



Forest Lake QLD
4078

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

Raine&Horne®

CoreLogic



18km
Distance from GPO

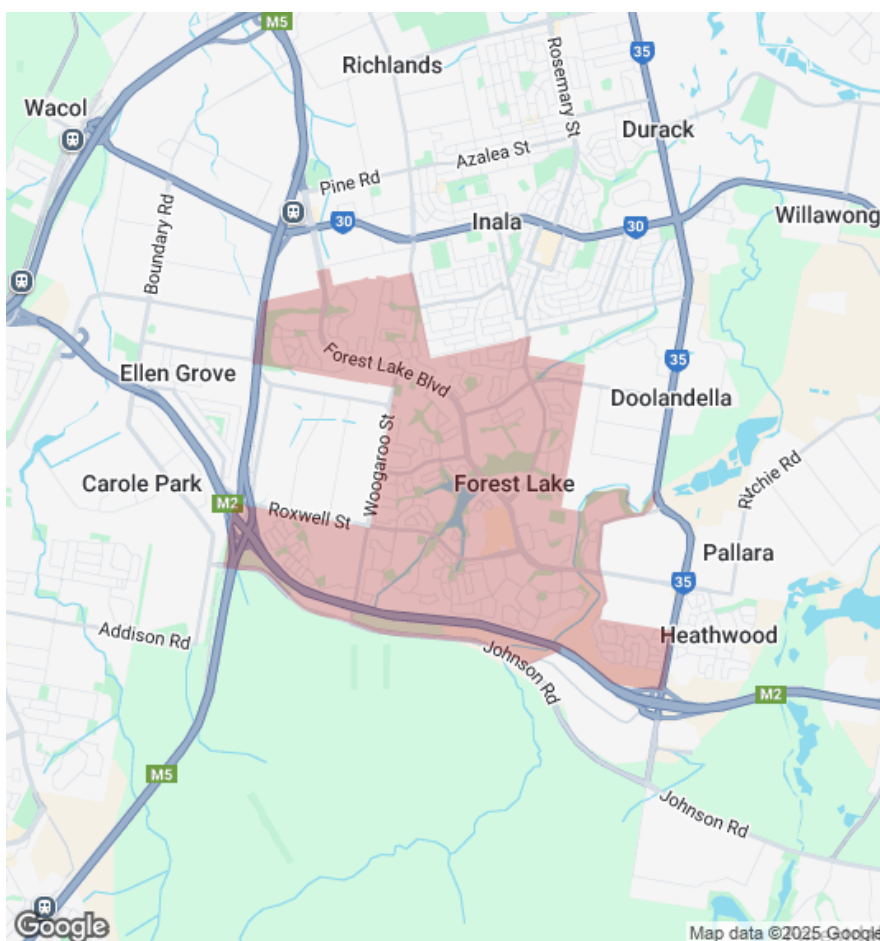
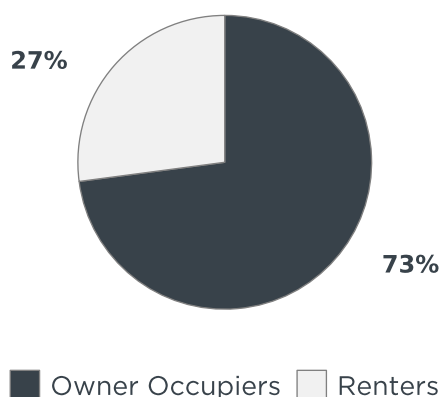


22.7k
Population

↓ 1.0%
5 year population change



13 years
Average length of ownership



The size of Forest Lake is approximately 9.9 square kilometres. It has 36 parks covering nearly 15.4% of total area. The population of Forest Lake in 2016 was 22904 people. By 2021 the population was 22676 showing a population decline of 1.0% in the area during that time. The predominant age group in Forest Lake is 10-19 years. Households in Forest Lake are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Forest Lake work in a professional occupation. In 2021, 71.70% of the homes in Forest Lake were owner-occupied compared with 68.40% in 2016.

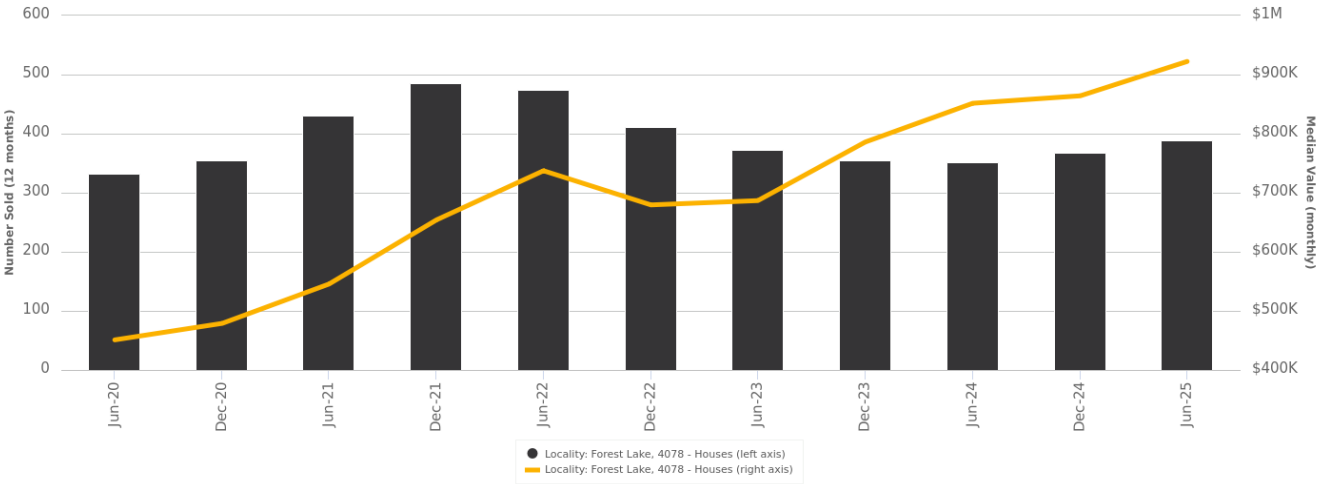
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	7,800	329	\$939,366	56
	409	19	\$587,340	3

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

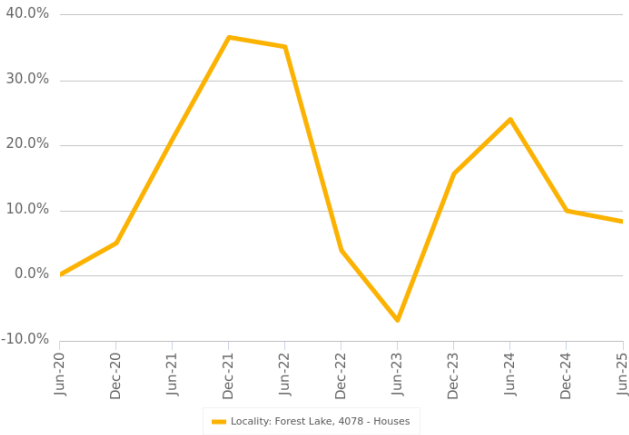


Houses: For Sale

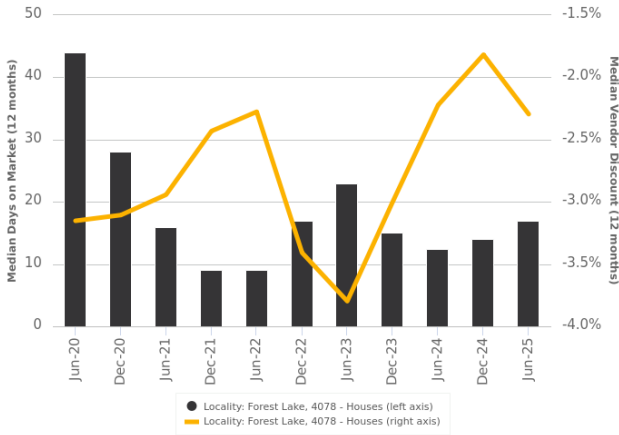
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,040,000

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

\$\$

Median Price*

\$875,000

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*

\$775,455

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

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

Recently Sold

 1



5 Stuart Place Forest Lake QLD 4078

Sold on 02 Jun 2025
\$719,990

 2
 1
 320m²

 20

 3
BEDROOMS

 71



54 Beltana Place Forest Lake QLD 4078

Listed on 07 Oct 2025
Submit all offers 11th Oct by 5pm

 1
 1
 448m²



76 Toolara Circuit Forest Lake QLD 4078

Sold on 26 Sep 2025
\$220,000

 2
 2
 400m²



10 Lanata Crescent Forest Lake QLD 4078

Listed on 07 Oct 2025
For Sale - Submit Your offers!

 1
 2
 320m²



10 Dampier Crescent Forest Lake QLD 4078

Sold on 24 Sep 2025
\$940,000*

 4
 2
 510m²

 31

 4
BEDROOMS

 80



6 Birkenhead Crescent Forest Lake QLD 4078

Listed on 07 Oct 2025
Auction Sat 25th Oct @ 1:00PM

 2
 2
 711m²



63 Booloumba Crescent Forest Lake QLD 4078

Sold on 26 Sep 2025
\$800,000

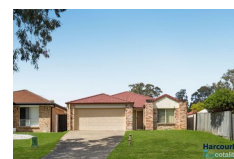
 -
 2
 640m²



15 Mannix Place Forest Lake QLD 4078

Listed on 07 Oct 2025
Offers over \$1,250,000

 5
 2
 613m²



27 Carolina Parade Forest Lake QLD 4078

Sold on 24 Sep 2025
\$956,000*

 2
 2
 455m²

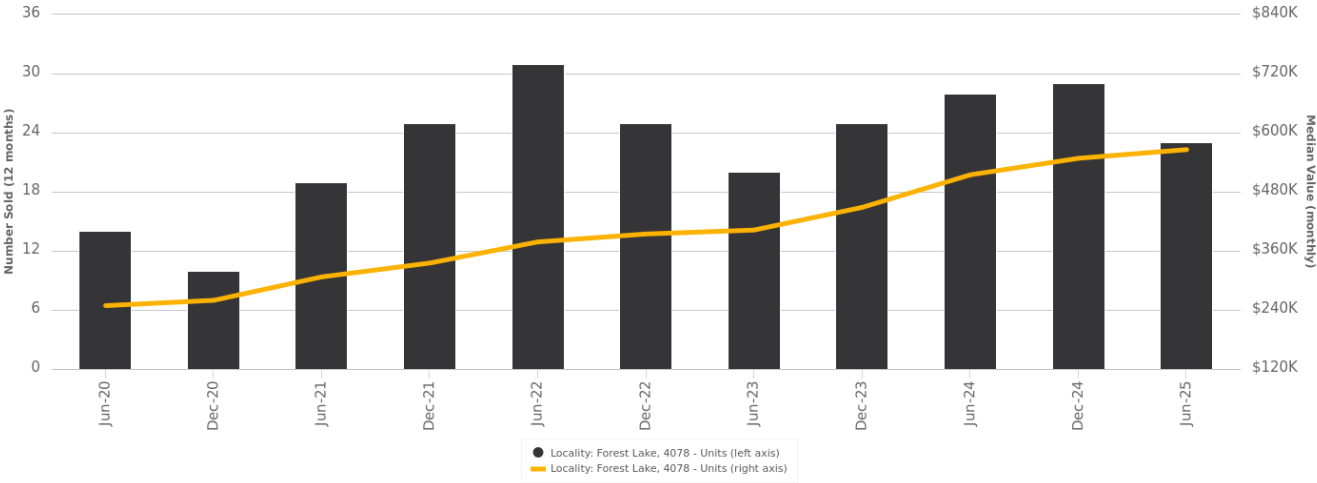


= number of houses currently On the Market or Sold within the last 6 months

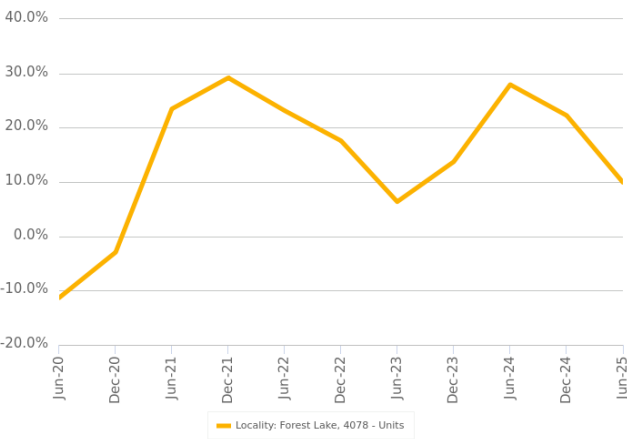
*Agent advised

Units: For Sale

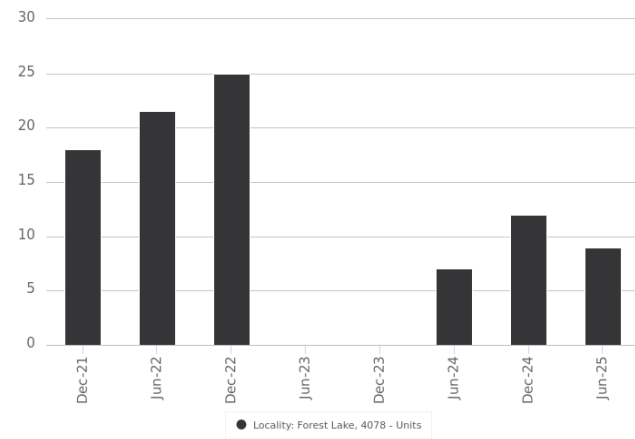
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$596,250

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

\$\$

Median Price*

\$550,000

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*

\$472,750

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



**61/280 Grand Avenue
Forest Lake QLD 4078**
Listed on 15 Sep 2025
For Sale



**24/360 Grand Avenue
Forest Lake QLD 4078**
Sold on 23 Jul 2025
\$550,000



**4/360 Grand Avenue
Forest Lake QLD 4078**
Sold on 22 Jul 2025
\$550,000



**1/11 Jimbour Close Forest
Lake QLD 4078**
Listed on 03 Oct 2025
OFFERS OVER \$800,000



**2/11 Jimbour Close Forest
Lake QLD 4078**
Sold on 18 Aug 2025
\$725,500



**1/2 Snowy River Circuit
Forest Lake QLD 4078**
Listed on 03 Oct 2025
Under Contract



**26/158 Woogaroo Street
Forest Lake QLD 4078**
Sold on 24 Jun 2025
\$640,000

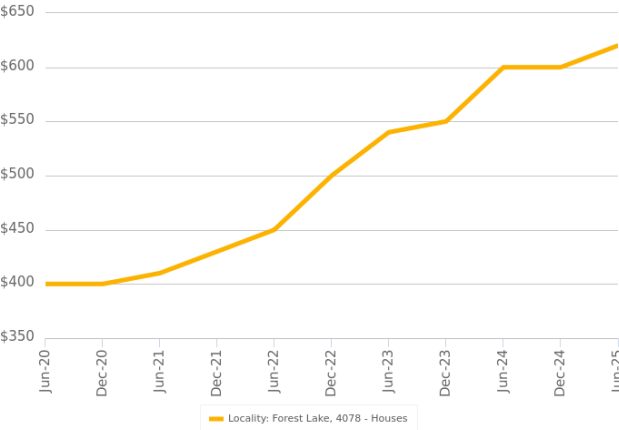


= number of units currently On the Market or Sold within the last 6 months

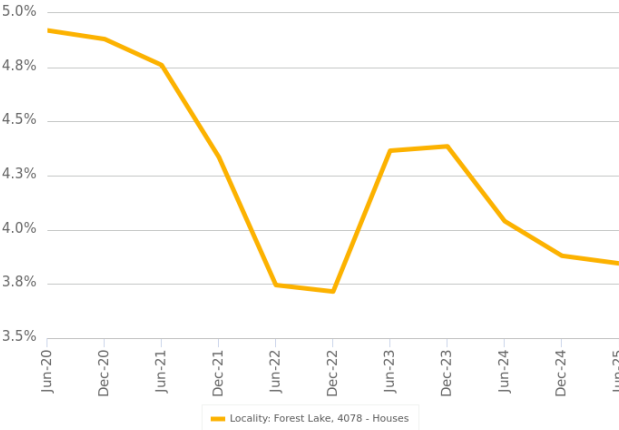


Houses: For Rent

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



3



3

BEDROOMS



9 Belvedere Close Forest Lake QLD 4078

Listed on 06 Oct 2025
\$600/W



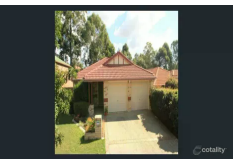
2



1



615m²



43 Coachwood Crescent Forest Lake QLD 4078

Listed on 02 Oct 2025
\$700/W



2



2



400m²



9



4

BEDROOMS



32 Jubilee Avenue Forest Lake QLD 4078

Listed on 07 Oct 2025
\$650/W



2



2



640m²



629 Archerfield Road Forest Lake QLD 4078

Listed on 03 Oct 2025
\$585/W



2



2



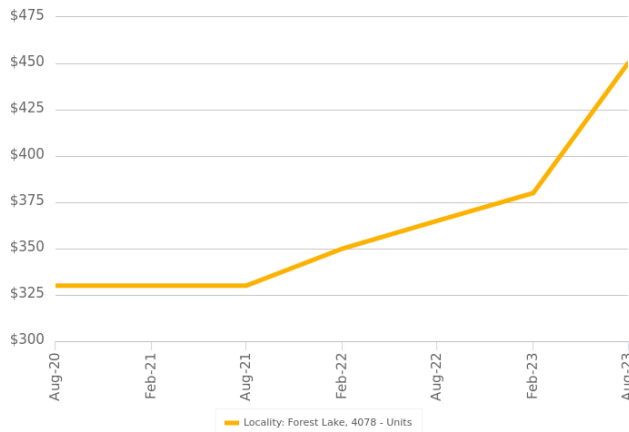
420m²



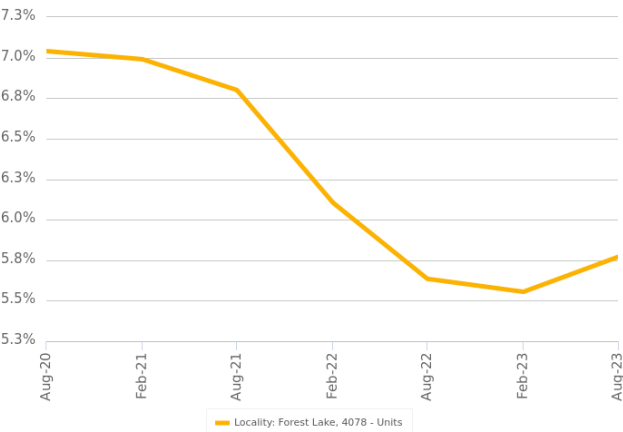
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



1



1

BEDROOMS



16 Bullen Circuit Forest Lake QLD 4078

Listed on 05 Oct 2025
\$330/W



1



1



375m²



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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