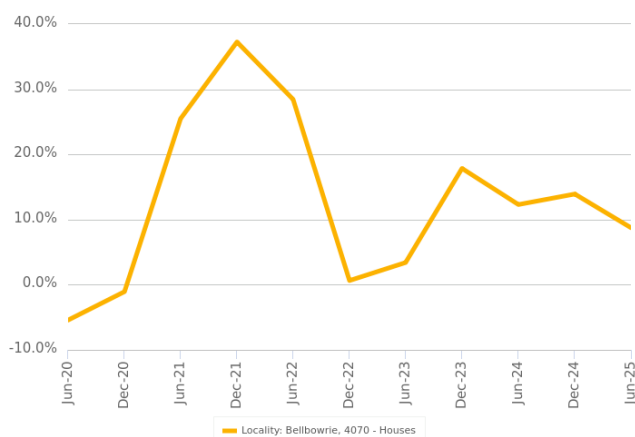


Houses: For Sale

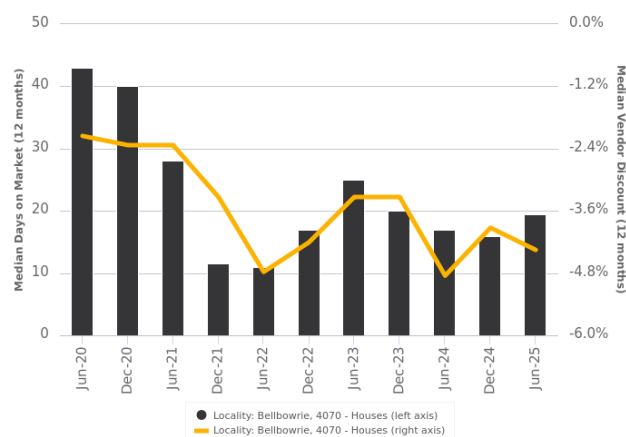
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,355,000

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

\$\$

Median Price*

\$1,173,500

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*

\$927,500

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

 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

 3

 **3**
BEDROOMS

 8



2 Bushlark Court
Bellbowrie QLD 4070
Listed on 07 Oct 2025
For Sale Now

 1
 2
 1,131m²



431 Kangaroo Gully Road
Bellbowrie QLD 4070
Sold on 18 Aug 2025
Not Disclosed

 3
 2
 10,000



1/10 Golden Crest Place
Bellbowrie QLD 4070
Listed on 03 Oct 2025
\$800,000

 2
 2
 152m²



18 Diosma Street
Bellbowrie QLD 4070
Sold on 25 Jul 2025
\$900,000

 1
 1
 1,052m²

 11

 **4**
BEDROOMS

 18



12 Stanaway Place
Bellbowrie QLD 4070
Listed on 06 Oct 2025
FOR SALE

 3
 2
 1,908m²



25 Westaway Crescent
Bellbowrie QLD 4070
Sold on 19 Aug 2025
\$1,200,000

 2
 2
 692m²



16 Ghost Gum Street
Bellbowrie QLD 4070
Listed on 04 Oct 2025
AUCTION

 2
 2
 1,015m²



8 Mahonia Street
Bellbowrie QLD 4070
Sold on 31 Jul 2025
\$1,030,000

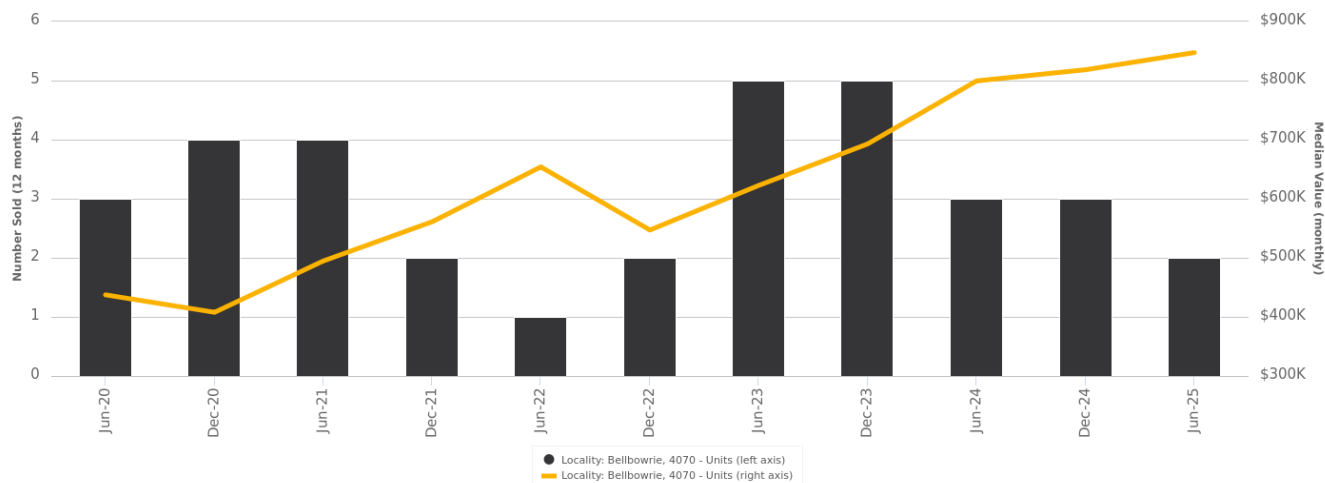
 2
 2
 1,119m²



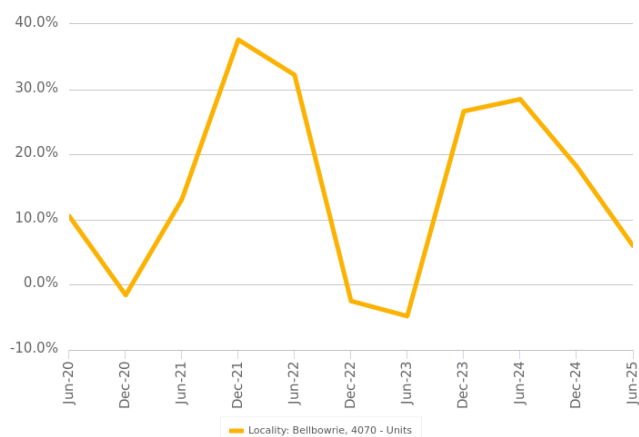
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$336,250

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

\$\$

Median Price*

\$322,500

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*

\$295,012

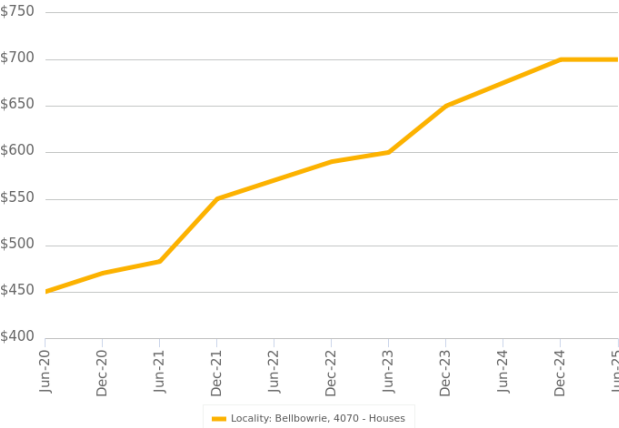
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

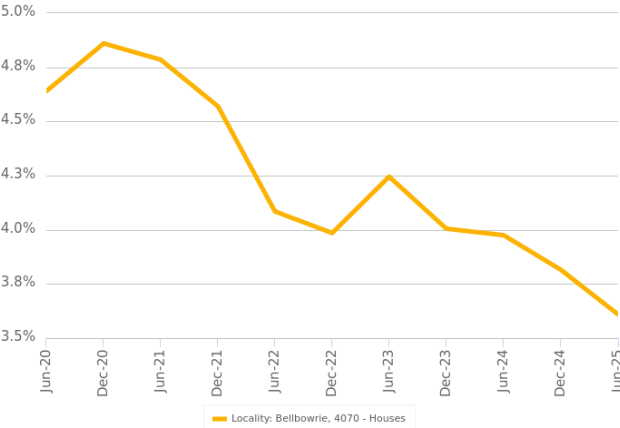


Houses: For Rent

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



0



3

BEDROOMS

There are no 3 bedroom Houses for rent in this suburb



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: For Rent

Indicative Gross Rental Yield (12 months)



 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

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).

© Copyright 2025. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved

Cotality Standard Disclaimer

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). ©2025 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.

Mapping Data

A map showing boundaries of a property is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose, then you can order these separately from Cotality or the relevant government body.

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: customercare@corelogic.com.au