



Riverhills QLD
4074

Prepared on: 07 October 2025
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Raine&Horne®

CoreLogic



16km
Distance from GPO



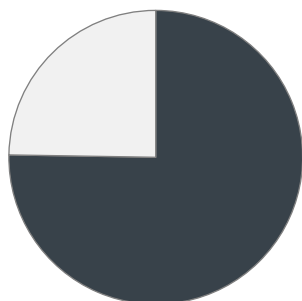
4.1k
Population

↑ 2.0%
5 year population change



13 years
Average length of ownership

25%



75%

■ Owner Occupiers ■ Renters



The size of Riverhills is approximately 2.3 square kilometres. It has 4 parks covering nearly 31.0% of total area. The population of Riverhills in 2016 was 4042 people. By 2021 the population was 4121 showing a population growth of 2.0% in the area during that time. The predominant age group in Riverhills is 30-39 years. Households in Riverhills are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Riverhills work in a professional occupation. In 2021, 73.40% of the homes in Riverhills were owner-occupied compared with 71.70% in 2016.

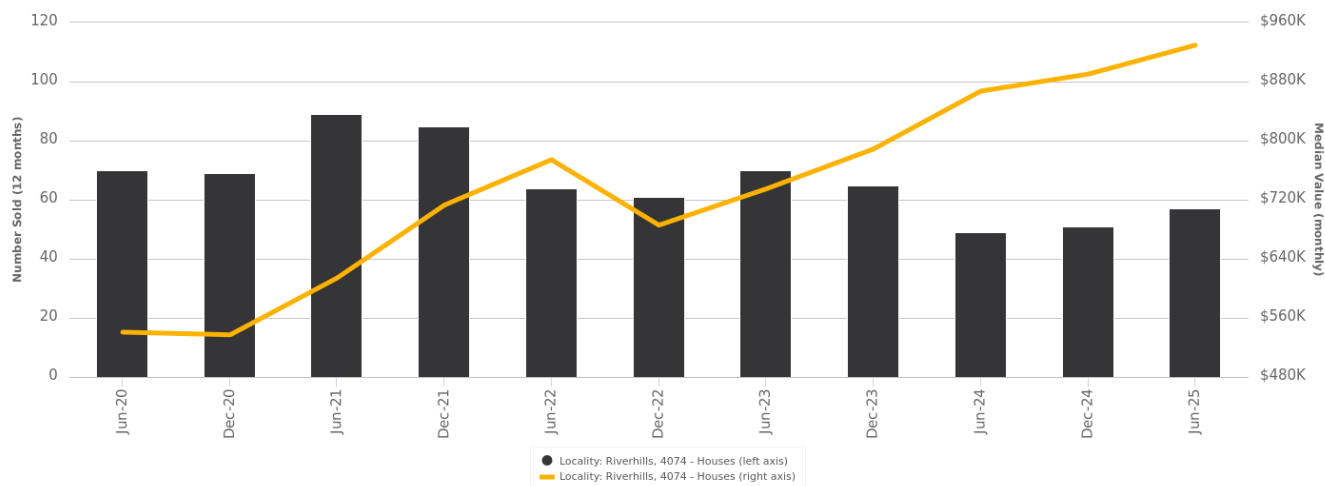
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,388	48	\$961,726	9
	171	4	\$816,081	0

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

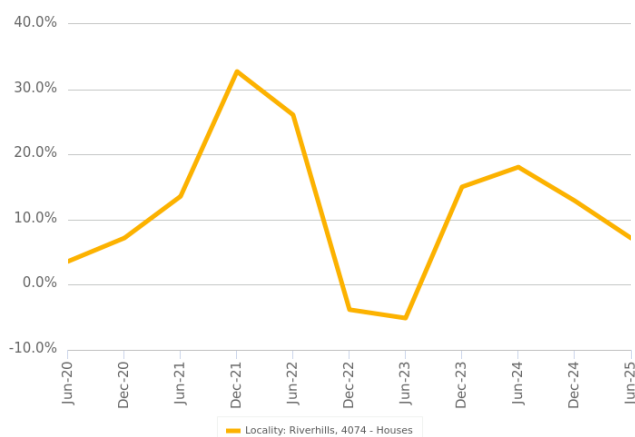


Houses: For Sale

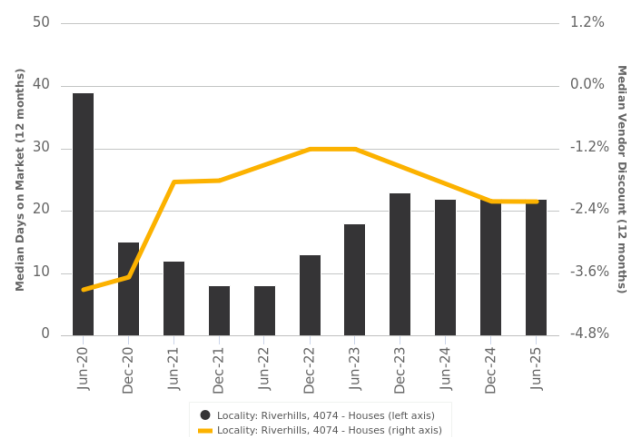
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,022,944

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

\$\$

Median Price*

\$945,000

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*

\$874,000

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

 1



**14/32 Tomkins Road
Riverhills QLD 4074**

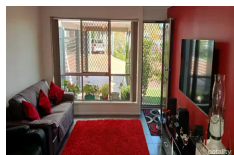
Listed on 25 Sep 2025
FOR SALE

 2
BEDROOMS

 1
 2
 191m²

Recently Sold

 1

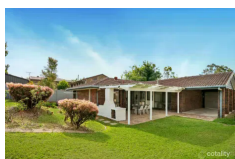


**5/280 Sumners Road
Riverhills QLD 4074**

Sold on 28 Aug 2025
\$725,000

 1
 1
 291m²

 4



**10 Juba Street Riverhills
QLD 4074**

Listed on 05 Oct 2025
Offers Over \$928,000

 3
BEDROOMS

 1
 1
 669m²

 13

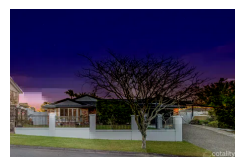


**6 Platypus Close Riverhills
QLD 4074**

Sold on 30 Jul 2025
\$950,000

 2
 2
 568m²

 3



**42 Cotter Crescent
Riverhills QLD 4074**

Listed on 07 Oct 2025
Auction

 4
BEDROOMS

 2
 2
 630m²

 11



**16 Balaton Street Riverhills
QLD 4074**

Sold on 26 Jul 2025
\$1,100,500

 2
 2
 759m²

 30 Derwent Place Riverhills QLD 4074



Listed on 07 Oct 2025
Auction

 2
 2
 520m²

 318 Sumners Road Riverhills QLD 4074



Sold on 21 Jul 2025
\$920,000

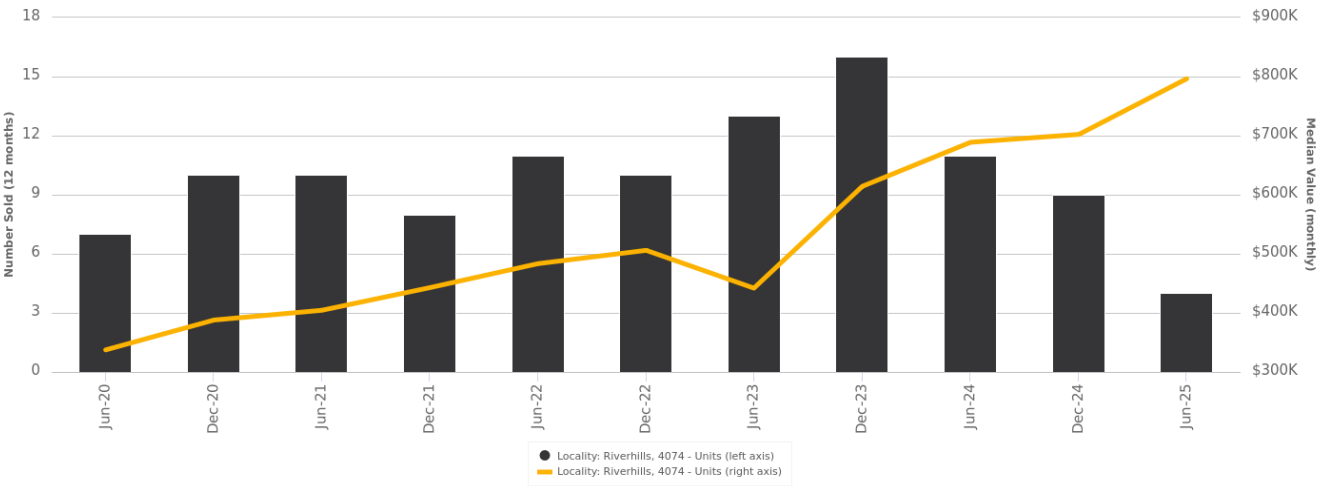
 1
 1
 549m²



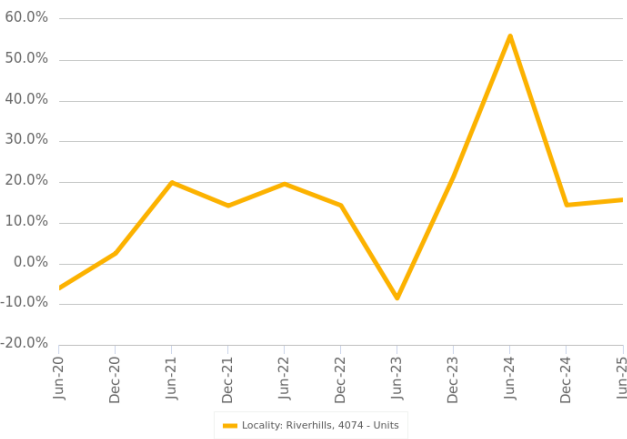
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$638,125

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

\$\$

Median Price*

\$605,000

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*

\$572,500

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

*Statistics are calculated over a rolling 12 month period

 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



5/11 Juba Street Riverhills QLD 4074

Sold on 09 Aug 2025
\$700,000



37/250 Sumners Road Riverhills QLD 4074

Sold on 25 Jul 2025
\$755,000

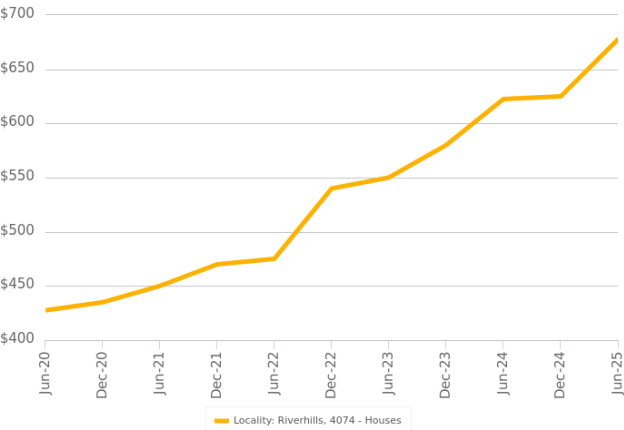


= number of units currently On the Market or Sold within the last 6 months

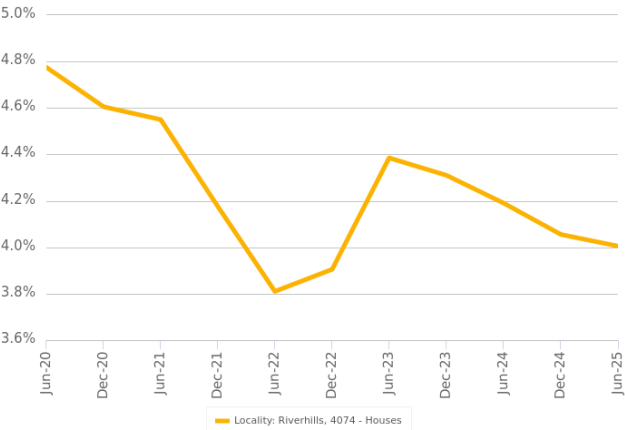


Houses: For Rent

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



2



3

BEDROOMS



322 Horizon Drive Riverhills
QLD 4074

Listed on 07 Oct 2025
\$600/W



1



1



607m²



2 Zambesi Street Riverhills
QLD 4074

Listed on 07 Oct 2025
\$700/W



2



1



584m²



3



4

BEDROOMS



15 Tomkins Road Riverhills
QLD 4074

Listed on 03 Oct 2025
\$700/W



2



2



708m²



16 Loddon Street Riverhills
QLD 4074

Listed on 12 Sep 2025
\$575/W



2



2



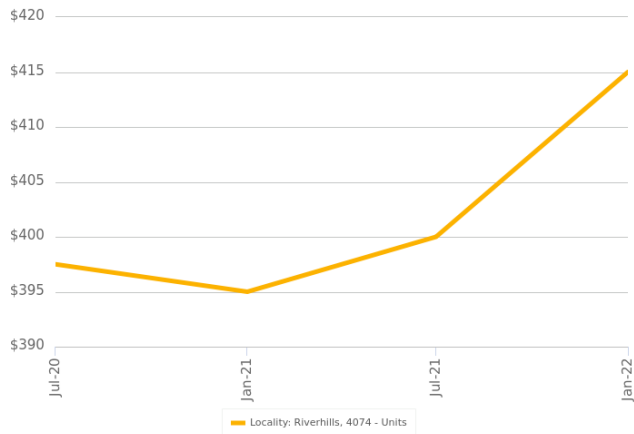
547m²



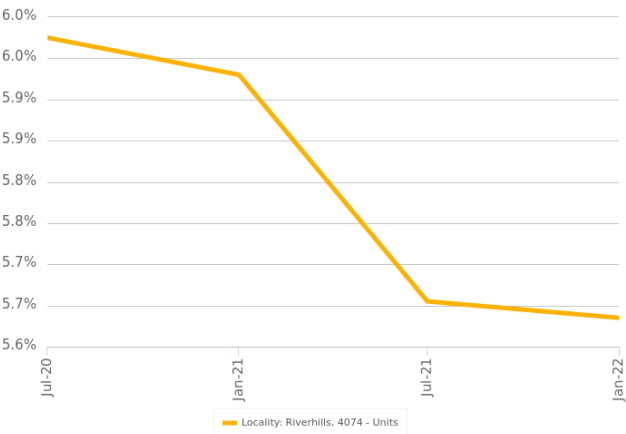
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



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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