



Indooroopilly
QLD 4068

Prepared on: 07 October 2025
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Raine&Horne®

CoreLogic



6.8km

Distance from GPO



13.6k

Population

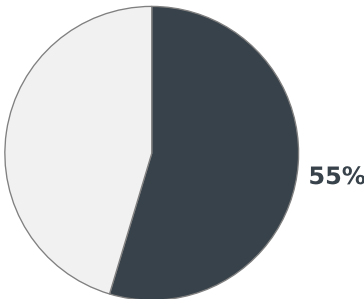
↑11.3%

5 year population change

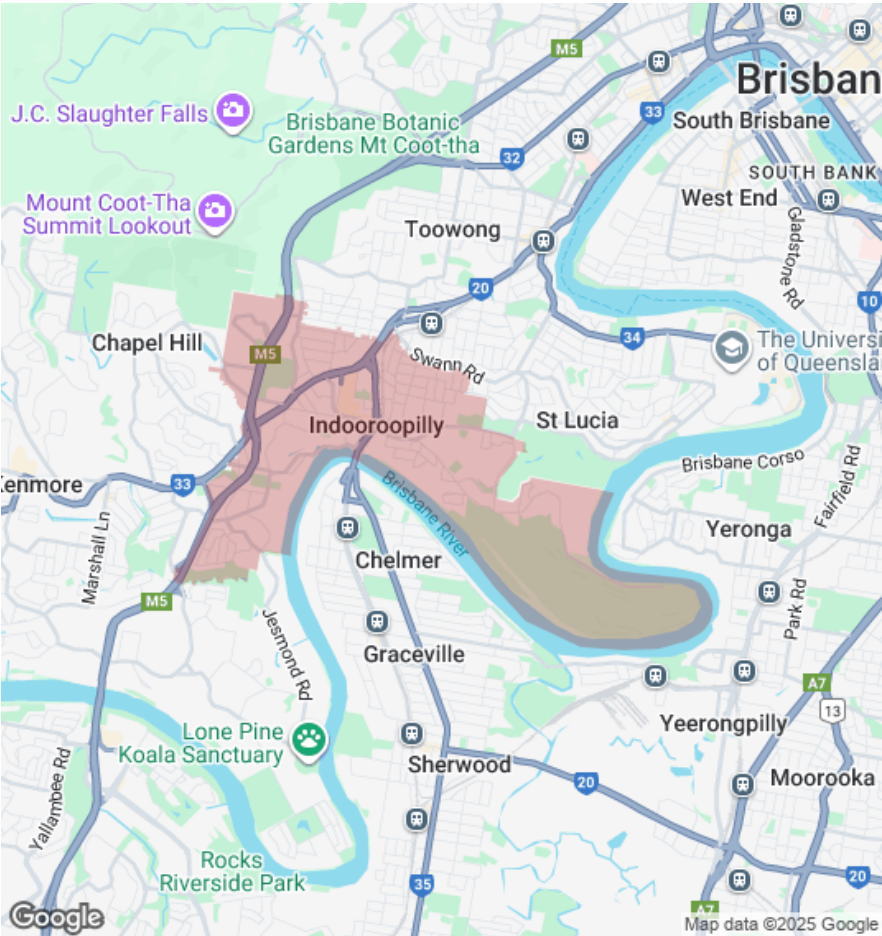


13 years

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Indooroopilly is approximately 7.8 square kilometres. It has 31 parks covering nearly 34.9% of total area. The population of Indooroopilly in 2016 was 12242 people. By 2021 the population was 13622 showing a population growth of 11.3% in the area during that time. The predominant age group in Indooroopilly is 20-29 years. Households in Indooroopilly are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Indooroopilly work in a professional occupation. In 2021, 53.70% of the homes in Indooroopilly were owner-occupied compared with 51.00% in 2016.

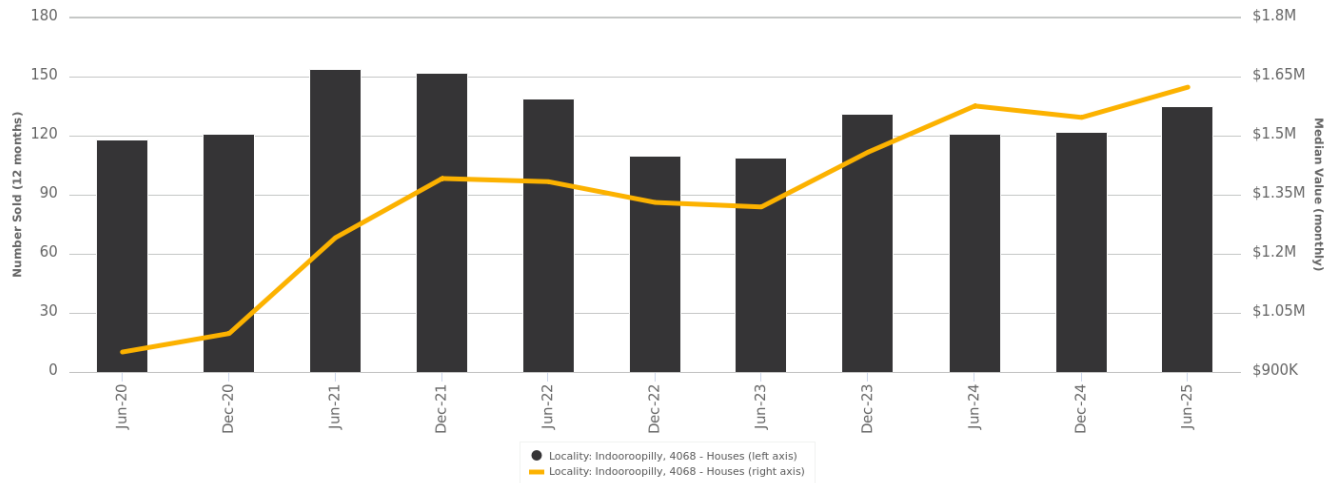
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,943	123	\$1,513,910	27
	3,014	127	\$834,046	24

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

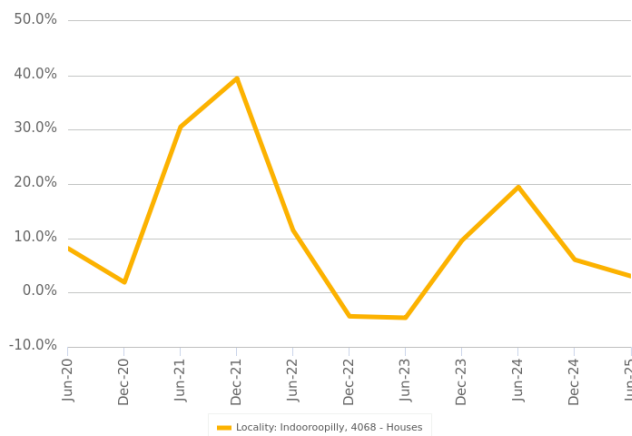


Houses: For Sale

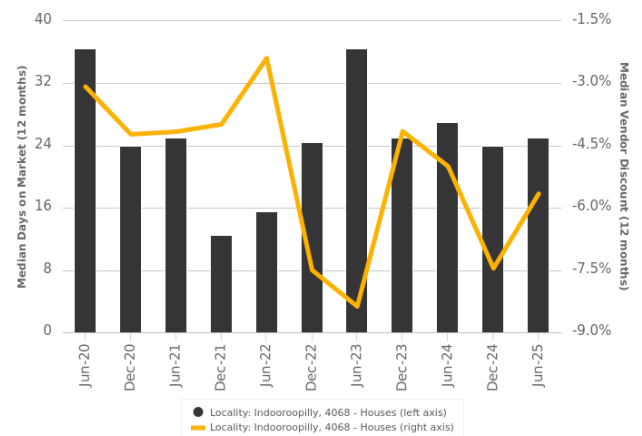
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,275,000

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*

\$1,061,250

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

 8



8 Goldieslie Road
Indooroopilly QLD 4068

Sold on 09 Sep 2025
Not Disclosed

 -
 1
 574m²



21 Central Avenue
Indooroopilly QLD 4068

Sold on 16 Jul 2025
\$1,305,000

 1
 1
 519m²

 7

 3
BEDROOMS



260 Indooroopilly Road
Indooroopilly QLD 4068

Listed on 07 Oct 2025
FOR SALE NOW

 2
 1
 766m²



5 Usher Street
Indooroopilly QLD 4068

Sold on 07 Sep 2025
Not Disclosed

 3
 2
 541m²



107 Boundary Road
Indooroopilly QLD 4068

Listed on 02 Oct 2025
UNDER CONTRACT

 2
 1
 645m²



8 Salisbury Street
Indooroopilly QLD 4068

Sold on 31 Aug 2025
\$1,500,000

 2
 1
 599m²

 9

 4
BEDROOMS



61 Dobell Street
Indooroopilly QLD 4068

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

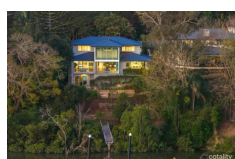
 1
 2
 774m²



89 Jilba Street
Indooroopilly QLD 4068

Sold on 23 Aug 2025
\$1,935,000

 6
 2
 971m²



51 Ivy Street Indooroopilly
QLD 4068

Listed on 07 Oct 2025
Top Offer Closing 25 October
5pm if not SOLD prior

 -
 3
 1,201m²



17 Nindethana Street
Indooroopilly QLD 4068

Sold on 19 Aug 2025
\$2,500,000

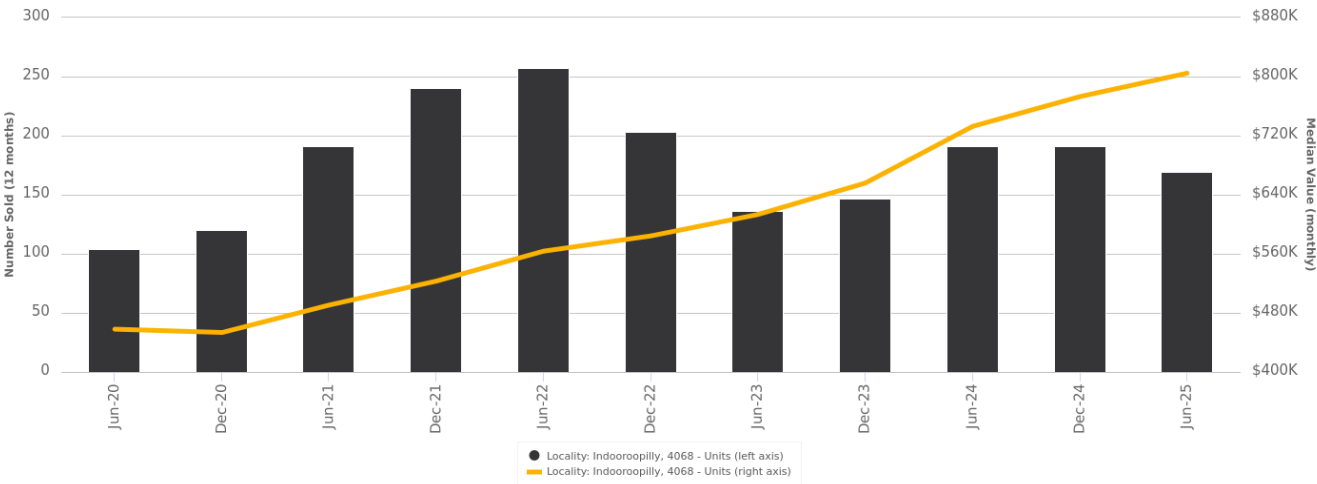
 2
 2
 857m²



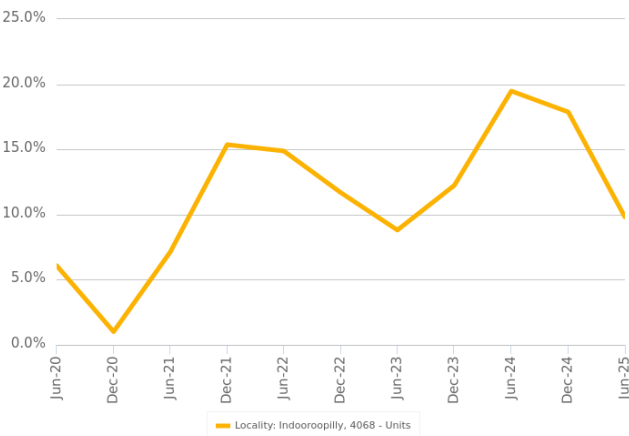
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

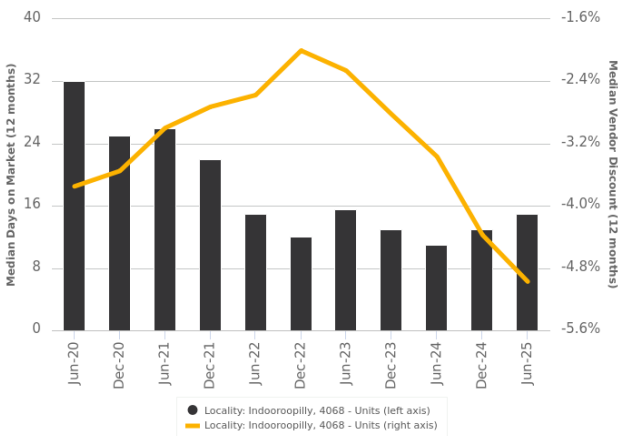
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$880,000

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

\$\$

Median Price*

\$785,000

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*

\$700,000

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

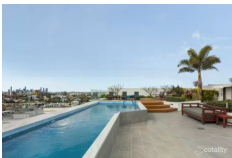
On The Market

 3



**102/133 Clarence Road
Indooroopilly QLD 4068**

Listed on 01 Oct 2025
Offers over \$645,000



**612/125 Station Road
Indooroopilly QLD 4068**

Listed on 30 Sep 2025
UNDER CONTRACT

 1
BEDROOMS



69m²



69m²

Recently Sold

 0

There are no recently sold 1 bedroom Units in this suburb

 12



**13/279 Moggill Road
Indooroopilly QLD 4068**

Listed on 07 Oct 2025
SOLD AT AUCTION



**7/117 Clarence Road
Indooroopilly QLD 4068**

Listed on 06 Oct 2025
Offers From \$779,000 -
Closing 5pm October 20th

 2
BEDROOMS



106m²



138m²

 52



**28/27 Station Road
Indooroopilly QLD 4068**

Sold on 01 Oct 2025
\$765,000*



85m²



**306/191 Clarence Road
Indooroopilly QLD 4068**

Sold on 18 Sep 2025
\$950,000



151m²

 7



**4/136 Central Avenue
Indooroopilly QLD 4068**

Listed on 06 Oct 2025
List with best offers to be
submitted



**706/133 Clarence Road
Indooroopilly QLD 4068**

Listed on 03 Oct 2025
For Sale

 3
BEDROOMS



88m²



124m²

 21

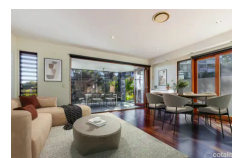


**28/104 Station Road
Indooroopilly QLD 4068**

Sold on 20 Sep 2025
\$1,320,000*



206m²



**1/28 Central Avenue
Indooroopilly QLD 4068**

Sold on 25 Aug 2025
\$1,305,900*



184m²



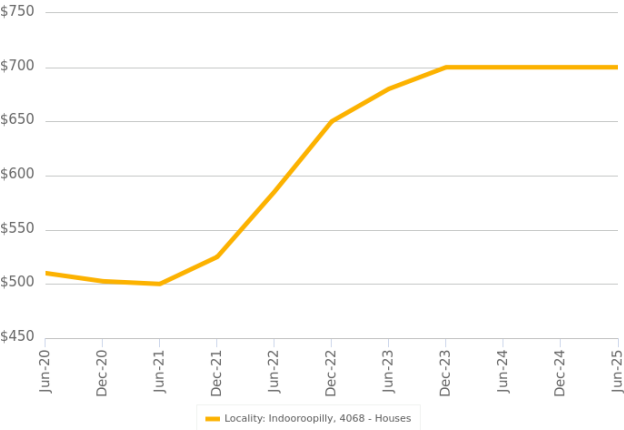
= number of units currently On the Market or Sold within the last 6 months

*Agent advised



Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



7



2

BEDROOMS



1/124 Station Road
Indooroopilly QLD 4068

Listed on 01 Oct 2025
\$685/W



1



1



106m²



11/125 Clarence Road
Indooroopilly QLD 4068

Listed on 20 Sep 2025
\$540/W



1



1



96m²

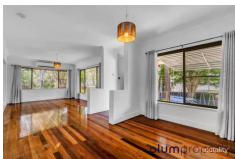


6



3

BEDROOMS



98 Market Street
Indooroopilly QLD 4068

Listed on 06 Oct 2025
\$750/W



2



1



678m²



494 Moggill Road
Indooroopilly QLD 4068

Listed on 06 Oct 2025
\$550/W



2



1



1,120m²



1



4

BEDROOMS



10/128 Station Road
Indooroopilly QLD 4068

Listed on 23 Sep 2025
\$700/W



1



2



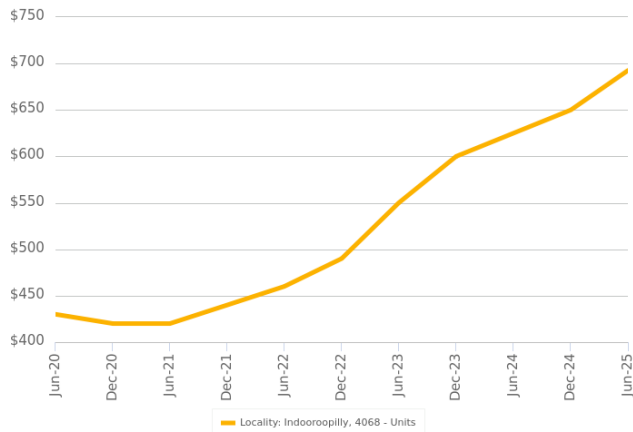
164m²



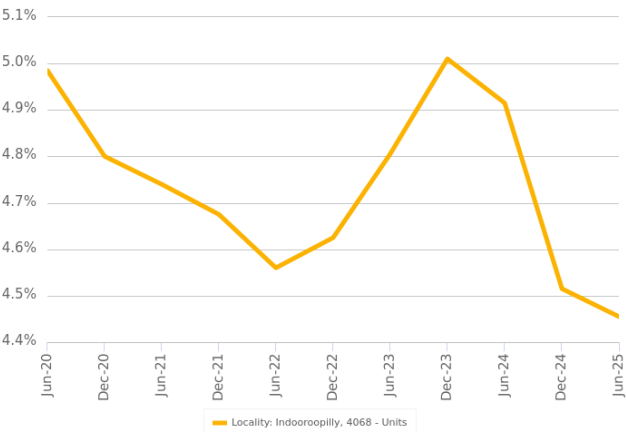
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



2 Rankin Street
Indooroopilly QLD 4068

Listed on 12 Sep 2025
\$215/W

2

1

525m²

13

2
BEDROOMS



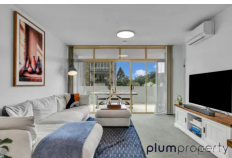
238/181 Clarence Road
Indooroopilly QLD 4068

Listed on 07 Oct 2025
\$820/W

1

2

92m²



13/22 Riverview Terrace
Indooroopilly QLD 4068

Listed on 07 Oct 2025
\$750/W

1

2

112m²

4

3
BEDROOMS



31 Fairley Street
Indooroopilly QLD 4068

Listed on 06 Oct 2025
\$1,200/W

2

2

257m²



14/4 Shirley Street
Indooroopilly QLD 4068

Listed on 06 Oct 2025
\$1,000/W

2

2

167m²



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

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