



Chapel Hill QLD
4069

Prepared on: 07 October 2025
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Raine&Horne®

CoreLogic



8.5km
Distance from GPO



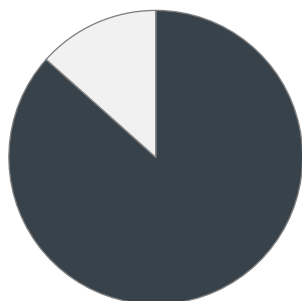
10.5k
Population

↑ 3.9%
5 year population change



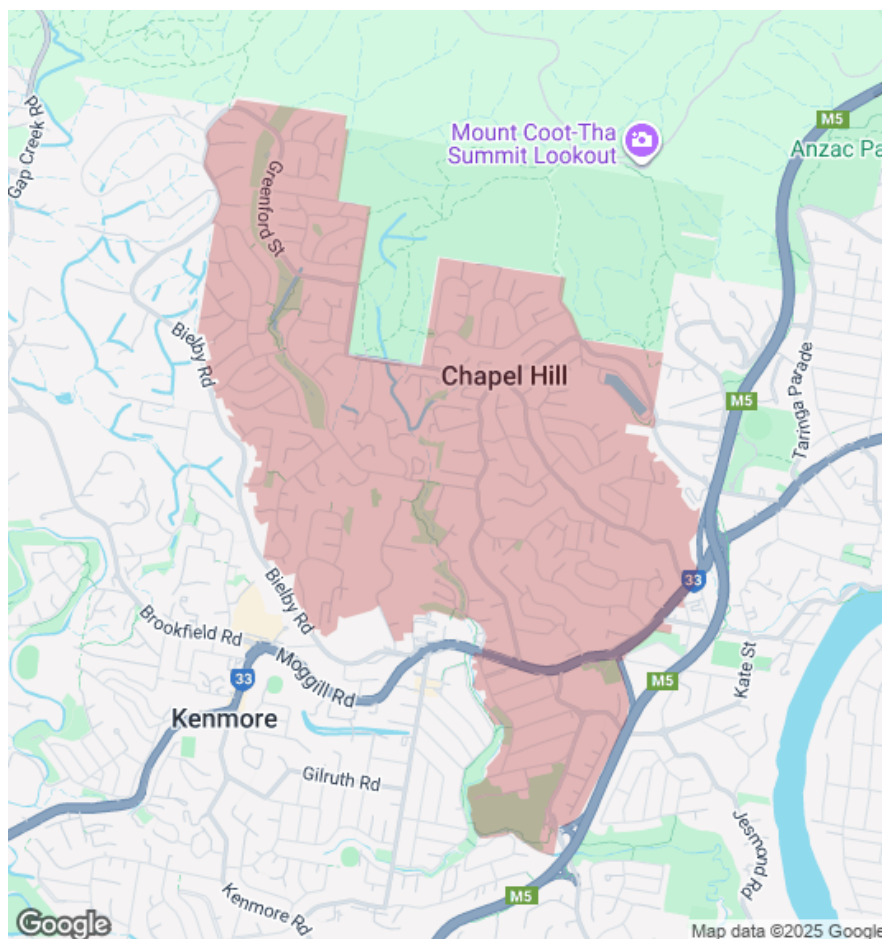
16 years
Average length of ownership

13%



87%

■ Owner Occupiers ■ Renters



The size of Chapel Hill is approximately 5.0 square kilometres. It has 22 parks covering nearly 12.6% of total area. The population of Chapel Hill in 2016 was 10113 people. By 2021 the population was 10511 showing a population growth of 3.9% in the area during that time. The predominant age group in Chapel Hill is 40-49 years. Households in Chapel Hill are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Chapel Hill work in a professional occupation. In 2021, 84.70% of the homes in Chapel Hill were owner-occupied compared with 83.40% in 2016.

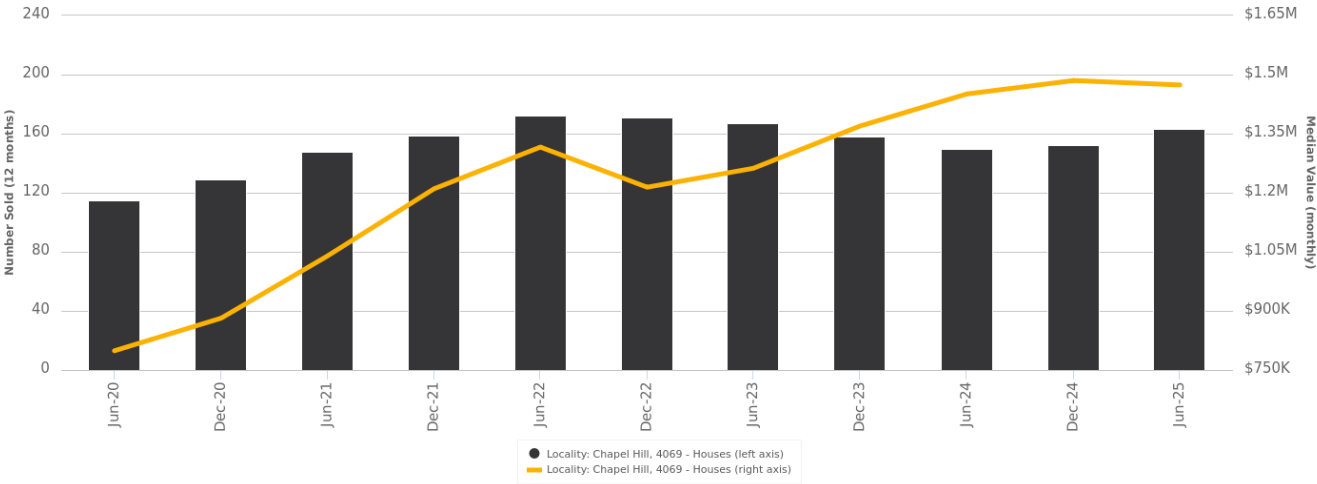
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,613	149	\$1,515,915	20
	73	1	\$967,261	0

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

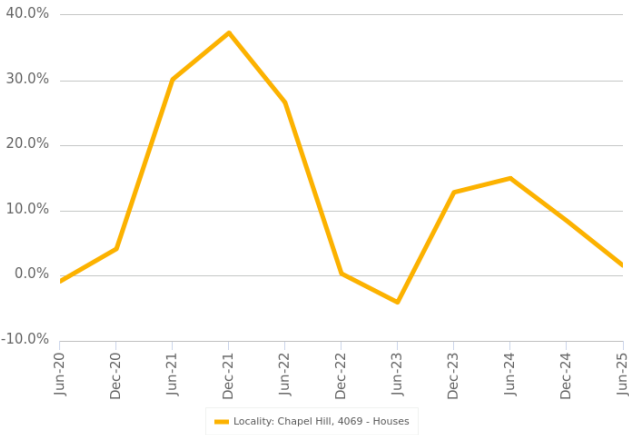


Houses: For Sale

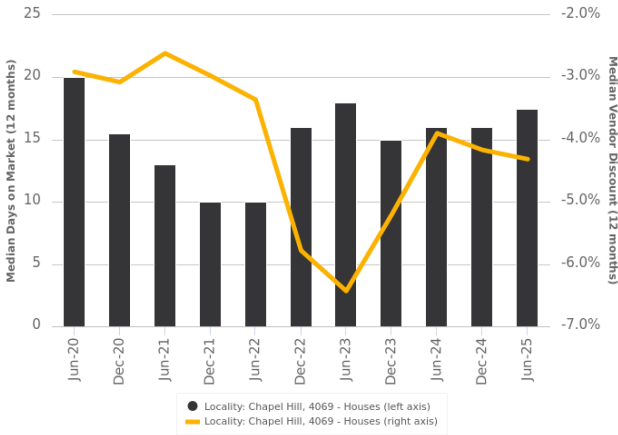
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,782,500

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

\$\$

Median Price*

\$1,560,000

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*

\$1,280,000

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

*Statistics are calculated over a rolling 12 month period

 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

 4

 **3**
BEDROOMS

 17



49 Ashburton Street
Chapel Hill QLD 4069
Listed on 01 Oct 2025
UNDER CONTRACT AT AUCTION

 2
 2
 716m²



29 Tucker Street
Chapel Hill QLD 4069
Sold on 25 Aug 2025
\$1,420,000

 2
 2
 678m²



8 Kimba Street
Chapel Hill QLD 4069
Listed on 01 Oct 2025
Offers above \$1,100,000

 2
 1
 837m²



160 Burbong Street
Chapel Hill QLD 4069
Sold on 22 Aug 2025
\$1,438,000

 2
 3
 723m²

 8

 **4**
BEDROOMS

 31



1 Lambeth Place
Chapel Hill QLD 4069
Listed on 07 Oct 2025
Open home cancelled - Under contract

 2
 2
 773m²



10 Sleaford Street
Chapel Hill QLD 4069
Sold on 20 Sep 2025
\$2,000,000*

 4
 2
 849m²



8 Moordale Street
Chapel Hill QLD 4069
Listed on 07 Oct 2025
Under Contract

 1
 3
 668m²



185 Burbong Street
Chapel Hill QLD 4069
Sold on 29 Aug 2025
Not Disclosed

 2
 2
 728m²

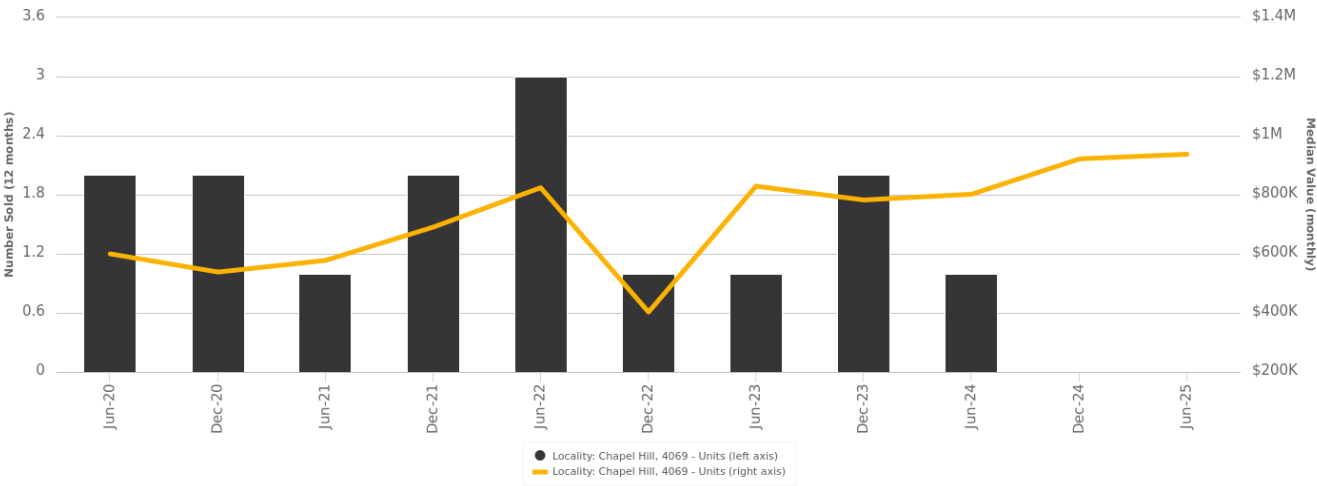


= number of houses currently On the Market or Sold within the last 6 months

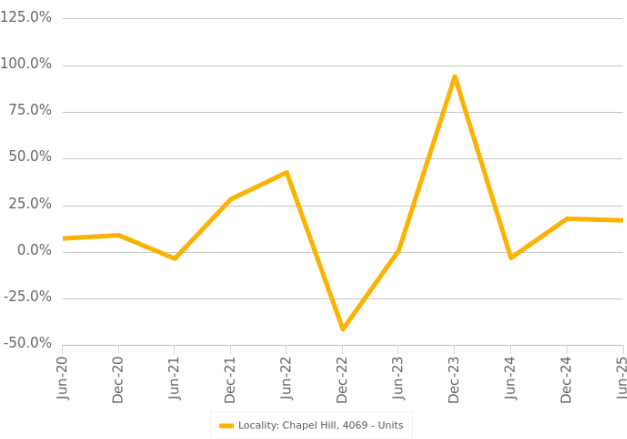
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$182,500

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

\$\$

Median Price*

\$170,000

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*

\$162,499

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



There are no 3 bedroom Units on the market in this suburb



70 Fleming Road Chapel Hill QLD 4069

Sold on 07 Aug 2025
Not Disclosed

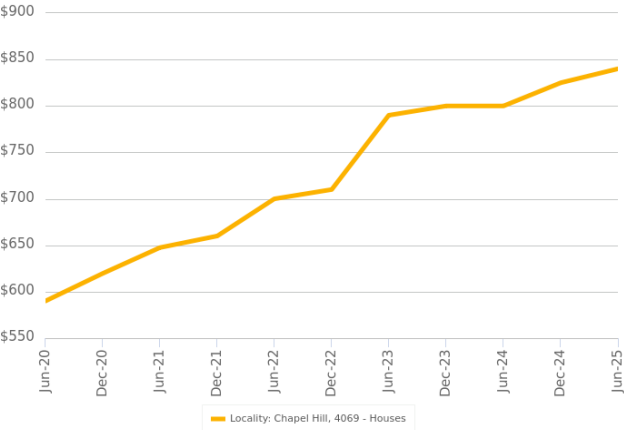


= number of units currently On the Market or Sold within the last 6 months

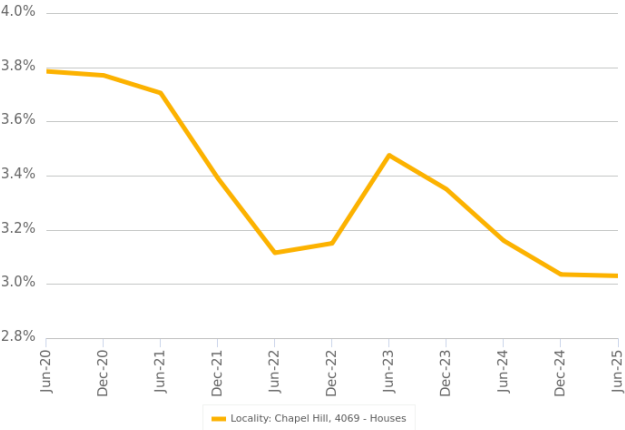


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



1



2

BEDROOMS



12 Dellamara Street Chapel Hill QLD 4069

Listed on 01 Oct 2025
\$600/W



1



1



739m²



2



3

BEDROOMS



209 Chapel Hill Road Chapel Hill QLD 4069

Listed on 04 Oct 2025
\$700/W



1



1



784m²



160 Burbong Street Chapel Hill QLD 4069

Listed on 30 Sep 2025
\$830/W



2



3



723m²



7



4

BEDROOMS



33/2 Brushbox Court Chapel Hill QLD 4069

Listed on 07 Oct 2025
\$1,300/W



2



3



244m²



1a Bina Street Chapel Hill QLD 4069

Listed on 06 Oct 2025
\$1,185/W



2



3



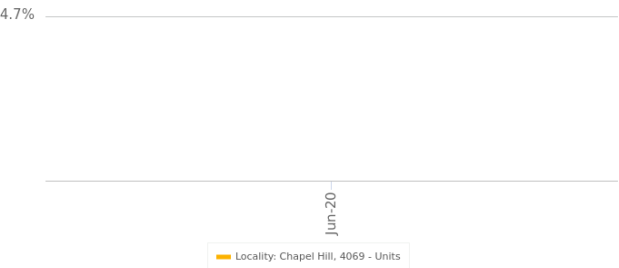
1,014m²



= 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

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